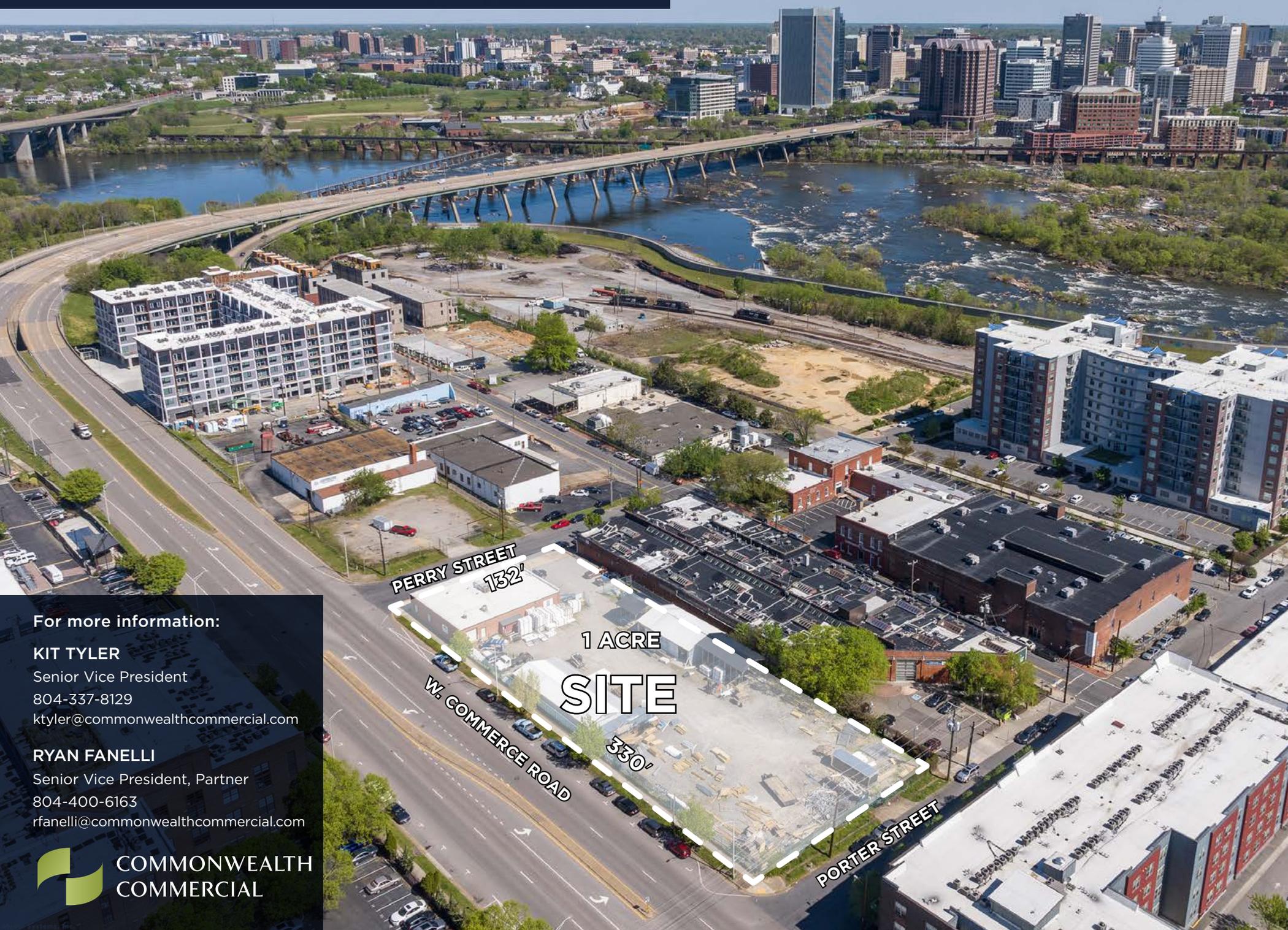


FOR SALE

201 W. Commerce Road
Richmond, VA 23224



For more information:

