

FOR SALE

SPECIAL USE FACILITY - REDEVELOPMENT OPPORTUNITY



RANSOME
REALTY GROUP



ROB RANSOME 804.241.4525

ROB@RANSOMEREALTY.COM

JODI ROBINSON 804.456.6979

JODI@RANSOMEREALTY.COM

AT A GLANCE

ADDRESS: 2206 Westwood Avenue, Richmond VA

TYPE OF PROPERTY: Special Commercial Use

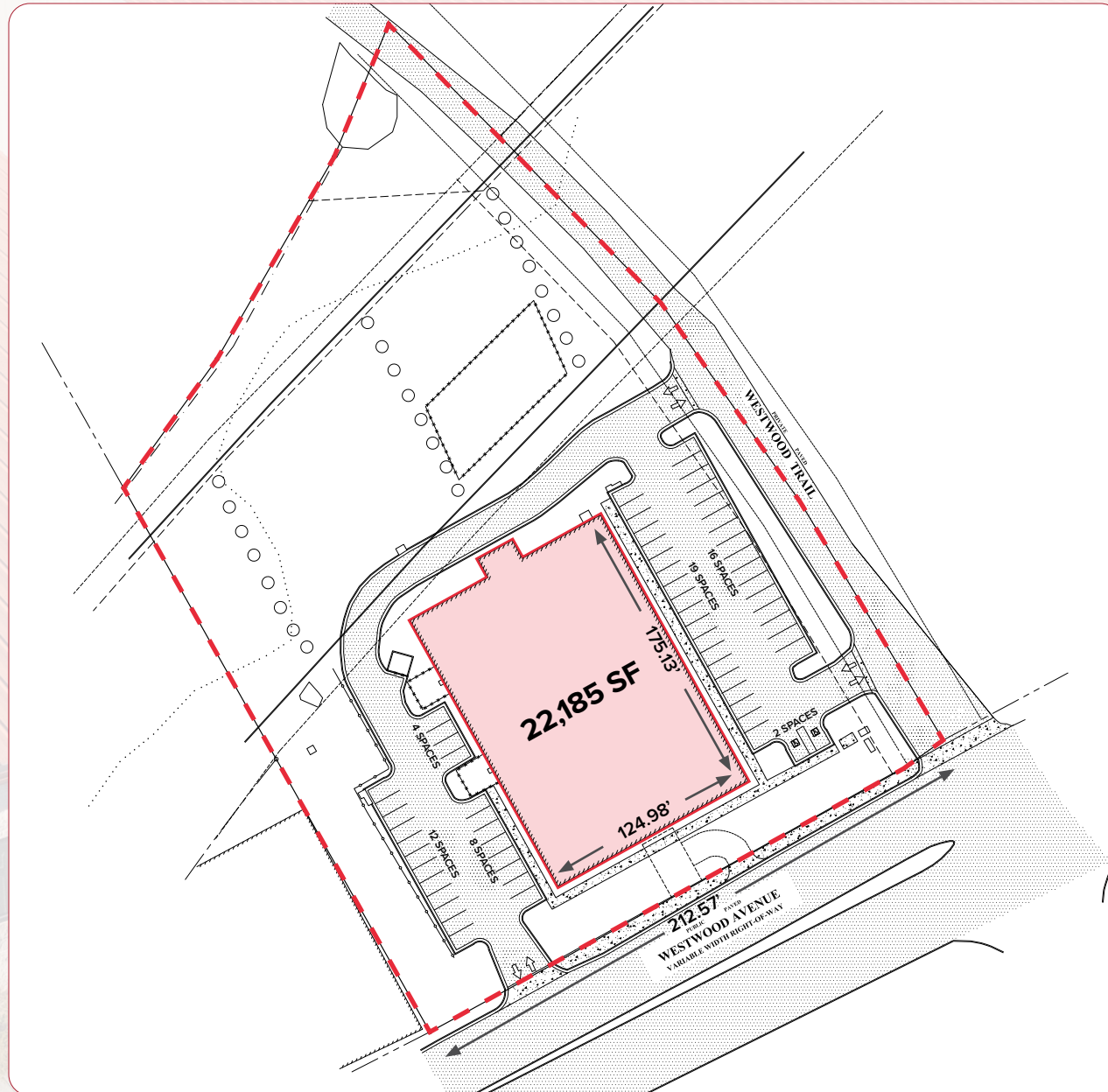
SQUARE FOOTAGE: 22,185 SF building on 114,115 SF (3.24 acres) of ground

CURRENT USAGE: Athletic and Fitness Facility containing 61 parking spaces

ZONING: M-2 General Industrial District is intended to provide lands for a variety of commercial uses and manufacturing, fabricating, and warehousing activities that have the potential to produce low to moderate levels of odor, noise, and similar adverse impacts on nearby lands. Allowed uses include manufacturing, laboratories, warehouses, and recycling.

MARKET: 2206 Westwood Avenue is a 3.24 acre site conveniently located off of I-195 within Henrico County in Richmond, Virginia at the northwest corner of the signalized intersection of Westwood Avenue and Westwood Trail.

Within a ½ mile of 2206 Westwood Avenue is the Diamond District, a \$2.8B repositioning of 67 acres that when fully developed will deliver 2,800 residential units, 935,000 SF of office space, and 195,000 SF of retail and community space. A key component of the project will be the 10,000-seat capacity baseball field for the minor league Richmond Flying Squirrels.



AERIAL OVERVIEW



THE SHOPS AT WILLOW LAWN

DEPARTMENT OF TAXATION



2206 WESTWOOD AVE



WESTWOOD AVE

WESTWOOD AVE

W LABURNUM AVE

THOMAS JEFFERSON HIGH SCHOOL

COURTYARD BY MARRIOTT



THE DIAMOND

The Richmond Flying Squirrels

MOVIELAND AT BOULEVARD SQUARE

The Diamond District

VCU Athletic Village

PHOTOS



Exterior Entrance



Interior Courtroom



Interior Courtroom



Interior Lobby



Exercise Room



Conference Room

EXCLUSIVELY LISTED BY

ROBERT RANSOME | PRINCIPAL
RANSOME REALTY GROUP
OFFICE +1 804.393.0251
CELL +1 804.241.4525
EMAIL ROB@RANSOMEREALTY.COM
VA LIC# 0225105542

11 SOUTH 12TH STREET, SUITE 116 | RICHMOND, VA 23219

JODI ROBINSON
RANSOME REALTY GROUP
OFFICE +1 804.393.0251
CELL +1 804.456.6979
EMAIL JODI@RANSOMEREALTY.COM



WWW.RANSOMEREALTYGROUP.COM