

FOR SALE

4204 Hermitage Road

Richmond, Virginia 23227



Virginia Repertory Theatre

Formerly Richmond Scottish Rite & The Scottish Rite Childhood Language Center

50,152 SF & 4.923 ACRES

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Located Just Off
Interstate 95



Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060 | www.thalhimer.com

PROPERTY HIGHLIGHTS

Two story 50,000+ SF Lodge/Meeting Hall/Religious Facility one block from I-95, I-64 & I-195 interchange in the beautiful Hermitage Road Historical District on GRTC bus line with 237 parking spaces



50,152 SF

VIRGINIA REPERTORY THEATRE
FORMERLY RICHMOND SCOTTISH RITE AND THE SCOTTISH
RITE CHILDHOOD LANGUAGE CENTER



4.923 ACRES

LOCATED RIGHT OFF INTERSTATE 95



237

PARKING SPACES



R 53

ZONING



MULTI FAMILY

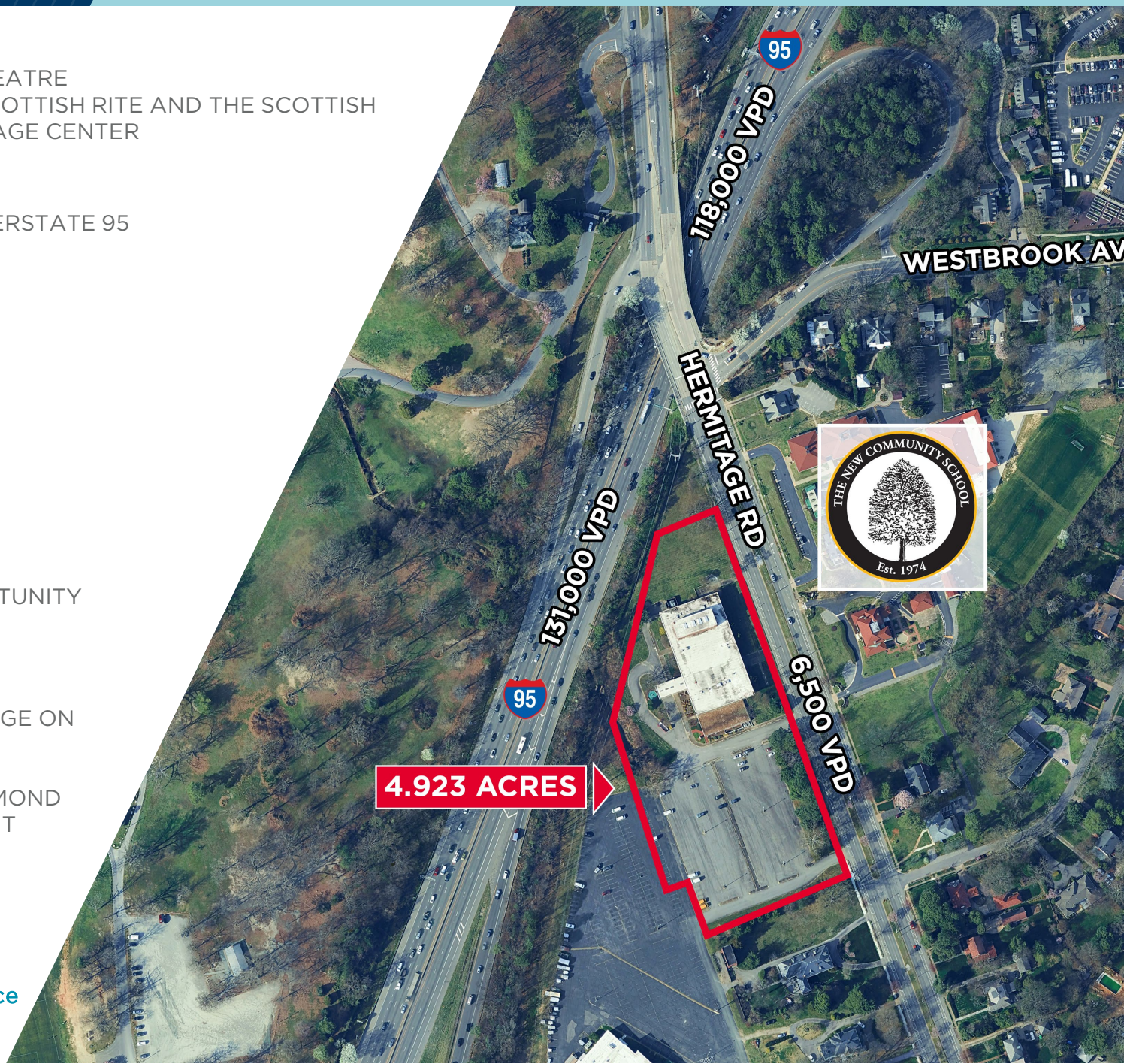
REDEVELOPMENT OPPORTUNITY



HIGHLIGHTS

- LONG, VISIBLE FRONTAGE ON HERMITAGE ROAD
- QUICK ACCESS TO DIAMOND DISTRICT DEVELOPMENT
- SUITABLE FOR OWNER OCCUPANT OR DEVELOPMENT

Contact Brokers for Pricing Guidance



PROPERTY PHOTOS



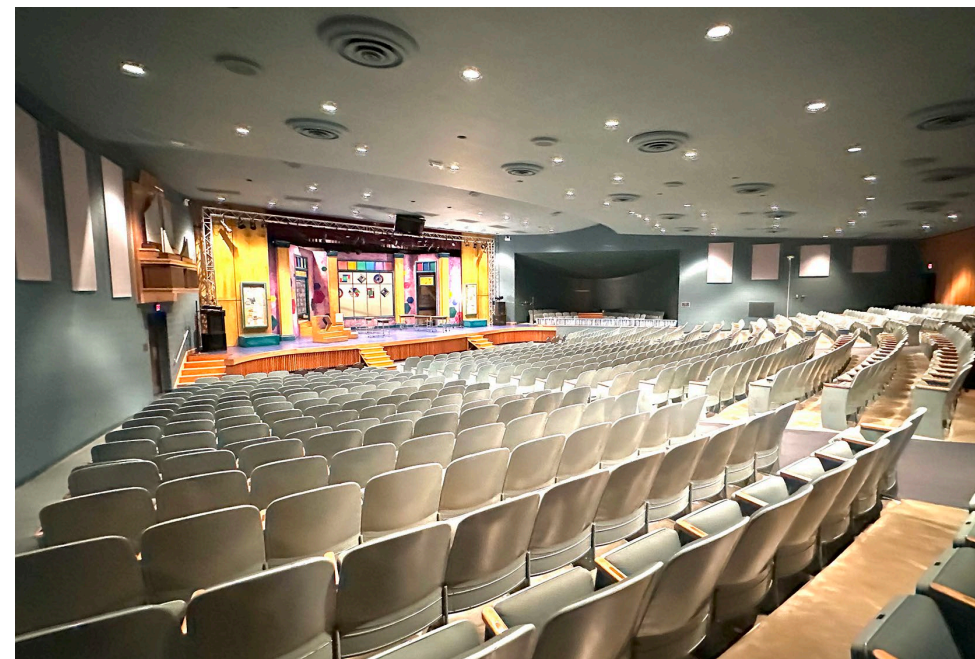
PROPERTY PHOTOS

BUILDING ONE

- 46,128 SF
- 650 SEAT AUDITORIUM WITH LARGE STAGE
- 400+ SEAT DINING HALL
- LARGE COMMERCIAL KITCHEN
- ABUNDANT MEETING ROOMS
- 1969 CONSTRUCTION

