



**RANSOME**  
REALTY GROUP



**FOR SALE**

**2206 WESTWOOD AVE**  
Richmond, VA 23230

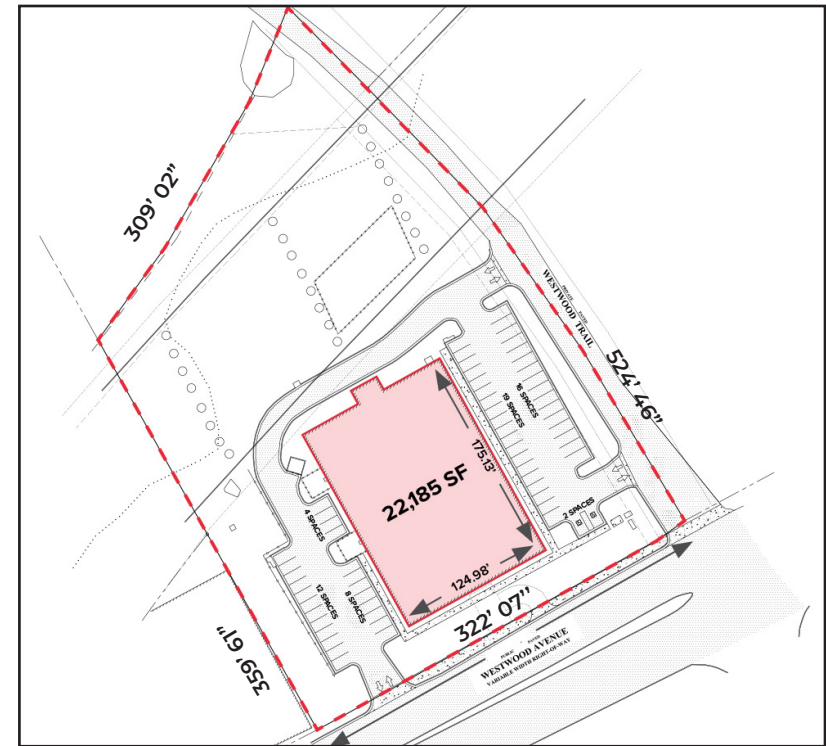
## **SPECIAL USE FACILITY REDEVELOPMENT OPPORTUNITY**

- Ideal for Users or Developers
- 3.24 acre corner lot with 61 parking spaces
- Direct I-195 and I-64 access
- M-2 General Industrial Zoning allows for wide range of By-Right and commercial uses
- FAR-10 development potential

### **PRESENTED BY:**

Rob Ransome | 804.241.4525  
Jodi Robinson | 804.456.6979  
Barry Wright | 202.350.4283





## PROPERTY INFORMATION

PARCEL ID	779-735-7361
LOT SIZE	3.24 ACRES
BUILDING SIZE	22,185 SF
PARKING SPACES	61
YEAR BUILT	2010
ZONING	M-2

## ZONING INFORMATION

### M-2 General Industrial District

BY-RIGHT zoning for various commercial land uses such as manufacturing, storage, fabricating, warehousing, funeral/mortuary services, transportation, utility-related, animal care, eating establishments, office, commercial parking, retail, vehicle sale and services, industrial services, extractive industry, manufacturing, freight, and waste-related services.

[1] Provisional Use Permit application with potential up to 200'

[2] Required from all public rights-of-way

[3] If adjoining property is in Residential district minimum interior side yard is 15', otherwise no minimum

[4] If adjoining property is in Residential district minimum Rear Yard minimum applies, otherwise can be satisfied in Rear Yard or Interior Side Yard

## DIMENSIONAL STANDARDS

Structure Height, max FT <sup>[1]</sup>	110'
Front yard, min FT <sup>[2]</sup>	25'
Interior Side Yard, min FT <sup>[3]</sup>	0/15'
Rear Yard, min FT <sup>[4]</sup>	30'