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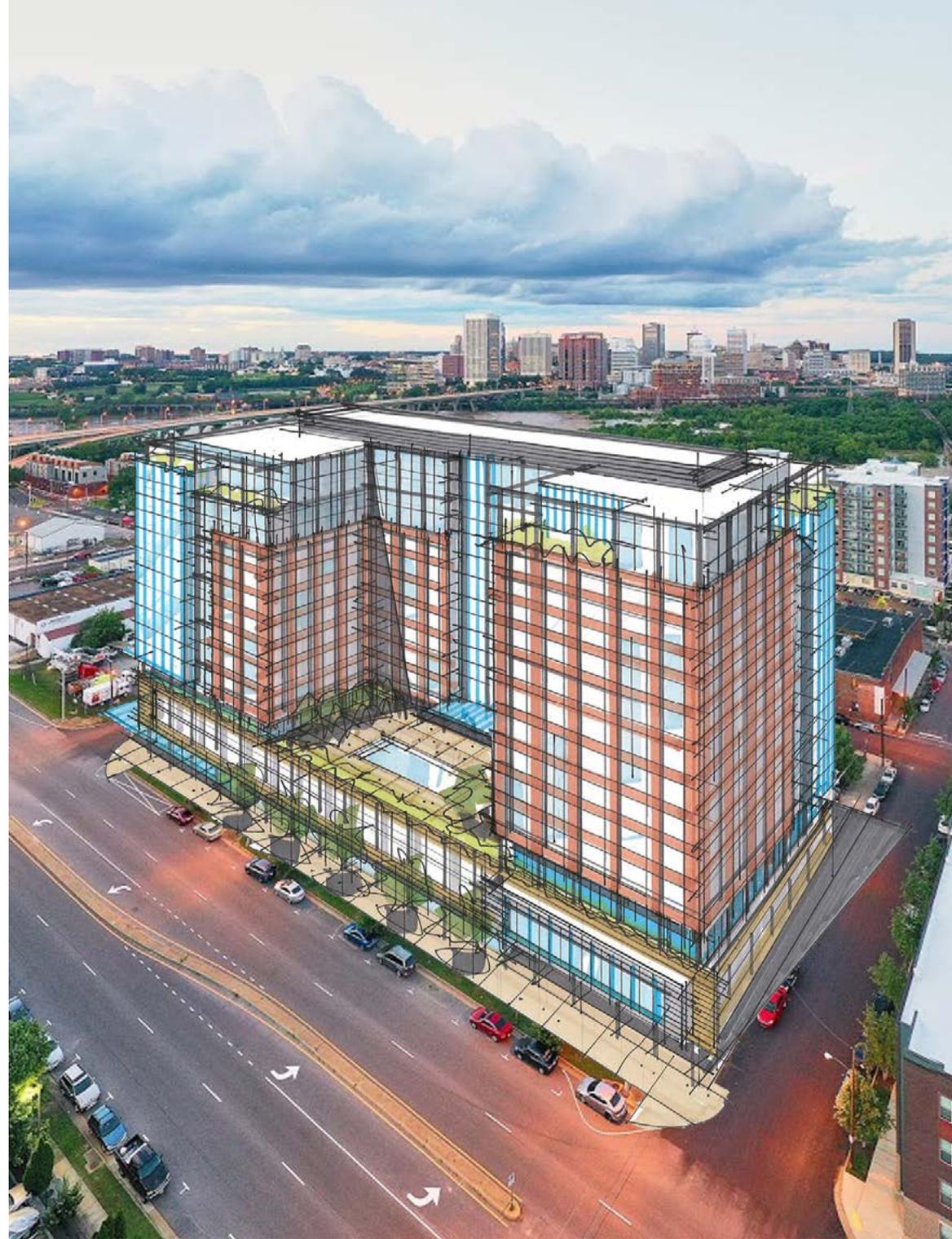
**COMMONWEALTH
COMMERCIAL**

