1 - 7.5 Acres
AVAILABLE

20 08
ONE SOUTH
COMMERCIAL

Retail Pad Sites at Hamlet Falling Creek

For Sale, Ground Lease or Build-to-suit

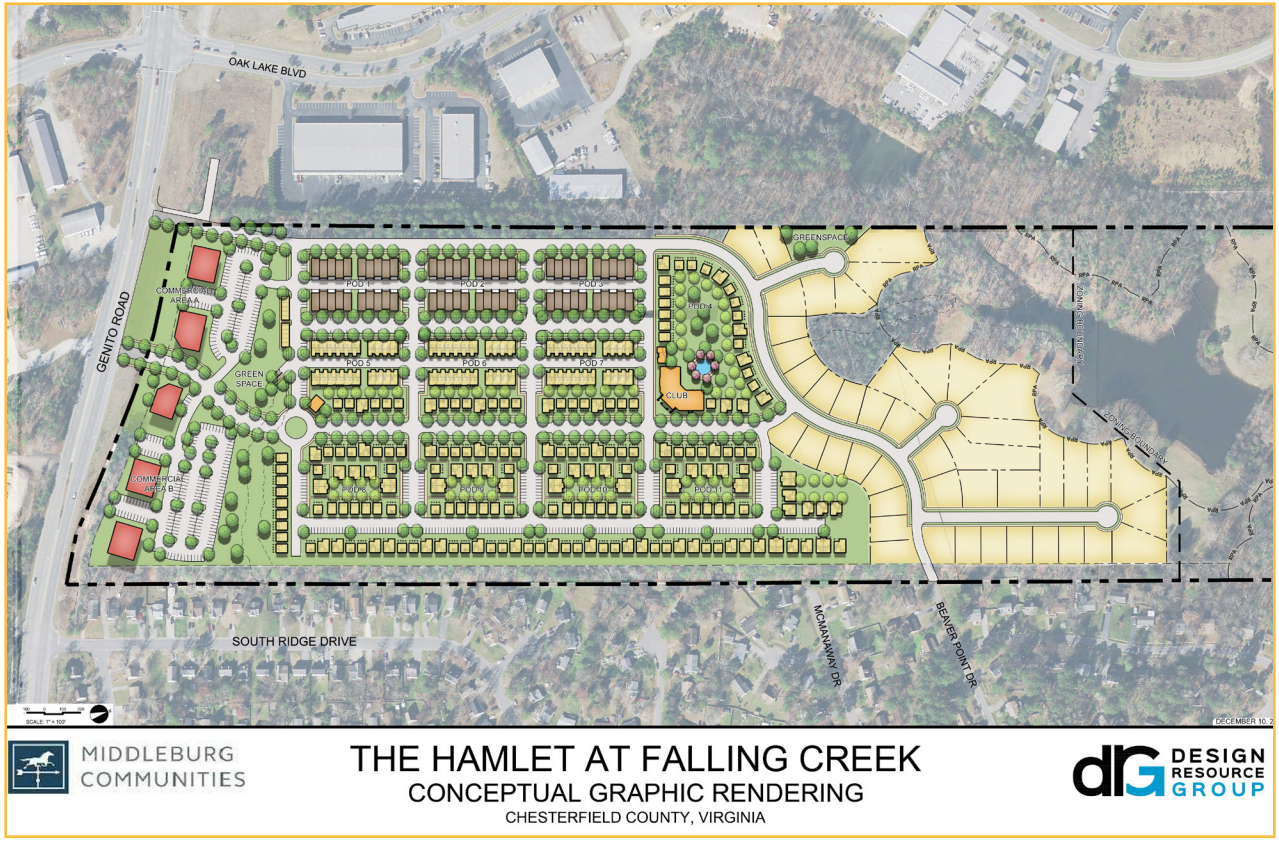
New Mixed-Use Development by Middleburg Communities

