



Oak Hill

12638 Patterson Avenue
Richmond, VA 23238

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About the Property

Located at the front door to West Creek and at the intersection of Route 288 and Patterson Avenue, one of Richmond’s busiest intersections, Oak Hill is poised to become a high-end destination for restaurant and retail shops.



- The development is part of a master planned mixed-use component of West Creek that is over 150 acres and includes retail, an 18-acre apartment site (slated for 300+ units) and lakefront parcels that could accommodate office and other uses.
- Located on the southernmost portion of West Creek, which is home to 12,000 daytime employees, Oak Hill will capitalize on the very underserved restaurant and retail market along the Patterson Avenue corridor.
- 49,000 VPD on Route 288 and 23,000 VPD on Patterson Avenue



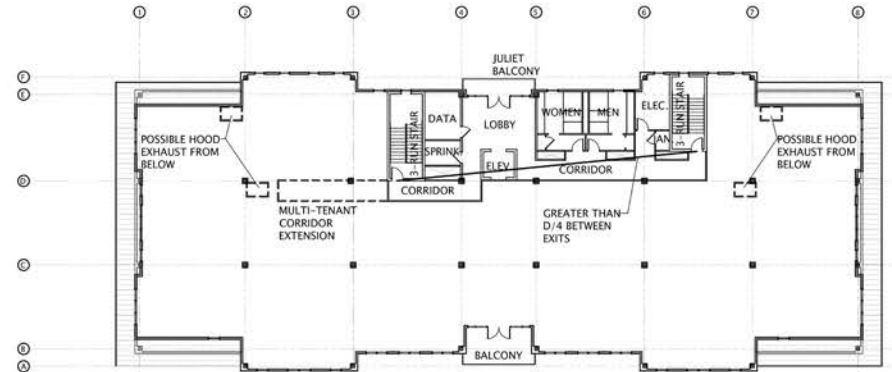
Offering Summary

Total GLA	33,672 SF
	Retail Space: 22,146 SF Office Space: 11,526 SF
Available Space	Retail Space: 1,200 - 5,600 SF

Demographics

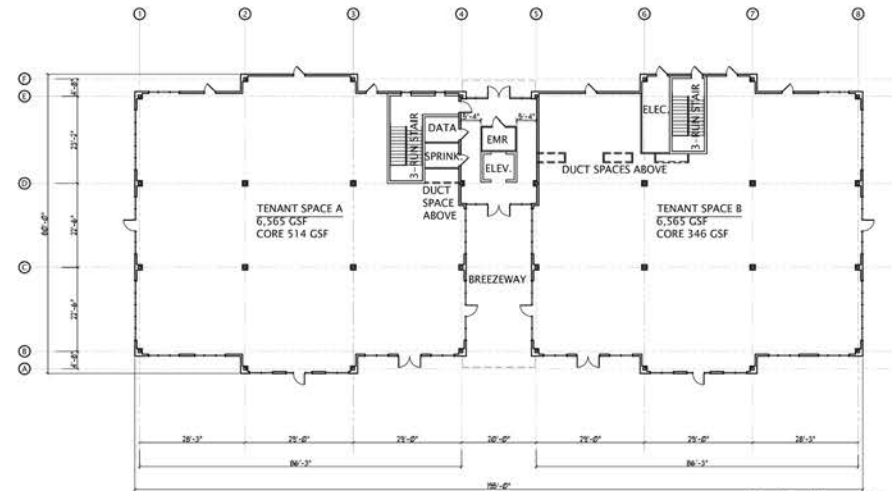
2026 population	Daytime population	2026 Average Household Income	2026 Total Households
 25,284 (3 miles)	 21,342 (3 miles)	 \$156,745 (3 miles)	 10,613 (3 miles)
 91,225 (5 miles)	 86,960 (5 miles)	 \$173,657 (5 miles)	 36,603 (5 miles)
 381,183 (10 miles)	 424,877 (10 miles)	 \$152,311 (10 miles)	 152,67 (10 miles)