BUILDING TWO

- 4,024 SF
- MULTI-ROOM OFFICE BUILDING
- 1991 CONSTRUCTION



SITE DEMOGRAPHICS



62.6%

1 MILE EDUCATION BACHELOR & ABOVE



507,894

15 MIN DAYTIME POPULATION



249,291

5 MILE POPULATION



\$110,192

3 MILE AVERAGE HOUSEHOLD INCOME



\$76,446

5 MIN MEDIAN HOUSEHOLD INCOME



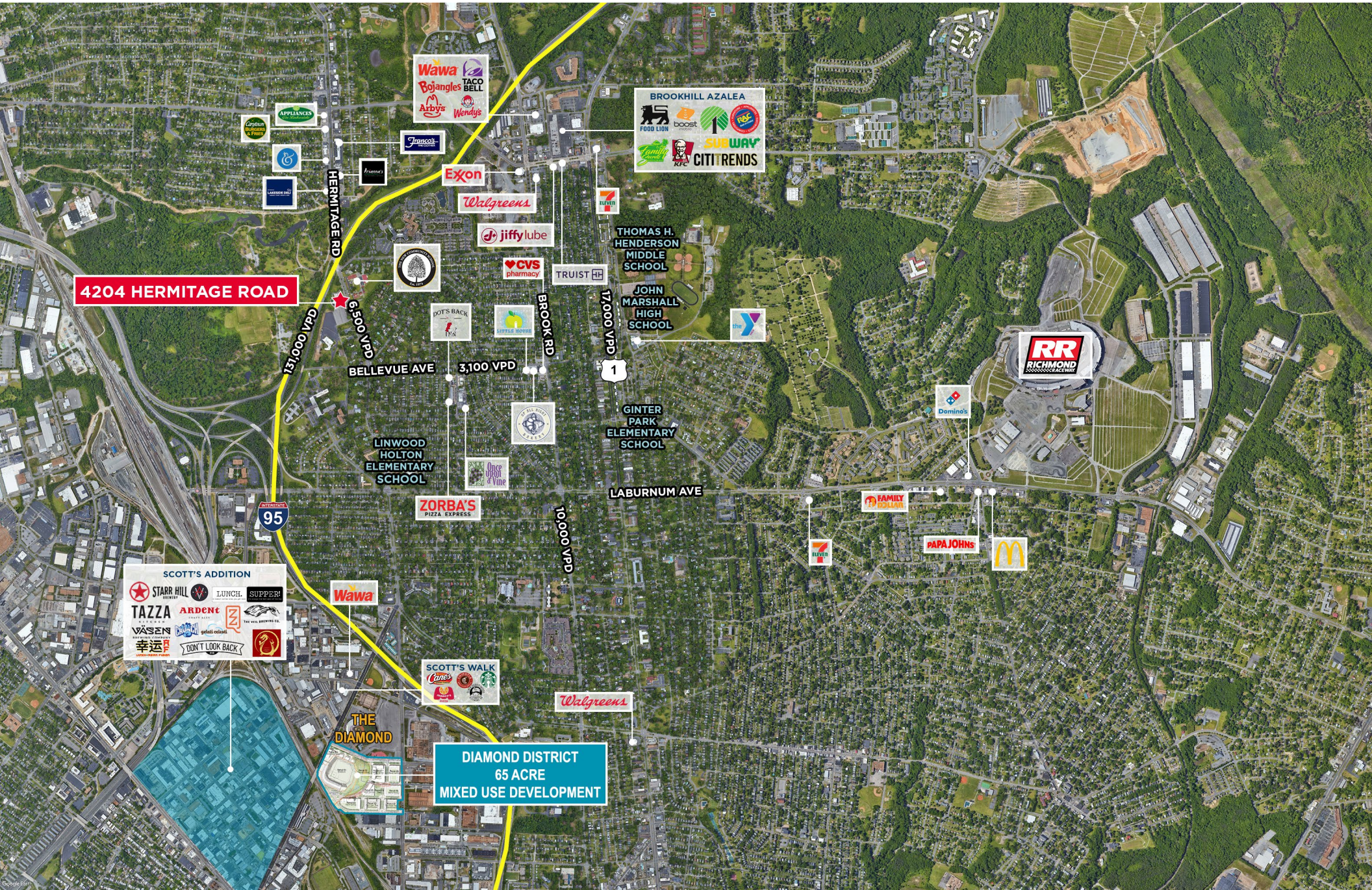
33.3

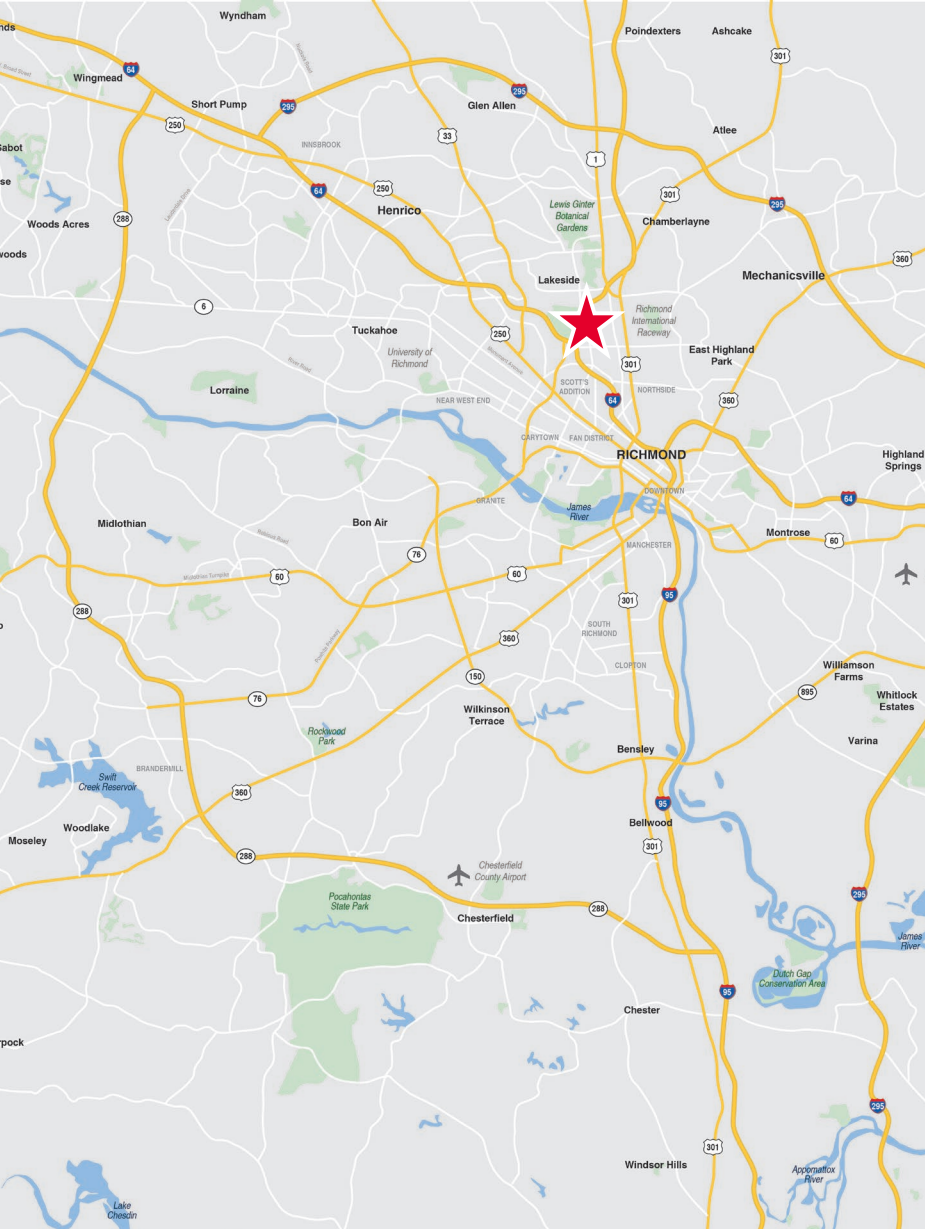
10 MIN MEDIAN AGE

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	9,344	103,973	249,291
2029 Projected Population	9,180	108,077	257,191
2024 Households	4,597	50,638	112,694
2024 Education Bachelors & Above	62.6%	53%	49.1%
2024 Average Household Income	\$114,440	\$110,192	\$105,231
2024 Median Household Income	\$82,766	\$73,612	\$71,158
Daytime Population	9,086	126,550	344,437
2024 Median Age	50.8	36.0	34.4

	5 Minute	10 Minutes	15 Minutes
2024 Estimated Population	16,209	155,264	388,662
2029 Projected Population	16,523	160,092	402,751
2024 Households	8,126	73,729	173,849
2024 Education Bachelors & Above	58.5%	53%	48.2%
2024 Average Household Income	\$108,009	\$103,088	\$104,939
2024 Median Household Income	\$76,446	\$67,547	\$72,985
Daytime Population	17,441	252,817	507,894
2024 Median Age	47.4	33.3	35.4

PROPERTY AERIAL





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