- ✓ Hot Midlothian Location
- ✓ Restaurant, Medical, Day Care, Fitness are ideal uses
- ✓ ½ Mile to River City Sportsplex

QUICK FACTS

ADDRESS	2800 & 2801 Scenic Lake Dr Midlothian, VA 23112
PID	736-68-89-02-300-000 737-68-73-59-600-000
ZONING	C-2
AC	1 - 7.5 Acres Available
PRICE	Contact Agents for Pricing

An exceptional opportunity to purchase or lease up to five retail pad sites fronting Genito Road in the heart of Midlothian. Ranging from approximately 1 acre to 7.5 acres, these shovel-ready parcels offer utilities at the site, streamlining development timelines and minimizing upfront infrastructure costs. Zoned C-2, the property supports a wide variety of retail and office uses, making it ideal for restaurants, medical or professional office, service retail, and neighborhood oriented commercial concepts. This highly customizable opportunity provides the ultimate flexibility for users to purchase, ground lease or have the developer built-to-suit. With excellent frontage, easy access just east of the Rte 288/Powhite Parkway cloverleaf, and strong visibility along Genito Road, Falling Creek retail provides a highly attractive setting for users and investors seeking a strategic foothold in one of Richmond most desirable suburban corridors.



CHIPOTLE MEXICAN GRILL
Saffron NAIL LOUNGE
SOCCER POST AMERICA'S SOCCER STORE
RIVER CITY SPORTSPLEX
OAKLAKE BUSINESS PARK
7 ELEVEN
RAISE THE ROOST CHICKEN & BISCUITS
1-7.5 Acres AVAILABLE
HAMLET FALLING CREEK

Hamlet Falling Creek

- ✓ 365 Homes (260 Rental, 105 For Sale)
- ✓ Rent $2,500-$3,500
- ✓ Average Square Footage 1,265
- ✓ 1.9 residents per unit average

The sites comprise the entrance to Hamlet at Falling Creek, the newest mixed-use community by Middleburg Communities. Featuring a dynamic blend of build-to-rent residences, for-sale single-family homes, and a thoughtfully planned walkable neighborhood commercial district. Positioned approximately ½ mile from the highly trafficked River City Sportsplex, the development benefits from steady daily activity driven by regional sports tourism and is surrounded by tens of thousands of homes in the award-winning communities of Brandermill, Woodlake, Hallsley, Rountrey and CenterPointe. This is a rare opportunity to establish a presence at the gateway to a growing master-planned community in a thriving and expanding submarket of the greater Richmond region.

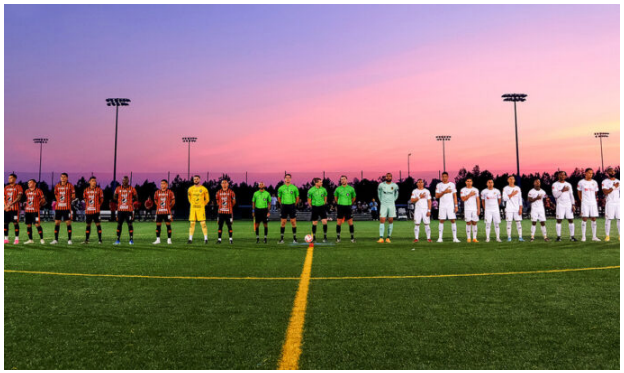
MEDIAN INCOME:
$100,000 with
25% over $150,000