PROPERTY HIGHLIGHTS

>> LoopNet

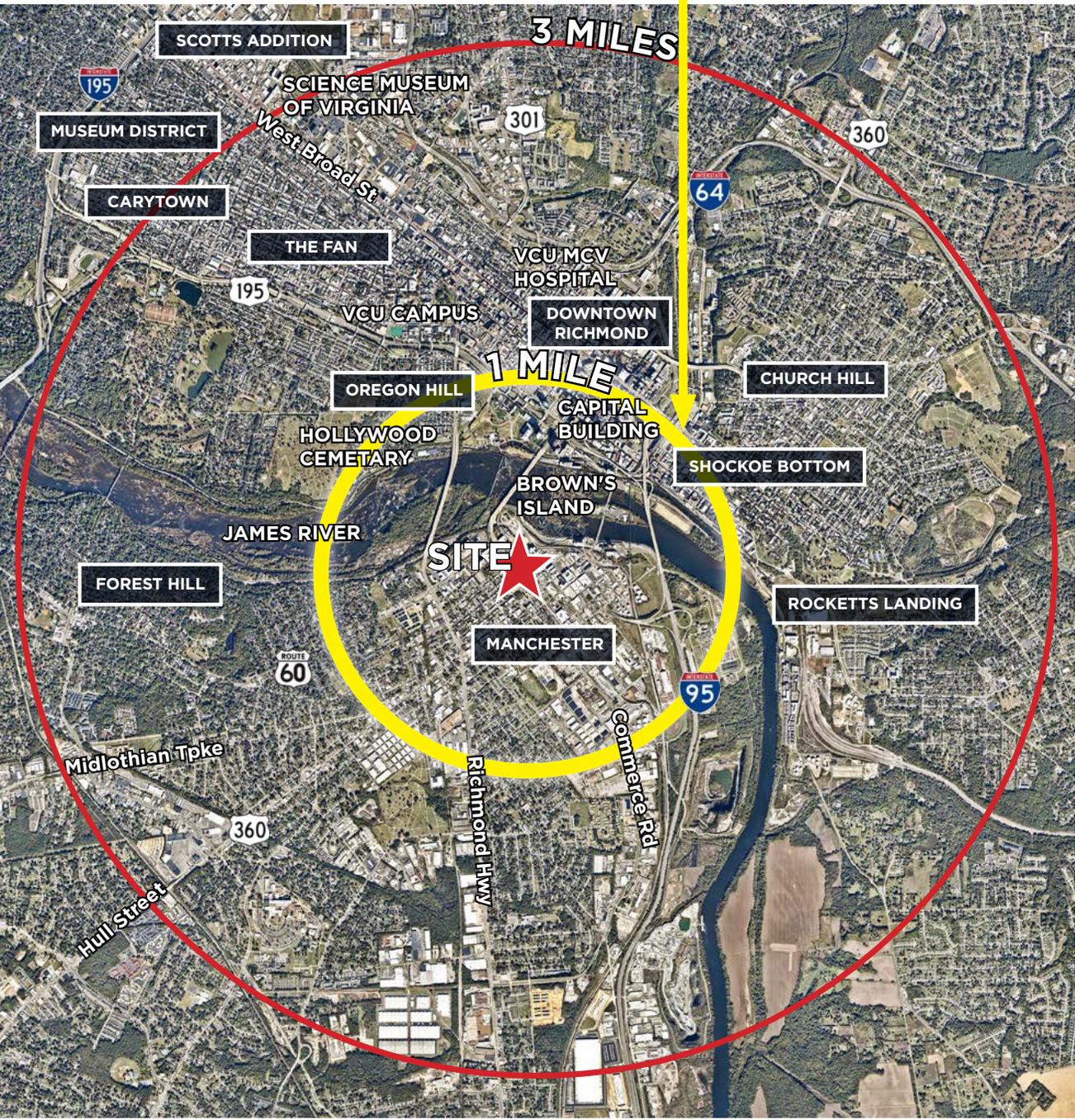
- › **Zoned B-4 (Downtown Central Business District):**
The most flexible zoning within the City of Richmond!
 - * No height restrictions!
 - * Allows for: Multi-family, Mixed-use, Hotel, Office, etc.
- › **1± acre of land strategically located:**
 - * At the gateway entrance to Manchester
 - * High visibility along W. Commerce Road
- › **Qualifies for Federal Opportunity Zone Program**
- › **Within the City of Richmond's Enterprise Zone**
- › **Spectacular panoramic views of:**
 - * The James River and Richmond's downtown skyline
- › **The James River Park System nearby:**
 - * This Park attracts over 2 million Visitors per year
- › **This Site is situated along the Fall Line Trail:**
 - * A New \$266.5 million 43-mile-North-South regional multi-modal trail from Ashland to Petersburg