*M-2 Zoning Development Potential Standards (for all structures)*



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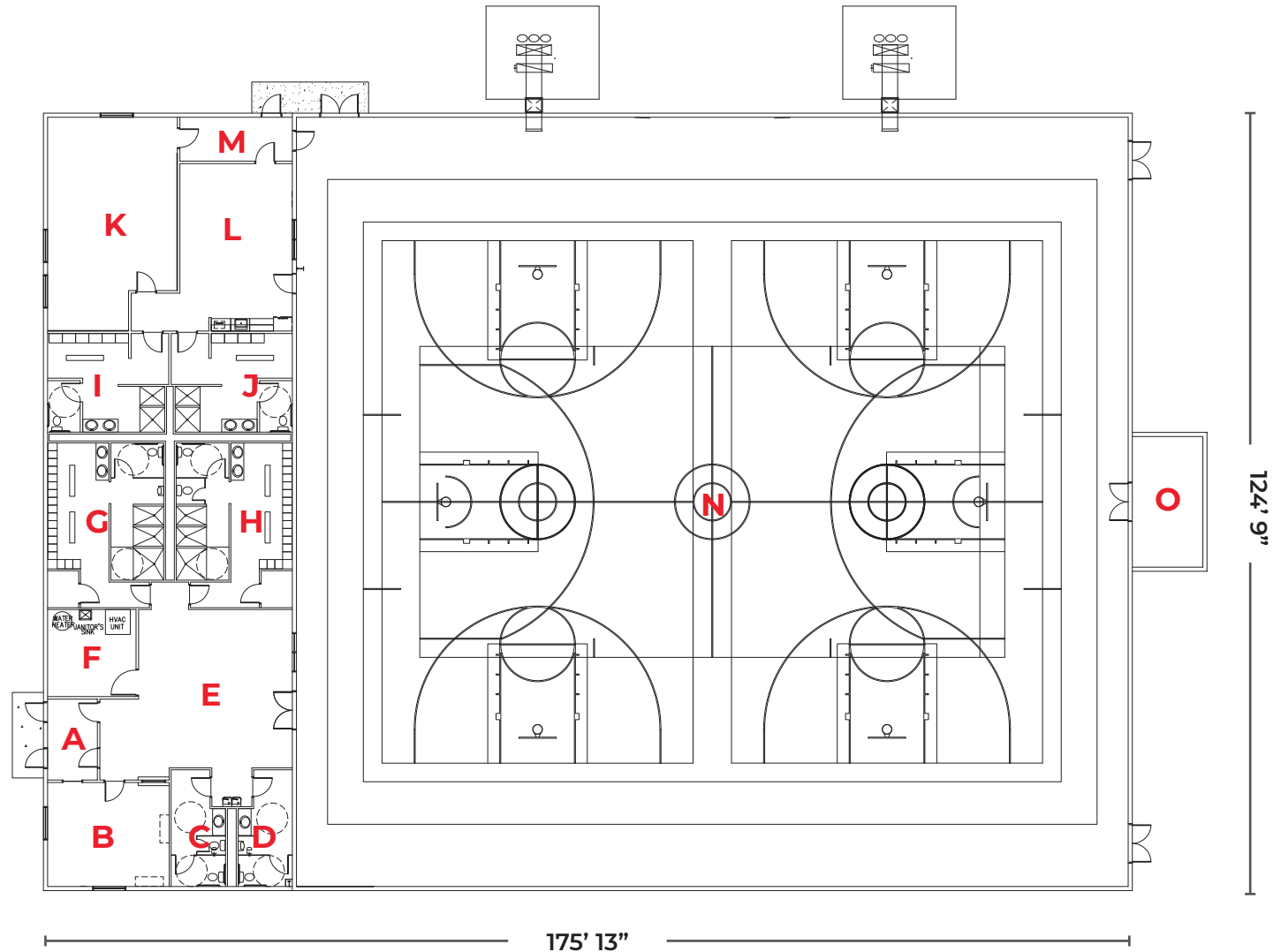


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## FLOOR PLAN

ROOM	DIMENSIONS
A Vestibule	8x13
B Office	20x17
C Rest Room (W)	9x18
D Rest Room (M)	9x18
E Public Lounge	31x27
F Mechanical Room	14x14
G Public Locker Room (Men's)	18x27
H Public Locker Room (Women's)	18x27
I Private Locker Room (Men's)	18x16
J Private Locker Room (Women's)	18x16
K Weight Room	21x28
L Private Lounge	18x21
M Vestibule	13x7
N Gym	135x125
O Gym Storage	12x20



Measurements are approximate.

Exact measurements can be provided on request.



