

# 1600 Rhoadmiller St & 2600–2700 Durham St

**FOR SALE** | ±6 ACRES – DIVISIBLE



Future Multi-Family  
Development  
Opportunity



# Executive Summary

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## LEAD THE WAY WITH THIS EXCEPTIONAL MULTI-FAMILY OR HOTEL DEVELOPMENT OPPORTUNITY IN GREATER SCOTT'S ADDITION.

Immediately adjacent to the upcoming VCU Athletic Village and Diamond District developments, this  $\pm 6$ -acre divisible site offers a premier opportunity to shape the Greater Scott's Addition landscape with future multi-family or hotel development. With support from the city of Richmond, the surrounding area will be a vibrant, authentic mixed-use destination neighborhood, offering walkable retail, dining, entertainment, housing, and more. Regional development phases span the next few years and focus on delivery of a new Flying Squirrels baseball stadium currently scheduled for completion in 2026.

- **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.





# A Bird's-eye View

PREMIUM DEVELOPMENT OPPORTUNITY ADJACENT TO THE  
DIAMOND DISTRICT AND VCU'S ATHLETIC VILLAGE.



SCOTT'S ADDITION

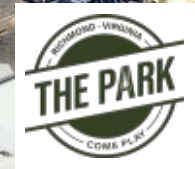
DIAMOND DISTRICT

FUTURE VCU  
ATHLETIC VILLAGE



1600  
RHODMILLER  
STREET

2600-2700  
DURHAM  
STREET





# 1600 Rhoadmiller

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Approximately 2 Acres  
Ideally Located for Multi-Family or Hotel





# 2600-2700 Durham

Approximately 4 Acres  
Ideally Located for Multi-Family or Hotel





# 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

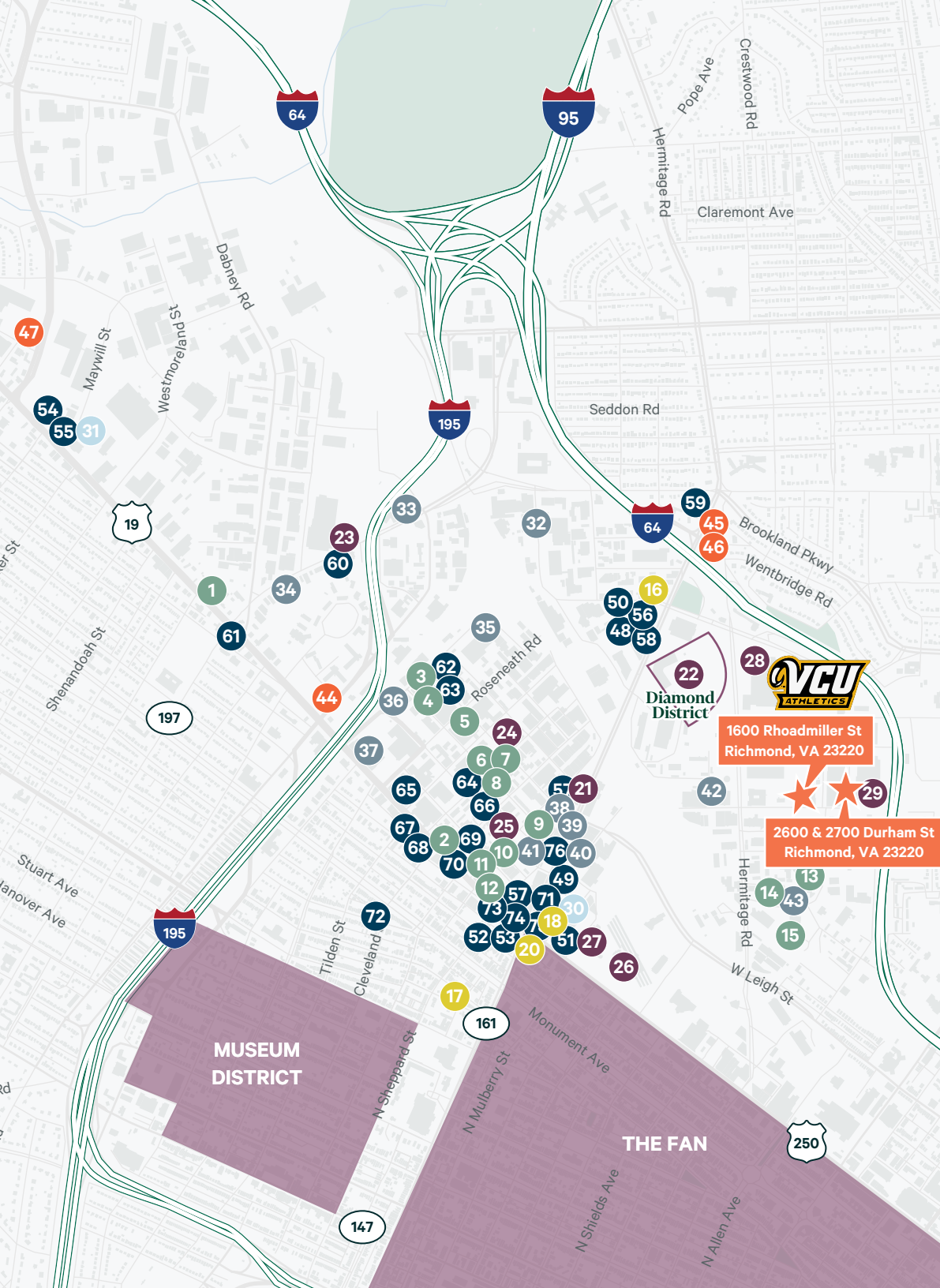
- 1 1 Hermitage Rd; 142 Units
- 2 Diamond District Hotel
- 3 1600 Roseneath Rd; 320 Units
- 4 3200 Moore St; 368 Units
- 5 2700 W Leigh St; 300 Units
- 6 Duplex Station on Hermitage; 142 Units
- 7 2910 N Arthur Ashe Blvd; 650 units

