

Prime Development Opportunity Near New Genworth Redevelopment

1.238 Acre Parcel Zoned B-3 Near I-64 and W. Broad Street

EXCLUSIVE LISTING


FOR SALE



20 08
ONE SOUTH
COMMERCIAL

6504 DICKENS PLACE

RICHMOND, VA 23230

 **\$699,950**

PROPERTY HIGHLIGHTS

- ✓ 1.238 VACANT PARCEL WITH B-3 ZONING
- ✓ EXCELLENT PROXIMITY/ACCESS TO W BROAD ST AND I-64
- ✓ OPPORTUNITY FOR EITHER COMMERCIAL OR RESIDENTIAL DEVELOPMENT
- ✓ APPROXIMATELY A BLOCK FROM PROPOSED GENWORTH CAMPUS

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This prime 1.238-acre parcel located in Western Henrico County, zoned B-3, offers a rare infill or development opportunity for commercial development in a dense and growing area of the Richmond MSA.

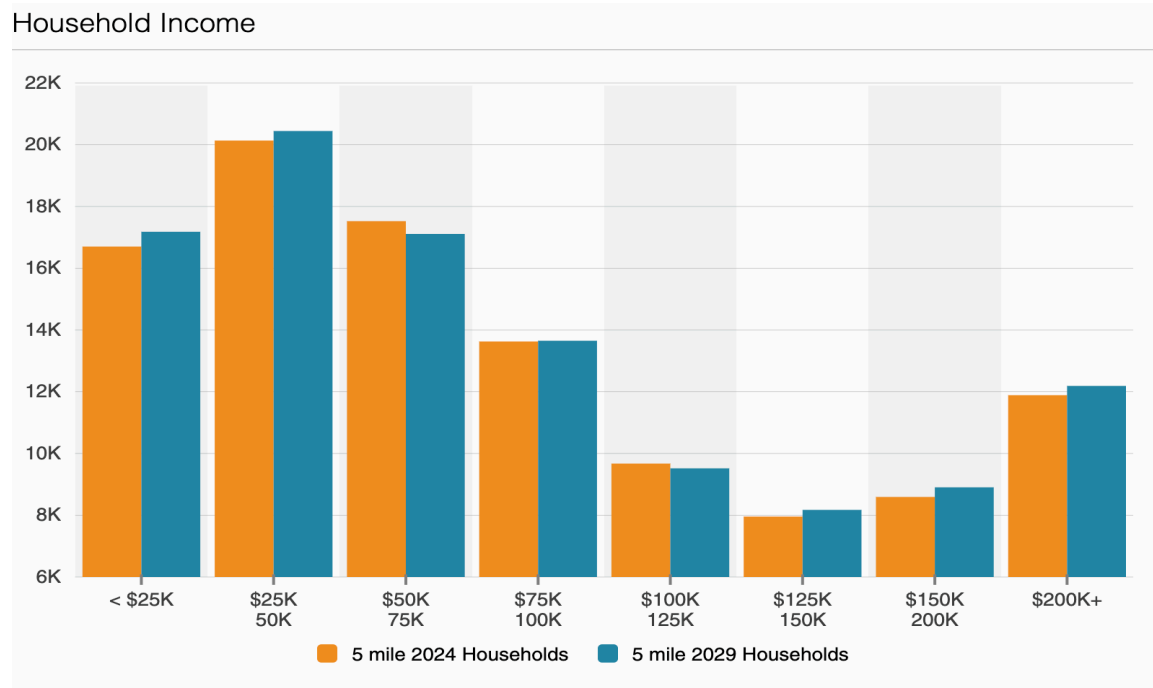
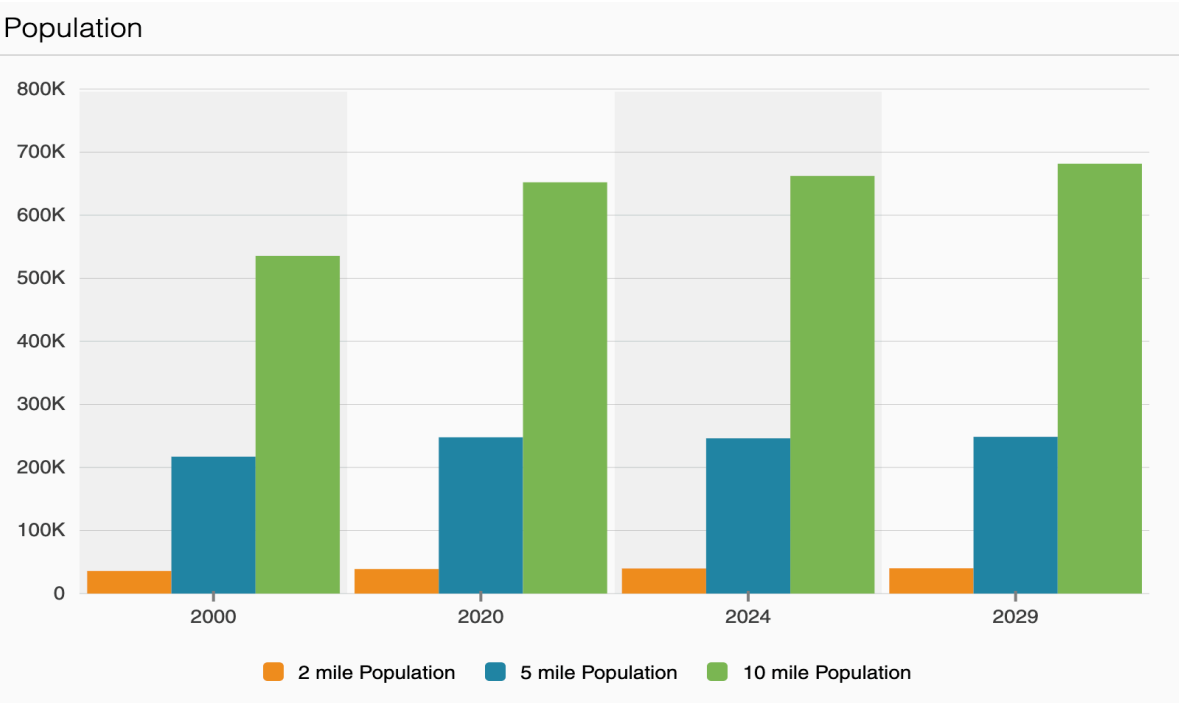
The parcel’s flexible B-3 zoning and site size allows for a wide variety of potential uses, including retail, office, medical, fitness, automobile and light industrial service uses. The site’s strategic location in Western Henrico also offers convenient access to major highways including I-64, I-295, and Route 288 as well as easy access via West Broad St. Henrico County’s pro-development stance and thriving economy make this a prime location for long-term growth and investment returns.