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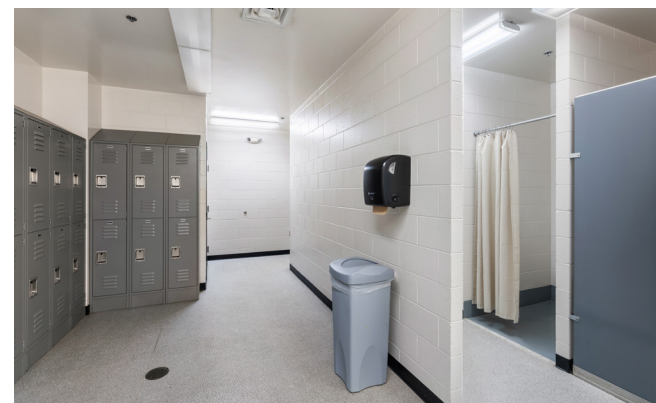
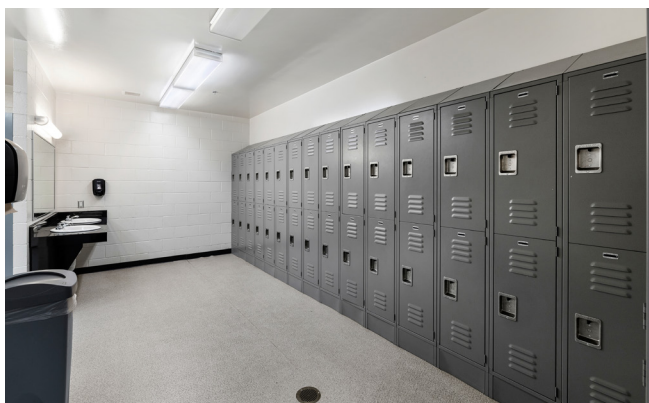
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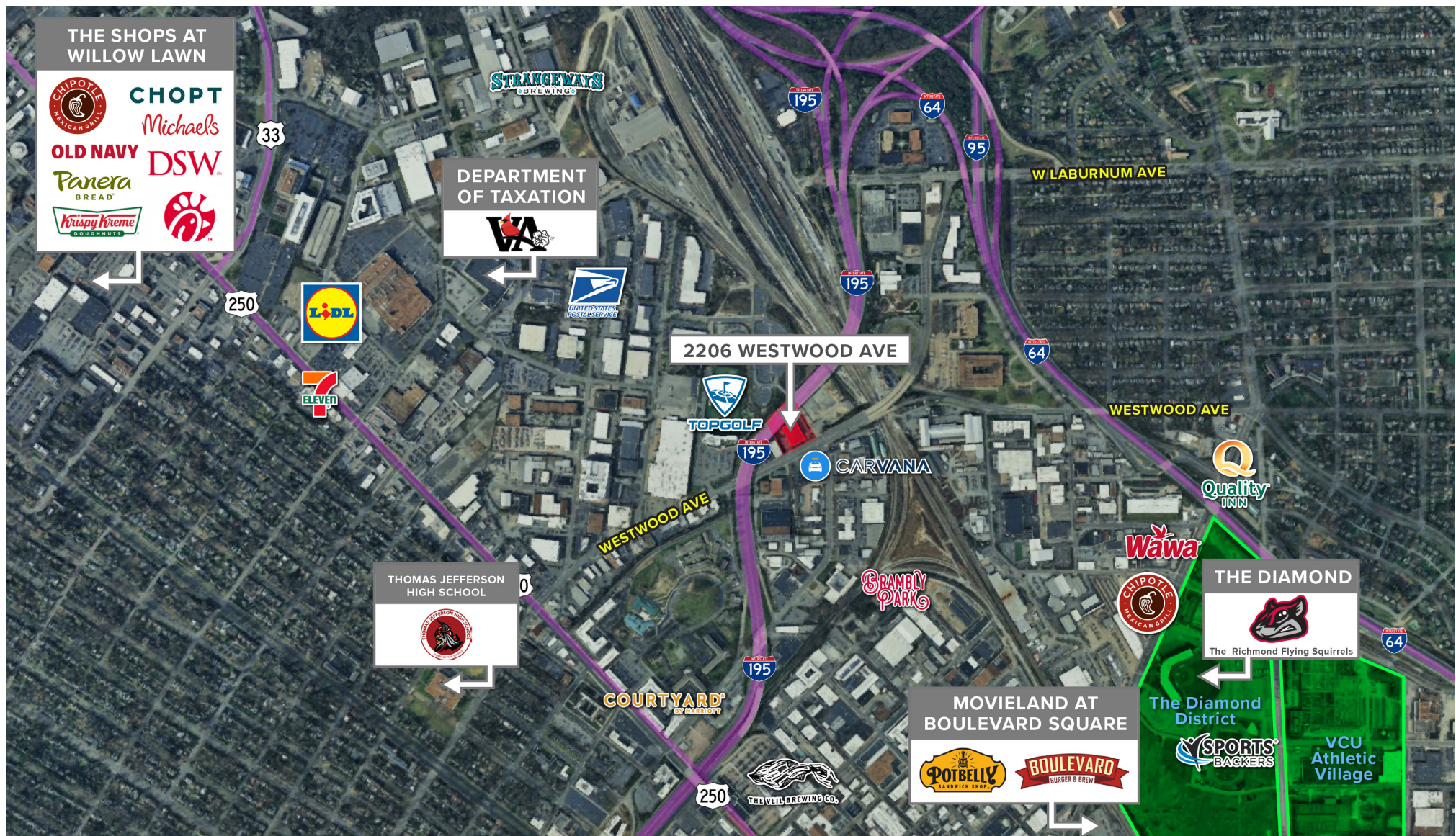
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## LOCAL AMENITIES



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## AROUND RICHMOND AND HENRICO



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# PATH TO GROWTH - RICHMOND

## DEMOGRAPHICS

Henrico County Population	327,535
Median Household Income	\$70,307
Mean Earnings	\$55,400
Total Labor Force	181,149
High School Education & Above	92.8%
Unemployment Rate	3.2%

## MAJOR EMPLOYERS

Company	Industry	Employees
Bon Secours Richmond	Healthcare	8400
Anthem Blue Cross Blue Shield	Healthcare and Insurance	2650
Markel (Headquarters)	Insurance and Investment	1900
T-Mobile USA	Telecommunications	1300
Pharmaceutical Product Development	Drug Research and Development	1200
Genworth Financial (Headquarters)	Insurance	850



Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.



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