

1801 Roseneath Road

FOR SALE | ± 20,200 SF | 1.19 AC



Premier Multifamily/
Vertical Redevelopment
Opportunity

Executive Summary

SCOTT'S ADDITION: WHERE VISION MEETS OPPORTUNITY. EXPLORE THIS PREMIER 1.19-ACRE MULTIFAMILY OR VERTICAL REDEVELOPMENT SITE.

CBRE is pleased to present a 1.19-acre development opportunity in the vibrant Scott's Addition neighborhood. This site offers a premier opportunity to shape the Scott's Addition landscape through future multifamily or hotel development.

Regional development phases span the next few years and focus on delivering a new Flying Squirrels baseball stadium—currently scheduled for completion in 2026—along with the VCU Athletics Village. Scott's Addition continues to attract a variety of multifamily developments, breweries, restaurants, and entertainment venues due to its proximity to the Diamond District, Museum District, and The Fan.

- **Economic Growth:** The Diamond District redevelopment will create jobs and attract businesses, boosting the local Richmond economy and population growth.
- **Community Connectivity:** Enhancing walkability and access to public transportation will help integrate the Diamond District with surrounding neighborhoods, furthering the potential for future growth.
- **Sustainable Development:** The project emphasizes green spaces and equitable housing, promoting a vibrant and inclusive community for all residents.



