



A rare opportunity to acquire a highly visible corner parcel in one of Henrico's most sought-after office corridors. Positioned at a signalized intersection in the West End, this property offers exceptional frontage, strong traffic counts, and unmatched exposure—ideal for users and investors seeking both immediate functionality and long-term upside.

Property Overview

This ±3,900 SF building is situated on approximately 1.3 acres, presenting a unique combination of existing improvements and future development potential. The expansive corner lot provides flexibility for a variety of uses, making it well-suited for owner-occupants, investors, or redevelopment strategies.

Land Use & Development Potential

Zoned O-2, the property supports a wide range of professional, medical, and institutional uses. The site's size and configuration allow for:

- Expansion of the existing structure
- Reconfiguration for higher-density use
- Ground-up redevelopment
- Medical or office campus-style layout

With strong surrounding demographics and continued growth in Henrico's West End, this parcel offers both immediate usability and long-term repositioning potential.

Location Highlights

- Signalized corner at Patterson Avenue & Starling Road
- Prominent frontage with strong daily traffic counts
- Located in Henrico's affluent and established West End corridor
- Surrounded by professional offices, retail, and residential communities
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Investment Summary

Whether for an owner-user seeking a flagship location or an investor targeting redevelopment in a high-demand corridor, this property delivers a compelling blend of visibility, flexibility, and long-term value.



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