## 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 Väsén 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

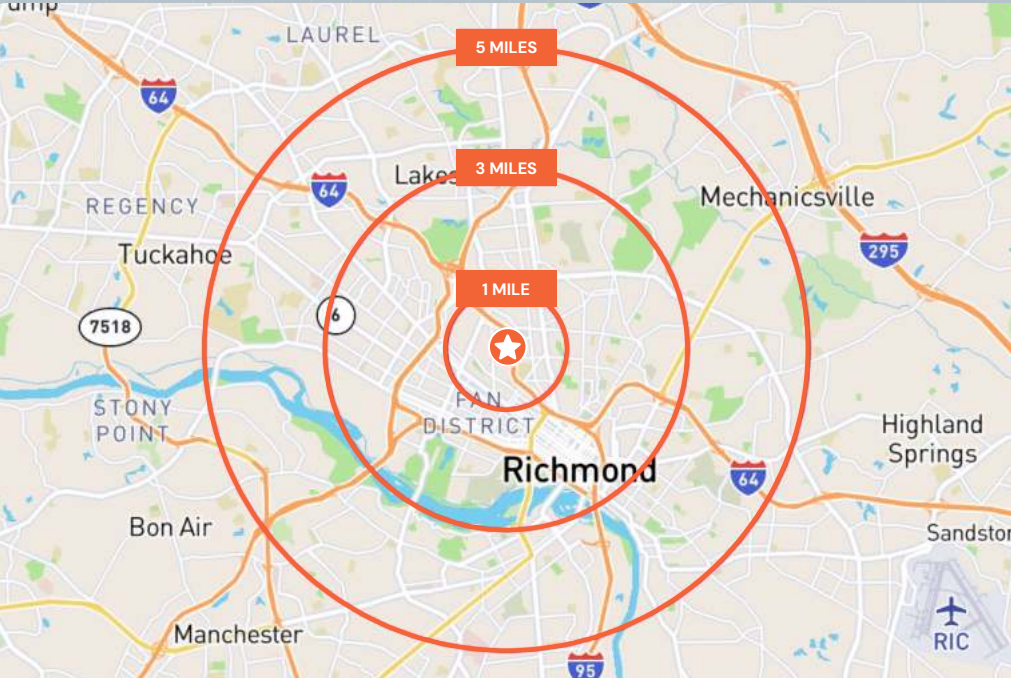
## RESTAURANT

- 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
<b>POPULATION</b>			
2024 Population – Current Year Estimate	14,748	129,919	264,477
2029 Population – Five Year Projection	18,126	135,340	271,697
2020 Population – Census	12,167	124,150	255,501
2010 Population – Census	9,897	111,581	234,527
2020–2024 Annual Population Growth Rate	4.63%	1.07%	0.82%
2024–2029 Annual Population Growth Rate	4.21%	0.82%	0.54%
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$101,211	\$102,588	\$100,208
2029 Average Household Income	\$122,002	\$120,089	\$116,867
2024 Median Household Income	\$69,539	\$64,226	\$65,763
2029 Median Household Income	\$82,445	\$75,492	\$76,437
2024 Per Capita Income	\$51,292	\$49,689	\$46,538
2029 Per Capita Income	\$65,085	\$59,272	\$55,125





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**CBRE**

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