±20,200 SF / 1.19 Acres

MULTIFAMILY OR VERTICAL REDEVELOPMENT SITE

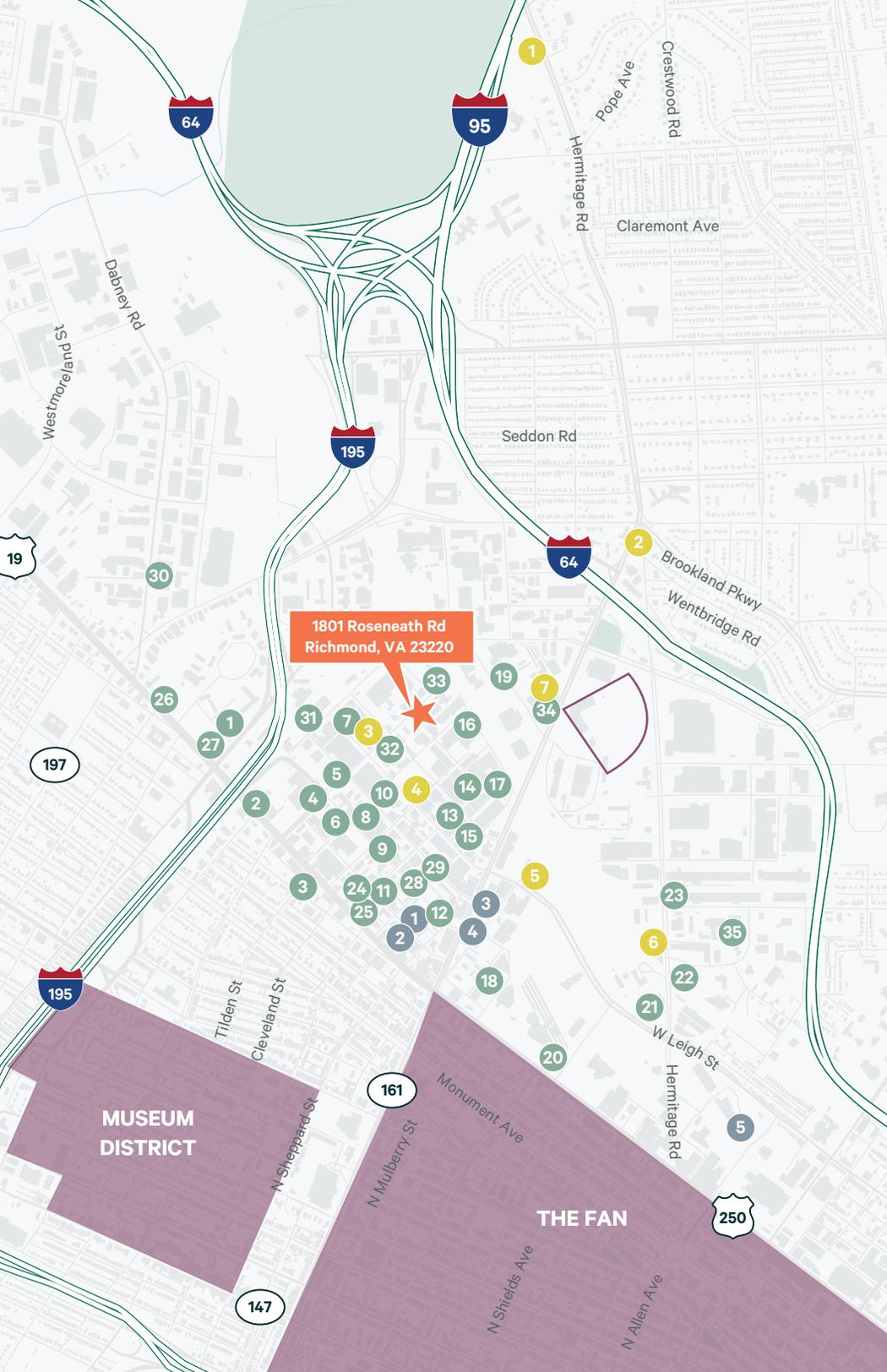


1801
ROSENEATH
ROAD

FERGUSON
ELECTRIC

Multi-Family Developments

EXPLORE THE GROWING MULTI-FAMILY LANDSCAPE IN SCOTTS ADDITION.



EXISTING

- 1 Guardian place & Guardian II; 236 Units
- 2 3600 West Broad; 191 Units
- 3 Hardwicke House
- 4 The Preserve at Scott's Addition; 194 Units
- 5 Scott's View; 364 Units
- 6 MacTavis Flats; 13 Units
- 7 Scott's Edge; 93 Units
- 8 Courtyard Lofts at Scott's Addition; 89 Units
- 9 3122 W Clay St; 17 Units
- 10 Osprey Lofts; 30 Units
- 11 3018 W Marshall St; 20 Units
- 12 2906 W Clay St; 38 Units
- 13 1 Scott's Addition; 129 Units
- 14 Ambience Lofts; 31 Units
- 15 The Altamont; 31 Units
- 16 Symbol Apartments; 202 Units
- 17 The Lofts at 1723; 12 Units
- 18 Cookie Factory Lofts; 178 Units
- 19 1400 N Boulevard; 11 Units
- 20 The William Byrd; 107 Units
- 21 Todd Lofts
- 22 Souther Stove Lofts
- 23 The Cooperage
- 24 The Nest; 118 Units
- 25 The Summit; 166 Units

EXISTING

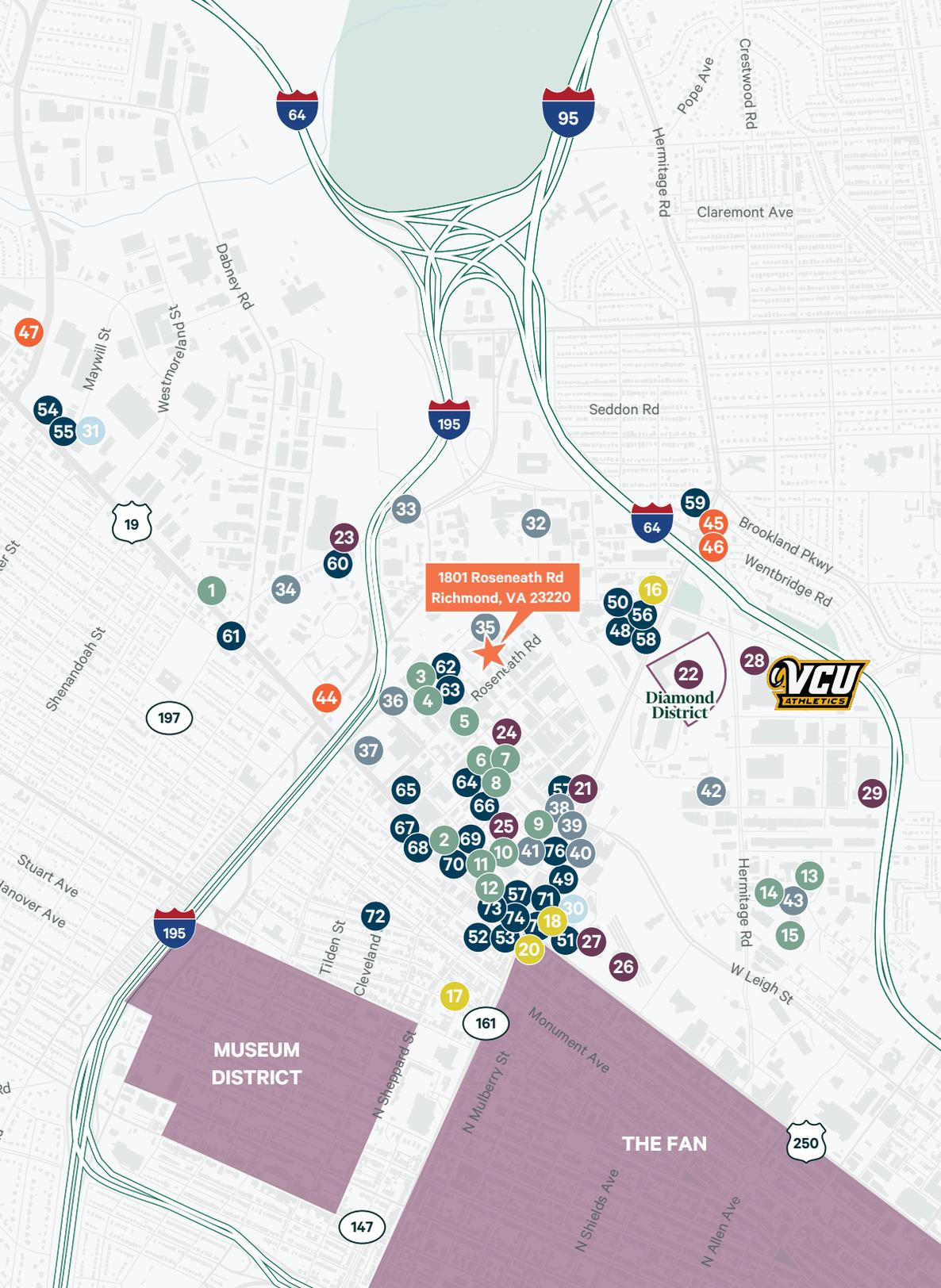
- 26 Belmont; 211 Units
- 27 The Ella; 250 Units
- 28 INK at Scott's Collection; 80 Units
- 29 GEM at Scott's Collection; 60 Units
- 30 Alder on Dabney; 242 Units
- 31 1510 Belleville; 125 Units
- 32 The OTIS; 350 Units
- 33 Mason Yards; 130 Units
- 34 Novel Scott's Addition; 275 Units
- 35 The Westbrook at Brewers Row; 225 Units