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 POPULATION	14,035	132,542	265,086
AVERAGE HH INCOME	\$80,260	\$82,734	\$89,732
DAYTIME EMPLOYEES	31,082	166,698	219,385
2010 TO 2022 Δ	9.2%	1.8%	1.3%



RADIUS MAP

MULTI-FAMILY WITHIN 1 - MILE RADIUS →



EXISTING PROPERTY		UNITS			
1	1000 Porter Street	12	63	Stoveall Place	6
2	1001 Bainbridge Street	12	64	Stumpf Flats	24
3	1100-1106 Hull Street	17	65	Textile Lofts @ Plant Zero	12
4	1109-1115 Hull Street	10	66	The Bridge	14
5	12 & Bainbridge	21	67	The Corner Lofts	67
6	1200 Decatur Street	24	68	The Current	215
7	1200 Semmes Apartments	129	69	The Decatur	24
8	1206 Shockoe Lane	14	70	The Hill Building	48
9	1209 Hull Street	12	71	The Hudson	225
10	12th Street Flats	10	72	The Locks	226
11	1510 Bainbridge Street	23	73	The Locks Tower	237
12	18th Street Lofts	22	74	The Lofts at Shockoe Slip	30
13	2000 Riverside Apartments	219	75	The Mill at Manchester Lofts	70
14	7West Townhomes	12	76	The Mirage Manchester	139
15	909 Perry Street	45	77	The Overlook at City View	141
16	American Heritage Apartments	57	78	The Overview	201
17	Belle Heights	111	79	The Paper Company Apts	88
18	Belle Summit	50	80	The Riviera on Semmes	189
19	Bowers Building	15	81	The Terraces at Manchester	148
20	Chicago Manor	74	82	The Townes at River South	162
21	City View Lofts	219	83	The Tracks at Shockoe Crossing	43
22	City View Place	32	84	Trail Lofts	41
23	City View Row Townhomes	20	85	Trolley Lofts	47
24	Cobblestone Commons	38	86	Upper Lofts at Canal Walk	110
25	Commons @ Plant Zero	52	87	Venus At Manchester Apartments	68
26	Cooper Lofts	15	88	Warehouse 201 Apartments	14
27	DV Manchester Park	24	89	Woodland Heights Apartments	16
28	Europa Apartments	21		TOTAL # OF UNITS	7,399
29	Exchange Alley Lofts	27		PROPOSED	
30	Exchange Place	68	1	1407 Hull Street	60
31	First National Apartments	158	2	620 E. Cary Street	300
32	Hatcher Tobacco Flats	152	3	707 E. Main Street	300
33	Hopper Lofts	139	4	Avery Hall Site	525
34	Hydro Apartments	226	5	Belle Heights Phase 2	200
35	Jamestown	269	6	Lighthouse Lofts	24
36	Link Apartments Manchester	187	7	Miler & Associates	32
37	Manchester Contemporary Apts	14	8	Overlook II	271
38	Manchester Grand Senior Apts	45	9	Papa/Dodson Site	163
39	Manchester Park	33	10	Papa/Dodson Site	167
40	Market Slip	30	11	Plant Zero Site	235
41	McCrae & Lacey Townhomes	27	12	Sampson Coatings Site	250
42	Miller Lofts @ Plant Zero	197	13	South Falls II & III	256
43	Motorworks at City View	39	14	Tessera Site	100
44	New Manchester Flats	337	15	The Element	293
45	Old Manchester Lofts	40	16	The Gallery	86
46	Old Manchester Plaza	45	17	The Locks Building 7	138
47	Perry Street Apartments	45	18	The Locks Building 8	120
48	Plant 1 Apartments	134	19	The View at Belle Isle	116
49	Port RVA	102	20	Thurston Sping Services Site	263
50	Railroad YMCA Lofts	30		TOTAL # OF UNITS	3,899
51	Railyard Flats	42		UNDERCONSTRUCTION	
52	Residences at Richmond Trust	188	1	The Cove	65
53	River's Edge at Manchester	212	2	Eddy On James	221
54	Riverside Drive Apartments	66	3	Manchester Commodore	173
55	Shockoe Cary Apartments	16	4	Jackson Warehouse	52
56	Shockoe Commons	29	5	The Box	118
57	Shockoe Commons Main	18	6	Mutual on Main	170
58	Smokehouse Lofts	28	7	1421 Bainbridge Street	15
59	South Bank	150	8	Canal Crossing	44
60	South Falls Tower	255	9	The Navigator	188
61	Stella 360	3		TOTAL # OF UNITS	1046
62	Stonewall Place	70			