MULTI-USE FLOOR PLANS



13,700 GSF
CORE 2,361 GSF

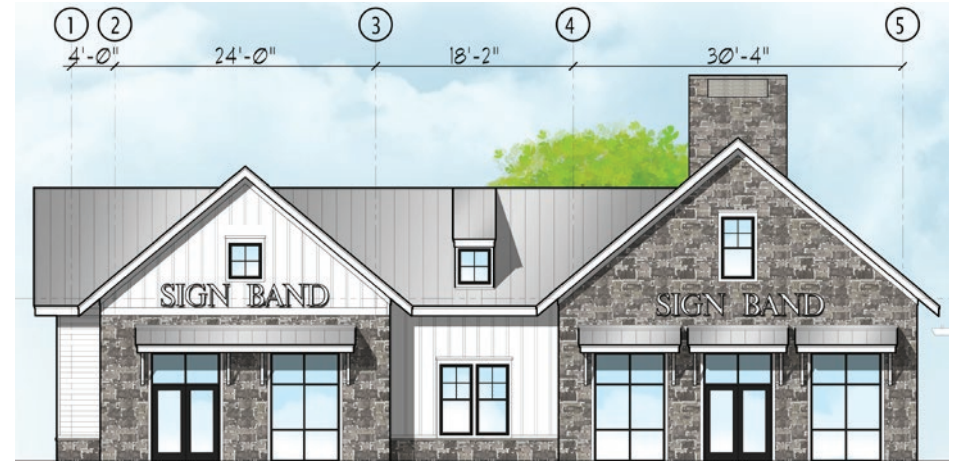
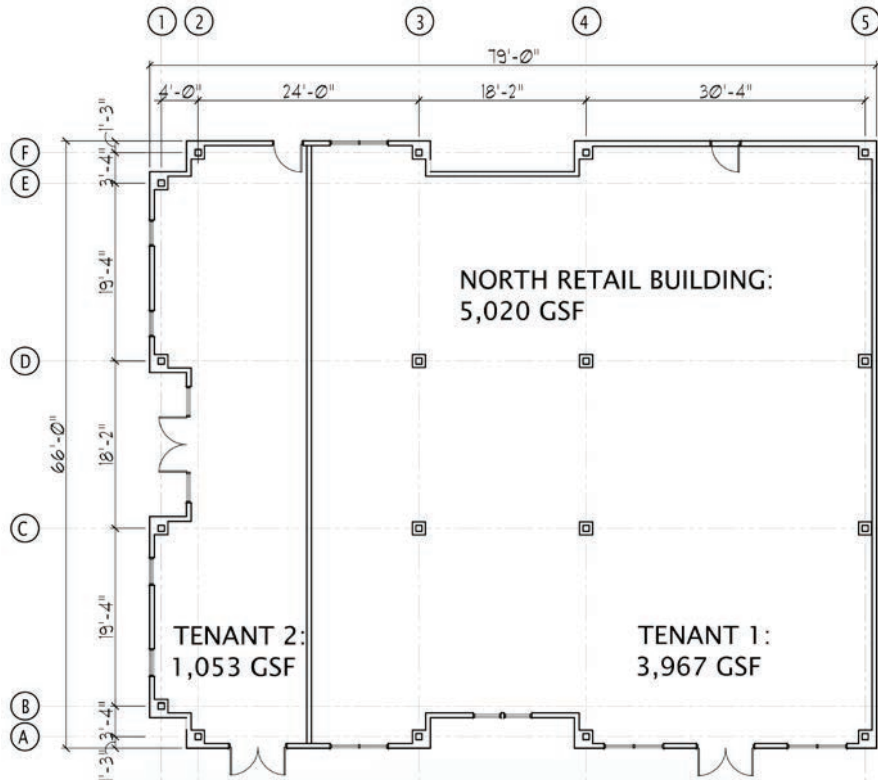
2 PLAN 2.1 – SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



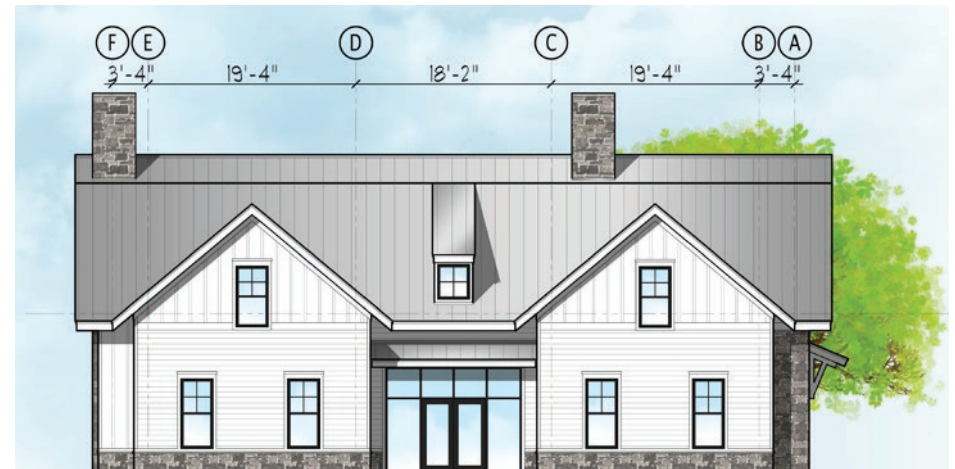
1 PLAN 2.1 – FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