PROPOSED

- 1 1 Hermitage Rd; 142 Units
- 2 Diamond District Hotel
- 3 1600 Roseneath Rd; 320 Units
- 4 3200 Moore St; 368 Units
- 5 2700 W Leight St; 300 Units
- 6 Duplex Station on Hermitage; 142 Units
- 7 2910 N Arthur Ashe Blvd; 650 units

UNDER CONSTRUCTION

- 1 2924 W Marshall; 350 Units
- 2 Chasen; 352 Units
- 3 The Ace; 295 Units
- 4 1101 N Boulevard Dr; 29 Units
- 5 900 N Allen Ave; 300 Units



Nearby Amenities

SCOTT'S ADDITION AREA OFFERS EASY ACCESS TO DINING, TRANSIT, AND MORE.

BREWERY/DISTILLERY

- 1 Virginia Alcoholic Beverage Control Authority
- 2 The Veil Brewing Co. - Scott's Addition
- 3 Starr Hill Beer Hall & Rooftop
- 4 Väsens Brewing Company
- 5 Ardent Craft Ales
- 6 Ardent Barrel Room
- 7 Strangeways Brewing RVA - Scott's Addition
- 8 Buskey Cider
- 9 Brainstorm Brewhouse
- 10 Three Notch'd Brewing Company - Richmond
- 11 Bingo Beer Co
- 12 Hardywood Park Craft Brewery - Richmond
- 13 Kindred Spirit Brewing's Satellite
- 14 Main Line Brewery
- 15 The Altamont; 31 Units

CONVENIENCE STORE

- 16 Wawa
- 17 7-Eleven US
- 18 7-Eleven US
- 19 7-Eleven US
- 20 7-Eleven US

ENTERTAINMENT

- 21 Bow Tie Cinemas
- 22 The Diamond
- 23 TopGolf Richmond
- 24 Gametruck Richmond
- 25 DawnStar Video Games and Arcade
- 26 Science Museum of Virginia
- 27 Children's Museum of Richmond
- 28 Future VCU Athletics Complex
- 29 The Park RVA

GROCERY

- 30 ALDI
- 31 Lidl US

GYM

- 32 Iron Legend Gym
- 33 Ben Wallace Gym
- 34 Simple Fitness
- 35 The Weight Room
- 36 City Barre
- 37 Crunch Fitness - Scott's Addition
- 38 Pure Fitness RVA
- 39 Vintage Boxing Gym & Fitness
- 40 CoreFitness RVA
- 41 Westwood Athletics
- 42 RVA Performance Training
- 43 Colonial Fit RVA