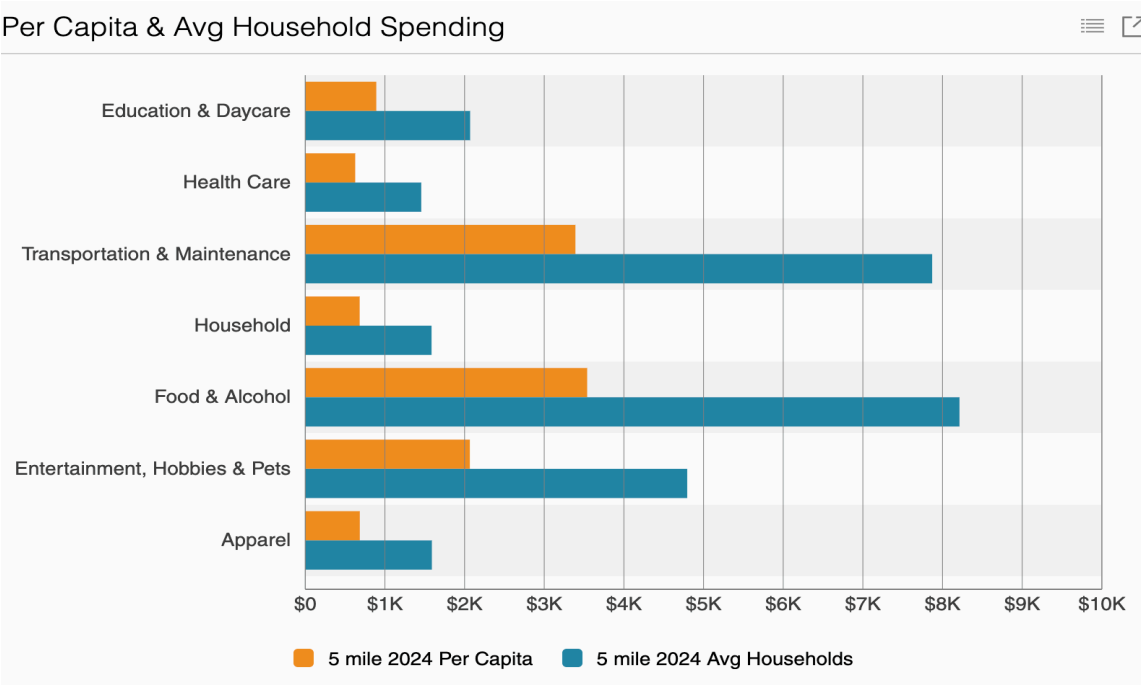
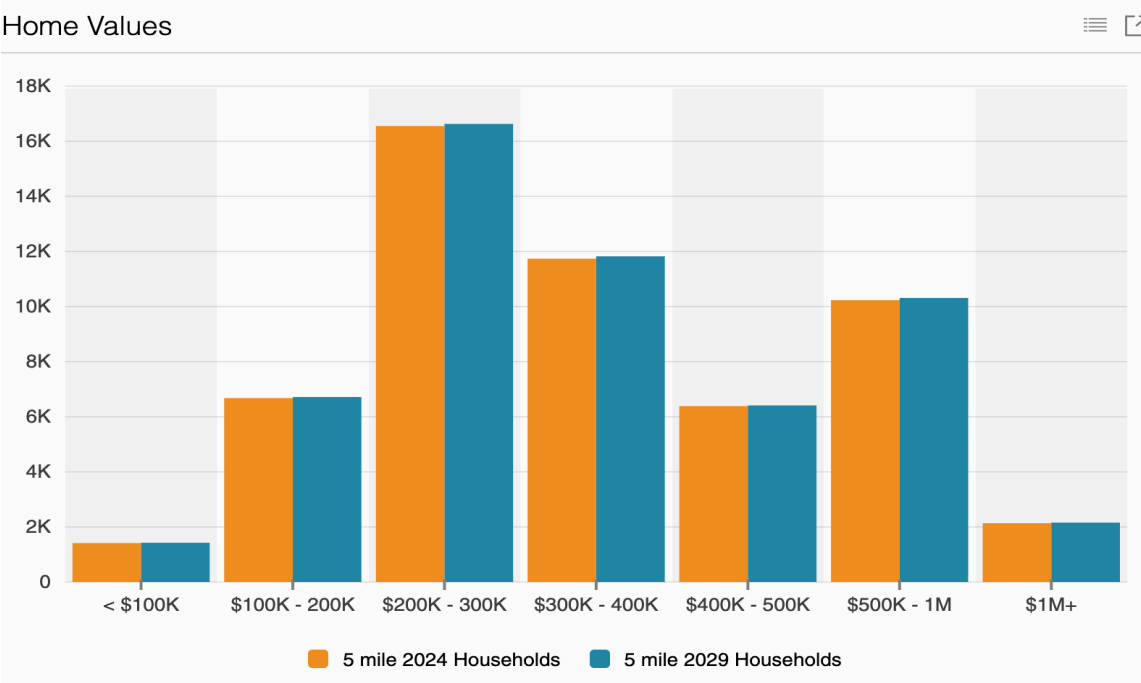
For commercial users, this property offers a unique value-add proposition, with ample space for a standalone retail or office building with a large parking allocation, easy site circulation, and plenty of yard space—perfect for an owner-user requiring a substantial footprint for its operation. Its proximity to key transportation routes like I-64 and I-295 makes it an ideal spot for retail, office, or mixed-use developments, including excellent proximity to Greenberg Gibbons proposed 45-acre redevelopment of the Genworth campus.