RETAIL MAP



SITE

OREGON HILL

GAMBLES HILL

CAPITOL DISTRICT

CENTRAL OFFICE DISTRICT

HOLLYWOOD CEMETERY

BROWN'S ISLAND

SHOCKOE BOTTOM

JAMES RIVER

BELLE ISLE

MAYO ISLAND

RAILROAD MUSEUM

Walker Creek

OLD TOWN MANCHESTER

EXIT 73

MAURY STREET ON/OFF RAMP

OUTSTANDING VIEWS

(This picture was taken 150' above site)



DRIVE TIMES (IN MINUTES)

Legend Brewing Co	1	Interstate 95	3
Basic City Beer Co	1	Siné	4
Belle Isle Moonshine	3	Browns Island	4
Floodwall Park	3	Belle Isle	4
Casa Del Barco	3	Lulu's	7
Pig & Brew	3		

Floodwall Park - South End of the 14th Street Bridge. The Flood Wall, completed in 1995, helps protect neighborhoods like Shockoe Bottom and Manchester from extreme weather events. While narrow, it's popular with runners, hikers, and river watchers.

Credit - James River Park

Brown's Island - Is one of the most popular public parks in the City of Richmond. Located on the Richmond riverfront along the James River. The Island features a large number of outdoor concerts and festivals in the spring and summer,

LOCATION, VIEWS & THE JAMES RIVER PARK SYSTEM

These are the most important AMENITIES you can include as a part of a New Development in Richmond, VA



Downtown Richmond, VA - A list of a few other AMENITIES within 1 mile of this Site:

- | | | |
|---------------------------------|-------------------------------|----------------------------|
| 1. Truist | 11. American Civil War Museum | 21. Riverside on The James |
| 2. Hollywood Cemetery | 12. Browns Island | 22. Bank of America Center |
| 3. Costar | 13. New Market Corporation | 23. James River Flood Wall |
| 4. Dominion Energy | 14. Manchester Bridge | 24. VCU MCV |
| 5. Belle Isle | 15. Costar | 25. Interstate 95 |
| 6. Lee Memorial Bridge | 16. Federal Reserve | 26. James Monroe Building |
| 7. Oregon Hill | 17. Dominion Energy Tower | 27. Vistas on The James |
| 8. VA War Memorial | 18. Riverfront Plaza Towers | 28. Shockoe Bottom |
| 9. VCU Monroe Park Campus | 19. Truist Center | 29. Mayo Island |
| 10. New Riverfront Amphitheatre | 20. James Center | |

RICHMOND MARKET OVERVIEW

RICHMOND MARKET ATTRACTS BUSINESSES WITH TOP RANKINGS, LOW COSTS

Richmond is drawing national attention for the many advantages it offers to businesses. Leading publications like the Wall Street Journal and kiplinger.com have given Richmond high marks, including the best small city of the future, the 4th best city for commuters, and the #1 digital city. With a top ranking for business from Forbes and CNBC and below average wage, payroll, workers comp, and unemployment costs, Richmond is consistently considered as a top place to locate a business.