HOTEL

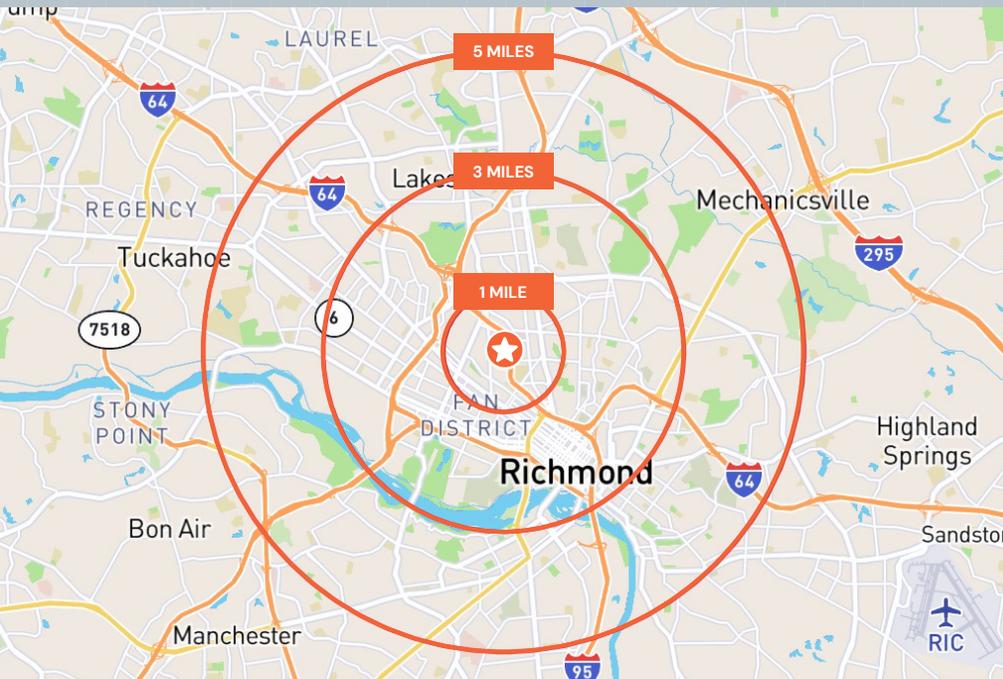
- 44 Courtyard by Marriott
- 45 Rodeway Inn
- 46 Quality Inn
- 47 Holiday Inn Express

RESTAURANT

- 48 Starbucks US
- 49 Starbucks US
- 50 Chipotle Mexican Grill
- 51 McDonald's US
- 52 Chanello's Pizza
- 53 Subway
- 54 Cook Out
- 55 Popeyes Louisiana Kitchen
- 56 Marco's Pizza
- 57 Potbelly Sandwich Works
- 58 Raising Cane's
- 59 Brickhouse Diner on the Blvd
- 60 Tres Machos
- 61 Taqueria Y Antojitos El Chido
- 62 Nokoribi
- 63 Tazza Kitchen Scott's Addition
- 64 Smohk RVA BBQ
- 65 Don't Look Back - Triple
- 66 Lucky AF: Asian Fusion & Sushi
- 67 Lemon cuisine of india
- 68 McLean's Restaurant
- 69 LUNCH/SUPPER!
- 70 Cabo Fish Taco
- 71 En Su Boca
- 72 The Franklin Inn
- 73 Peter Chang
- 74 Richmond Eats
- 75 Fighting Fish Scott's Addition
- 76 Fat Dragon Chinese Kitchen and Bar

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population – Current Year Estimate	14,918	123,498	267,796
2030 Population – Five Year Projection	17,802	128,660	274,755
2020 Population – Census	12,056	117,969	257,211
2010 Population – Census	9,463	107,804	236,261
2020–2025 Annual Population Growth Rate	4.14%	0.88%	0.77%
2025–2030 Annual Population Growth Rate	3.60%	0.82%	0.51%
HOUSEHOLD INCOME			
2025 Average Household Income	\$124,108	\$118,371	\$108,542
2030 Average Household Income	\$140,155	\$132,813	\$121,768
2025 Median Household Income	\$87,192	\$76,341	\$73,706
2030 Median Household Income	\$101,237	\$86,538	\$82,219
2025 Per Capita Income	\$75,914	\$56,376	\$50,417
2030 Per Capita Income	\$86,871	\$64,244	\$57,291



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