NORTH RETAIL FLOOR PLAN

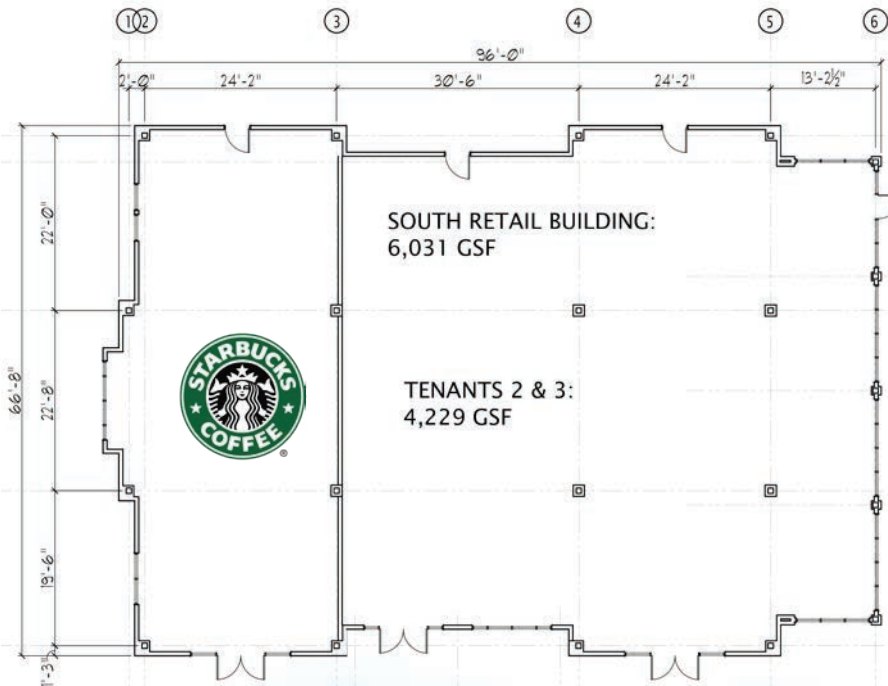


East Elevation

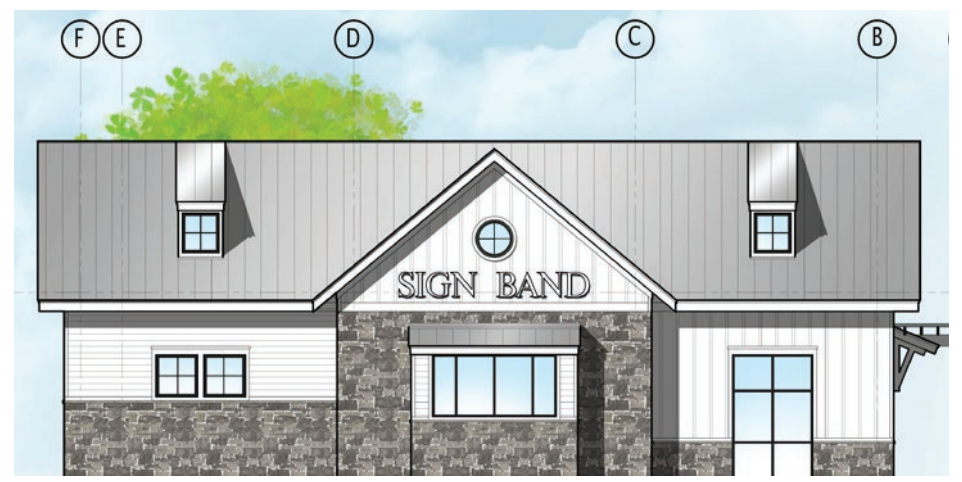


South Elevation

SOUTH RETAIL FLOOR PLAN



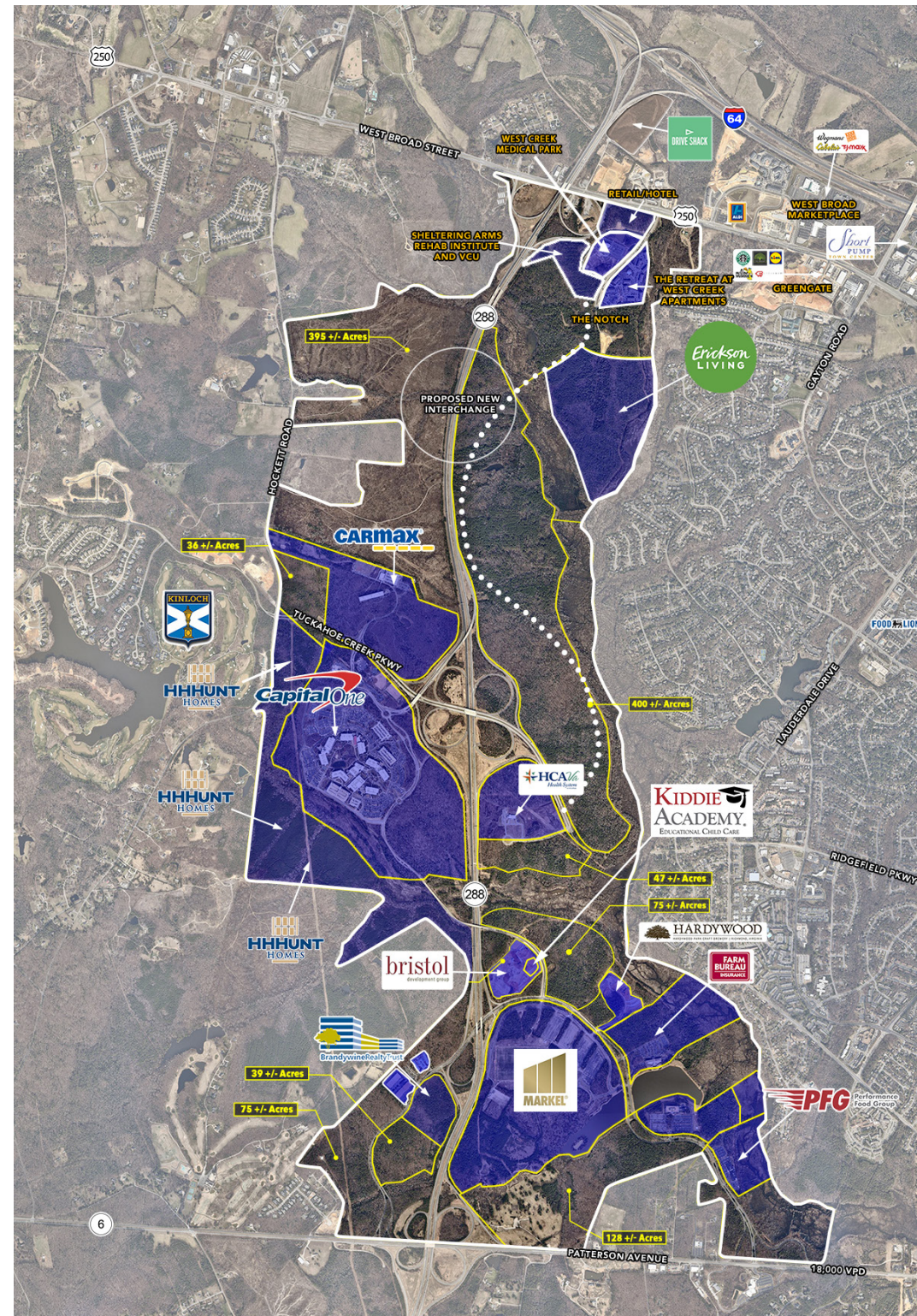
East Elevation



South Elevation

WEST CREEK BUSINESS PARK

Oak Hill is positioned along Patterson Avenue on the southern boundary of West Creek, home to some of the region's most prestigious businesses, including Capital One, CarMax, Virginia Farm Bureau, Hospital Corporation of America (HCA), Performance Food Group, and which currently totals 12,000 daytime employees, Oak Hill is strategically positioned to service the business park and surrounding residents while also servicing traffic along the busy Route 288 corridor.



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