RICHMOND'S ECONOMIC INDICATORS ARE STRONG:
Strong job growth and low unemployment make Richmond attractive to businesses.

Major Industries: **Bio-science, Technology, Financial services**
Gross Metro Product: **\$85.9 B***
Job Growth: **1.2%***

Unemployment Rates +	RIC	USA
2021	3.2%	3.7%
2022	2.9%	3.3%

RICHMOND'S LOW COST OF LIVING & VIBRANT WORKFORCE CREATE ABUNDANT OPPORTUNITIES FOR BUSINESSES TO FLOURISH:

Metro Population: **1,300,000*** Net Migration: **1,760***
Median Household Income: **\$69,504***

Average Hourly Wage+	RIC	USA
All Occupations	\$27.10	\$28.01
Management Analysts	\$44.05	\$48.33
Registered nurses	\$36.99	\$39.78
Retail salespersons	\$13.85	\$15.35
Cooks, fast food	\$11.36	\$12.25

Median Home Price: **\$280,000*** Cost of Living: **3% below nat'l avg***

RICHMOND'S CULTURAL AND SOCIAL ASSETS ARE ABUNDANT: High education levels attract and produce a vibrant workforce

High School Attainment	90%
College Attainment	36.8%
Graduate Degrees	14%

CULTURAL ATTRACTIONS ENRICH THE QUALITY OF LIFE FOR EVERYONE:

Top Museums: **Virginia Museum of Fine Arts, Black History Museum, Valentine Museum, Edgar Allen Poe Museum, American Civil War Museum**

Top Theaters: **Altria Theater, Dominion Arts Center, Landmark Theater**

WIDELY
RECOGNIZED
FOODIE SCENE

#27

2021 TOP 100 BEST PLACES TO LIVE IN AMERICA



Top Universities/Colleges:

University of Richmond
Virginia Commonwealth University
Virginia Union University
Randolph-Macon College
Virginia State University

