

Prime Development Site Opportunity

2.37 Acre Site with Excellent I-64 Visibility

EXCLUSIVE LISTING

FOR SALE



4150 TOM LEONARD DR

RICHMOND, VA 23060

 **\$3,800,000**

PROPERTY HIGHLIGHTS

- ✓ EXCELLENT ACCESSIBILITY
- ✓ GREAT VISIBILITY FROM I-64
- ✓ HOTEL/RETAIL/MEDICAL SITE
- ✓ 2.37 AC WITH M-1C ZONING
- ✓ DEVELOPMENT READY

20  08
**ONE SOUTH
COMMERCIAL**

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Exceptional development opportunity on this 2.37-acre site located in the highly desirable Short Pump area.

The parcel's M-1C zoning allows for a wide variety of potential uses including retail, hotel, self-storage, medical and fitness uses. The site's prime location provides excellent access to I-64, I-295 and Route 288 as well as easy access to West Broad Street. 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 value-add proposition, with ample space for a standalone hotel, retail development or self-storage facility with easy site access and existing infrastructure and utilities at or near the property line. Well located, this property provides convenient access to Short Pump, Innsbrook and the Near West End.

QUICK FACTS

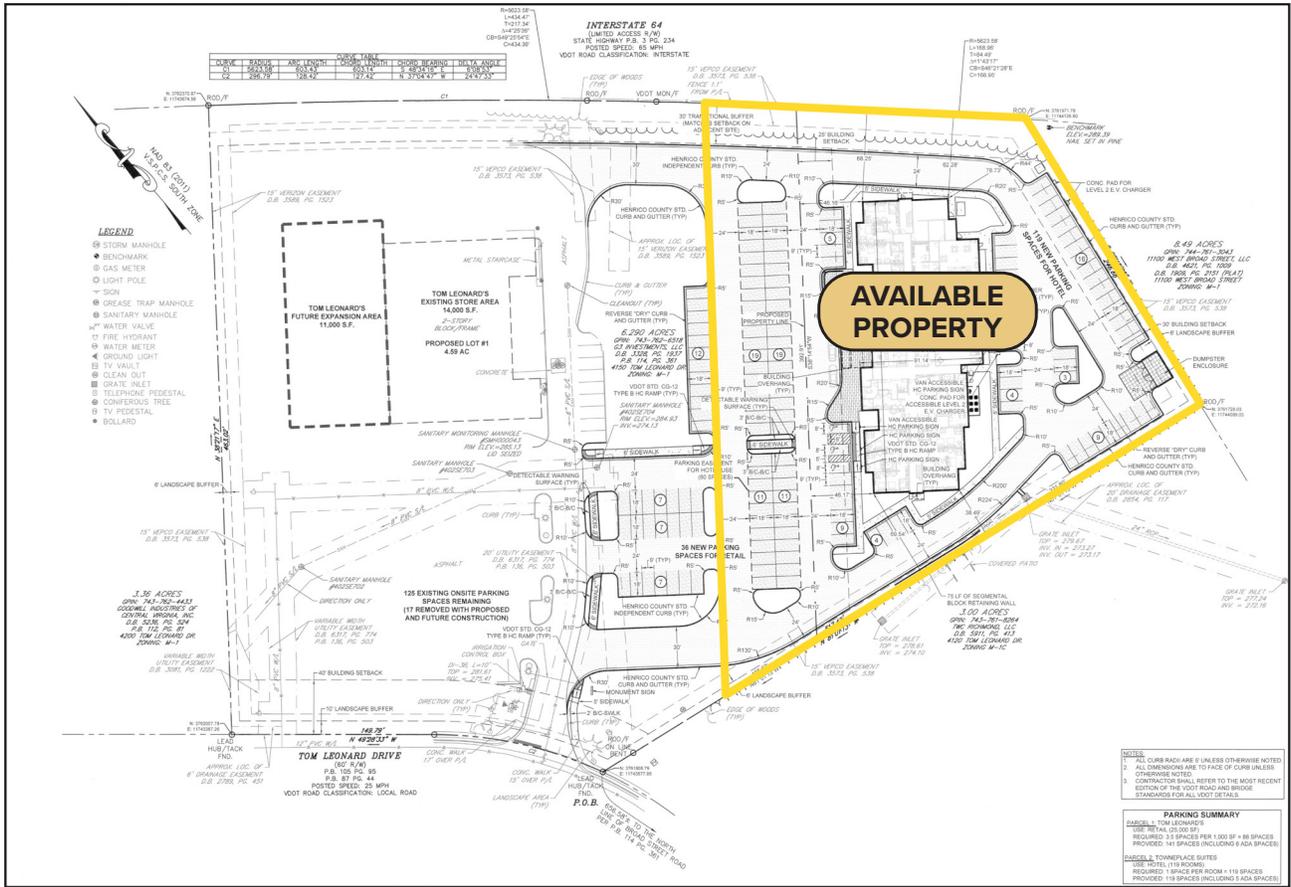
ADDRESS | 4150 Tom Leonard Dr,
Richmond 23060