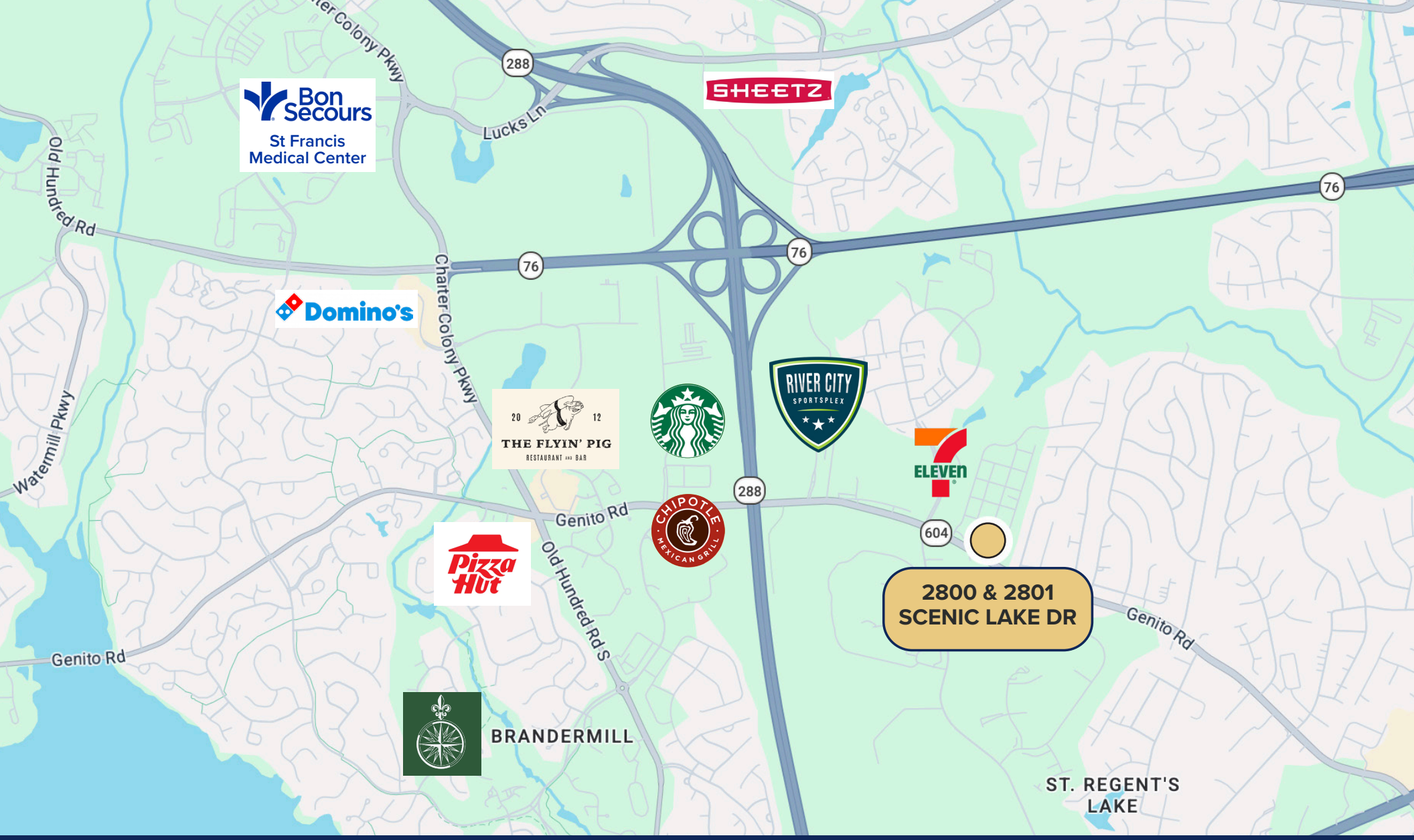
River City Sportsplex

- ✓ 500,000 visitors annually
- ✓ Tournaments & events 30 weeks a year
- ✓ Economic impact is over 30 million/year
- ✓ 16 year-round synthetic turf fields

River City Sportsplex offers the largest collection of synthetic fields in the United States and hosts events and tournaments over 30 weeks a year with over 500,000 visitors annually. The annual economic impact of the facility is over $30 million annually. All of these visitors are future customers of the commercial village at Hamlet.

½ MILE TO RIVER CITY SPORTSPLEX





ONE SOUTH COMMERCIAL

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