Richmond named one of
TOP 10 CITIES TO WATCH
in 2020 by Worth Magazine

seven

FORTUNE 500 COMPANIES
IN RICHMOND, VA

Performance Food Group

CarMax

Altria Group

Dominion Energy

Markel

Owens & Minor

Genworth Financial

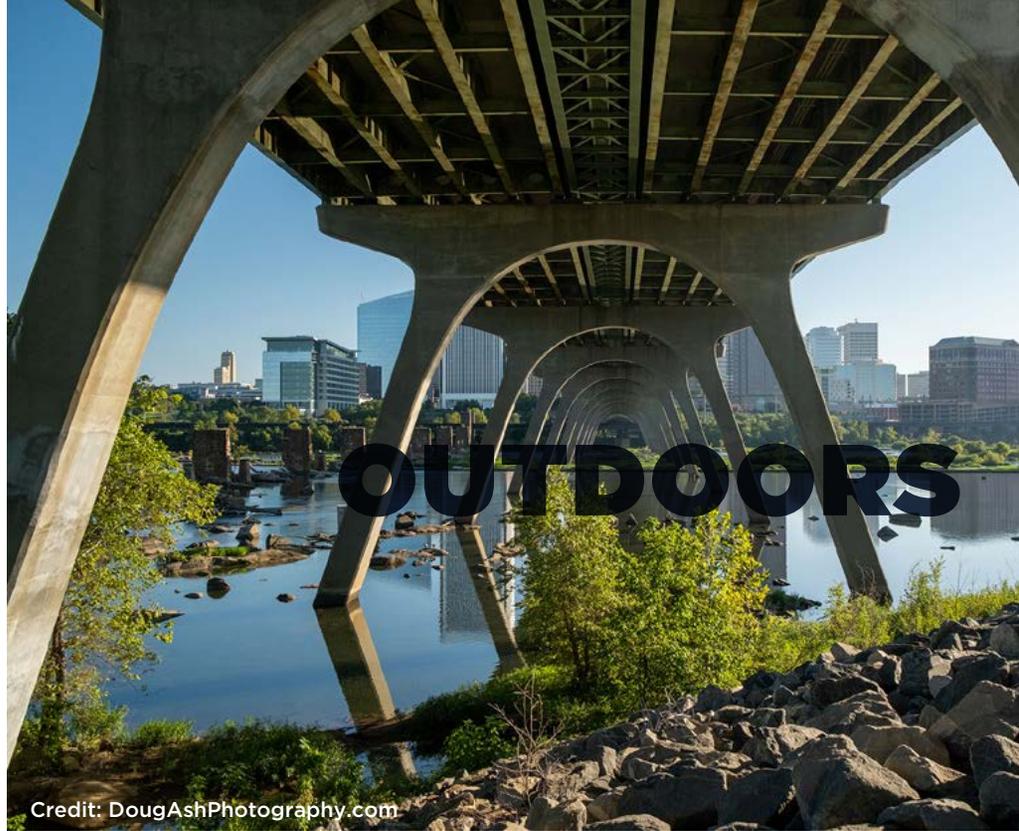


“

From whitewater rafting to festivals to charming neighborhoods, Richmond really does have it all.

— *Livability*

VIEWS



OUTDOORS

Credit: DougAshPhotography.com

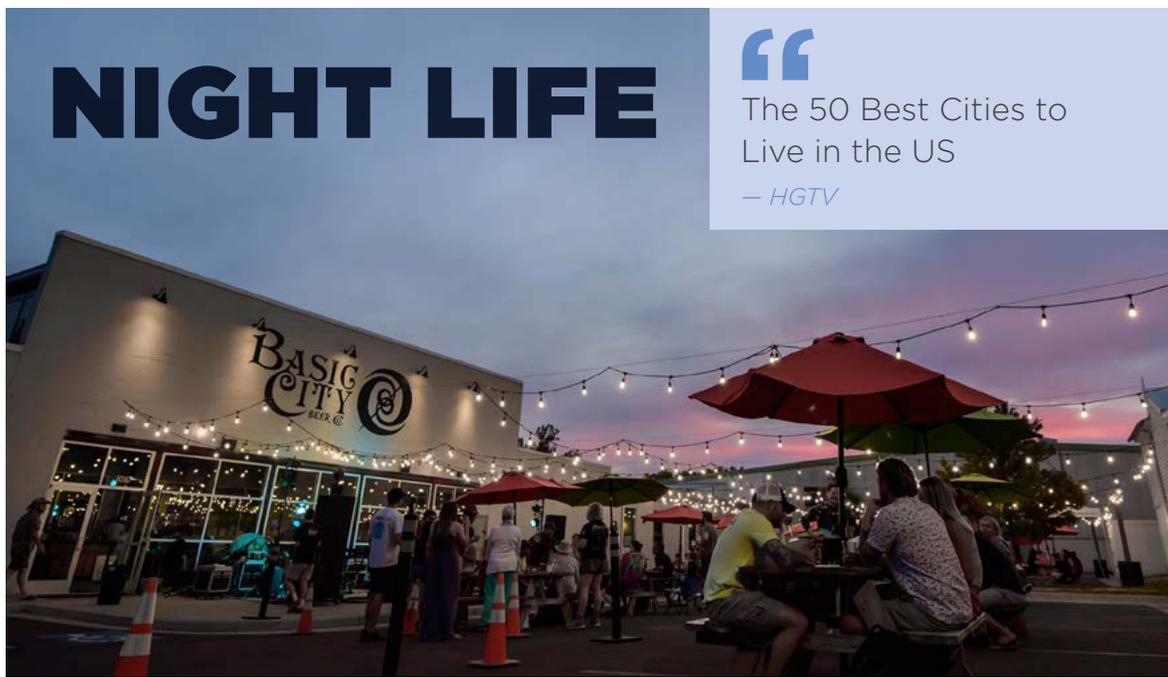


“

One of the country's fastest growing culinary scenes.

— *Redbook*

EATERIES



NIGHT LIFE

“

The 50 Best Cities to Live in the US

— *HGTV*



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