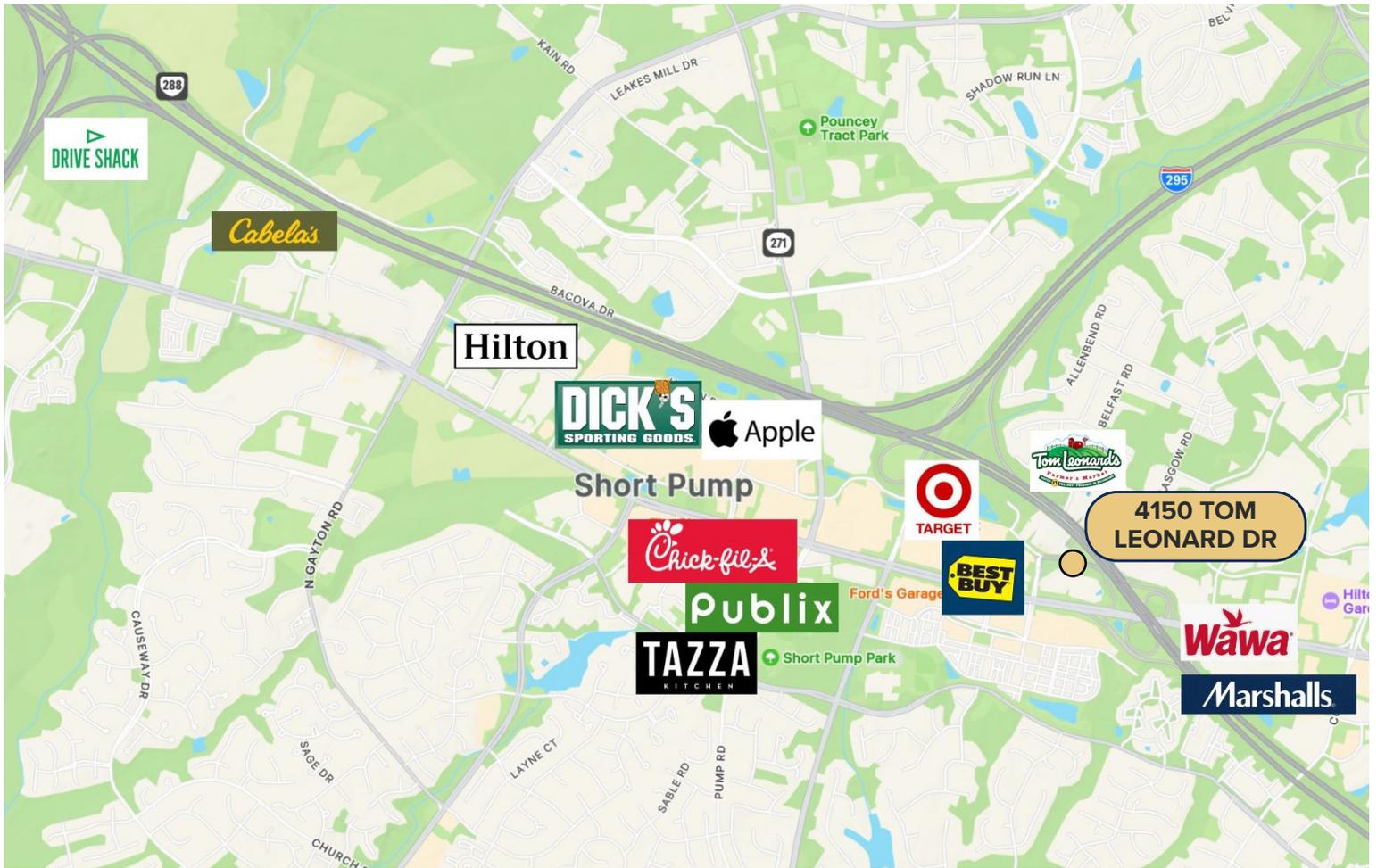
PID | 743-762-6518

ZONING | M-1C

AC | 2.37

PRICE | \$3,800,000





SHORT PUMP

Short Pump is a high-income suburban commercial hub in western Henrico County, serving as the primary retail and dining destination for the greater Richmond metro area. Anchored by the 1.4 million SF Short Pump Town Center, the area draws consistent regional traffic and maintains strong consumer activity. Demand for retail, mixed-use, and service-oriented real estate remains robust, fueled by affluent demographics, excellent schools, and a strategic location at the convergence of I-64, I-295, and Route 288.

With the area nearing development capacity, available commercial space has become increasingly limited, driving heightened competition and rising property values. Strong household and disposable income continue to support premium retail and dining concepts, attracting a mix of national brands and well-established local operators. Short Pump is one of the region's most sought-after commercial submarkets.



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.

MEET YOUR AGENT



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