

FOR SALE

201 W. Commerce Road
Richmond, VA 23224

PERRY STREET
132'

1 ACRE

SITE

W. COMMERCE ROAD

330'

PORTER STREET

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:**

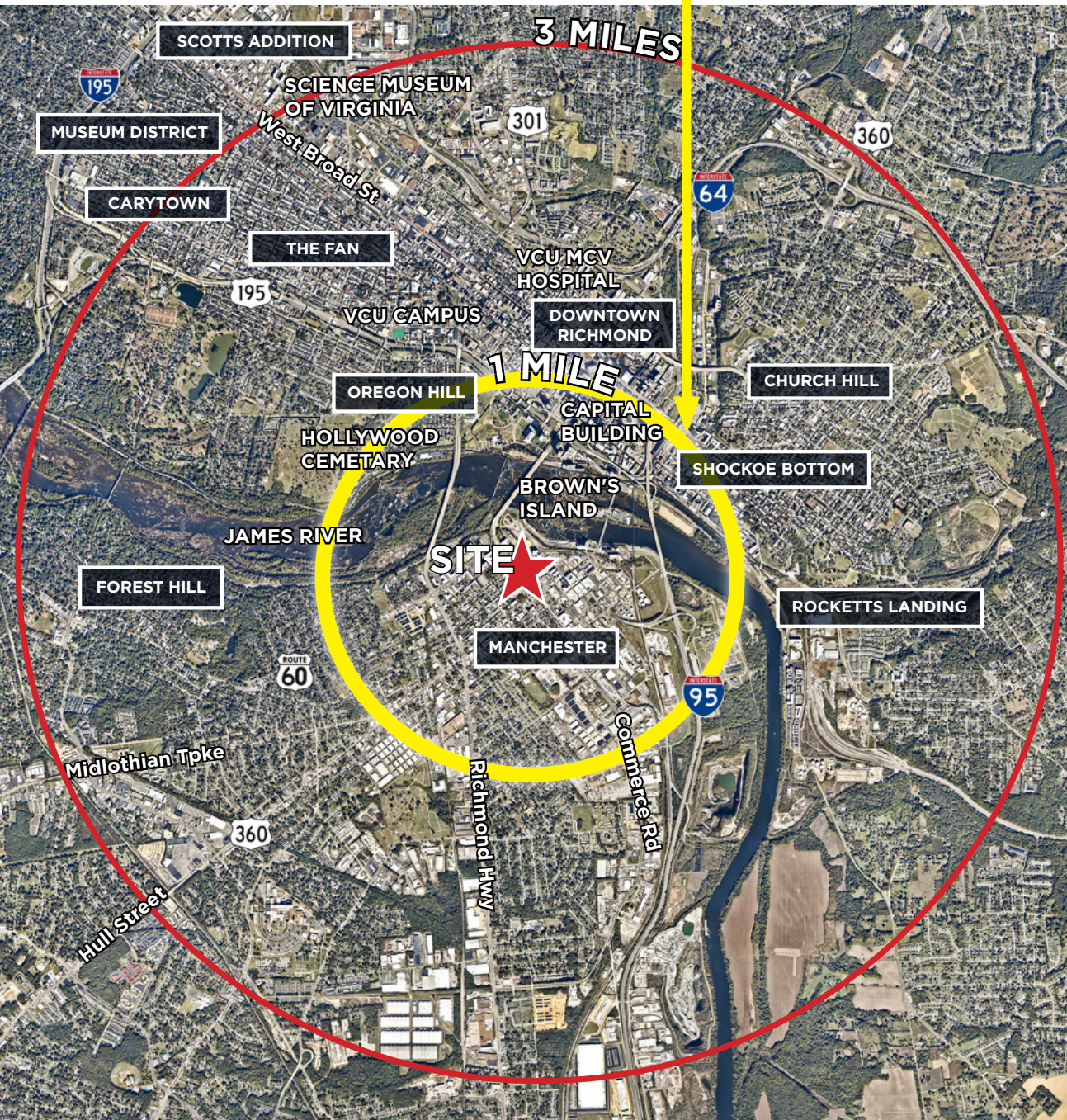
- * A New \$266.5 million 43-mile-North-South regional multi-modal trail from Ashland to Petersburg



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		
29 Exchange Alley Lofts	27	TOTAL # OF UNITS	7,399
30 Exchange Place	68		
31 First National Apartments	158	PROPOSED	
32 Hatcher Tobacco Flats	152	1 1407 Hull Street	60
33 Hopper Lofts	139	2 620 E. Cary Street	300
34 Hydro Apartments	226	3 707 E. Main Street	300
35 Jamestown	269	4 Avery Hall Site	525
36 Link Apartments Manchester	187	5 Belle Heights Phase 2	200
37 Manchester Contemporary Apts	14	6 Lighthouse Lofts	24
38 Manchester Grand Senior Apts	45	7 Miler & Associates	32
39 Manchester Park	33	8 Overlook II	271
40 Market Slip	30	9 Papa/Dodson Site	163
41 McCrae & Lacey Townhomes	27	10 Papa/Dodson Site	167
42 Miller Lofts @ Plant Zero	197	11 Plant Zero Site	235
43 Motorworks at City View	39	12 Sampson Coatings Site	250
44 New Manchester Flats	337	13 South Falls II & III	256
45 Old Manchester Lofts	40	14 Tessera Site	100
46 Old Manchester Plaza	45	15 The Element	293
47 Perry Street Apartments	45	16 The Gallery	86
48 Plant 1 Apartments	134	17 The Locks Building 7	138
49 Port RVA	102	18 The Locks Building 8	120
50 Railroad YMCA Lofts	30	19 The View at Belle Isle	116
51 Railway Flats	42	20 Thurston Sping Services Site	263
52 Residences at Richmond Trust	188		
53 River's Edge at Manchester	212	TOTAL # OF UNITS	3,899
54 Riverside Drive Apartments	66		
55 Shockoe Cary Apartments	16	UNDERCONSTRUCTION	
56 Shockoe Commons	29	1 The Cove	65
57 Shockoe Commons Main	18	2 Eddy On James	221
58 Smokehouse Lofts	28	3 Manchester Commodore	173
59 South Bank	150	4 Jackson Warehouse	52
60 South Falls Tower	255	5 The Box	118
61 Stella 360	3	6 Mutual on Main	170
62 Stonewall Place	70	7 1421 Bainbridge Street	15
		8 Canal Crossing	44
		9 The Navigator	188
		TOTAL # OF UNITS	1046

RETAIL MAP



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](https://www.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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