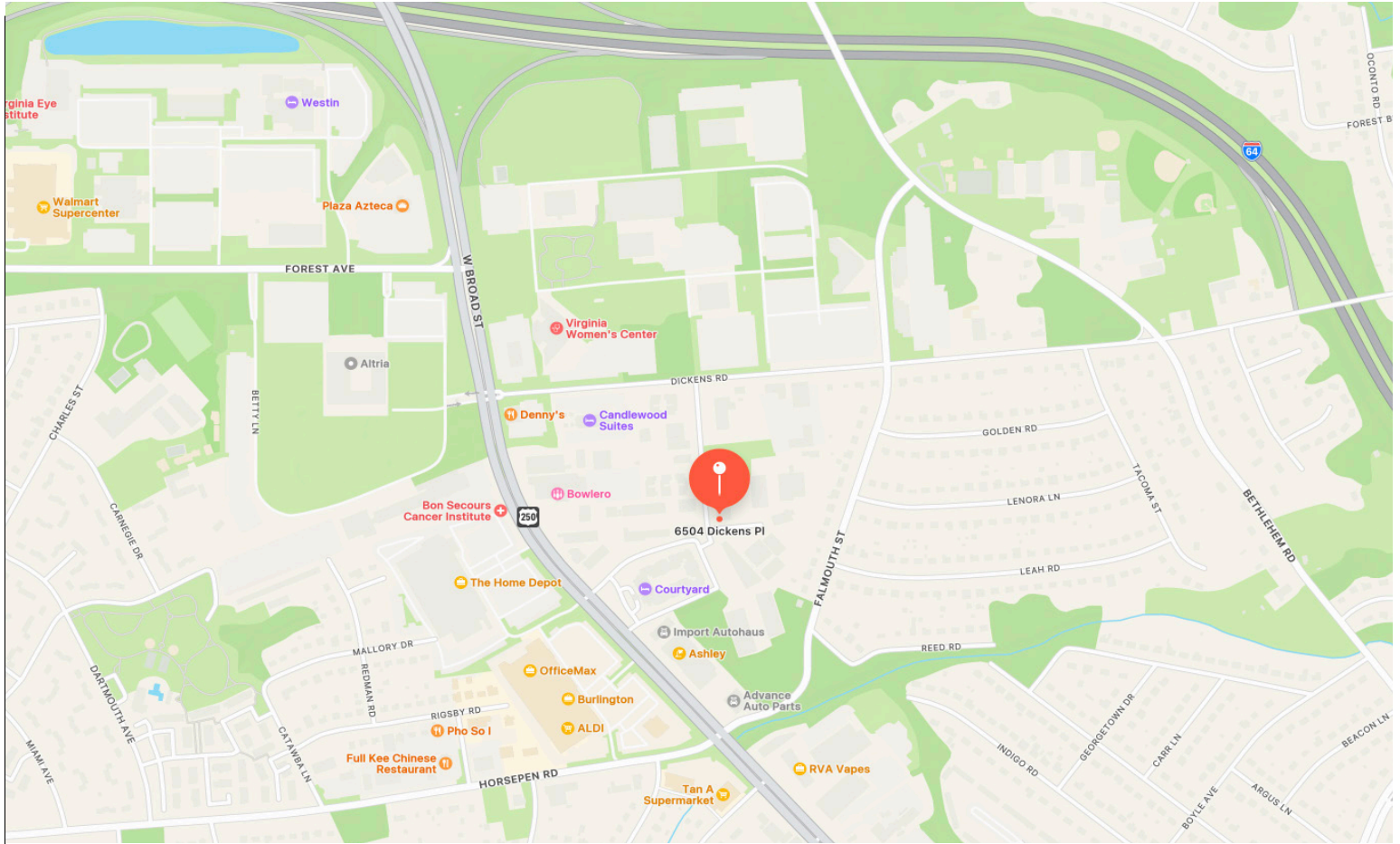
With its versatile development potential and prime location, this 1.238-acre parcel is a valuable investment opportunity in one of Henrico County’s fastest-growing areas.

QUICK FACTS	
ADDRESS	6504 Dickens Pl, Richmond, VA 23230
PID	769-743-6236.001
ZONING	B-3
AC	1.238
SALE PRICE	\$699,950









Western Henrico

Western Henrico County, Virginia, is a vibrant and rapidly expanding part of the Richmond metropolitan area. Known for its excellent quality of life, the county offers a perfect mix of suburban living with easy access to urban amenities. Boasting top-tier schools, well-maintained parks, and recreational facilities, Western Henrico is an attractive destination for families, young professionals, and retirees alike. Its proximity to major highways, including I-64, I-295, and Broad Street, positions it as a central hub for both commuting and commerce, making it a prime location for retail, office, and service-oriented businesses.

The area's ongoing commercial development is fueled by a strong local economy and growing demand for high-quality services and retail options. Western Henrico's strategic location and business-friendly environment make it an ideal choice for companies seeking to expand or relocate. With a diverse and affluent customer base, along with a well-established infrastructure, properties in Western Henrico County offer promising opportunities for sustained growth and investment.



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.



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