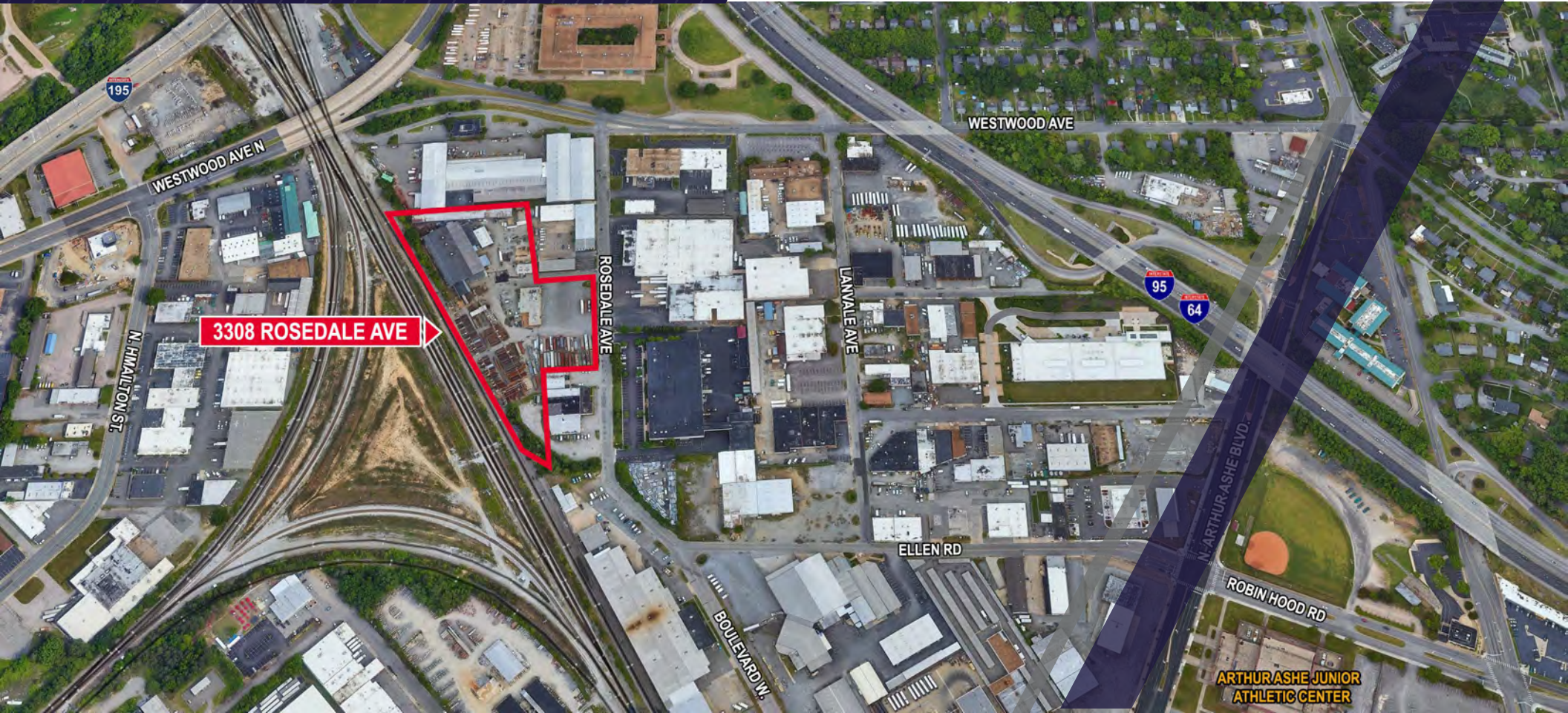


FOR SALE  
**3308 ROSEDALE AVENUE**  
RICHMOND, VA



 CUSHMAN & WAKEFIELD | **THALHIMER**

**51,965± SF AVAILABLE**

SITUATED ON 5.8± ACRES

**REDEVELOPMENT  
OPPORTUNITY**



# FEATURES & SITE PLAN



## REDEVELOPMENT OPPORTUNITY

- Exposure to I-95, I-64
- Great Scott's Addition location
- Easy interstate access - Less than 1 mile to I-95, I-64, and I-195



## FEATURES

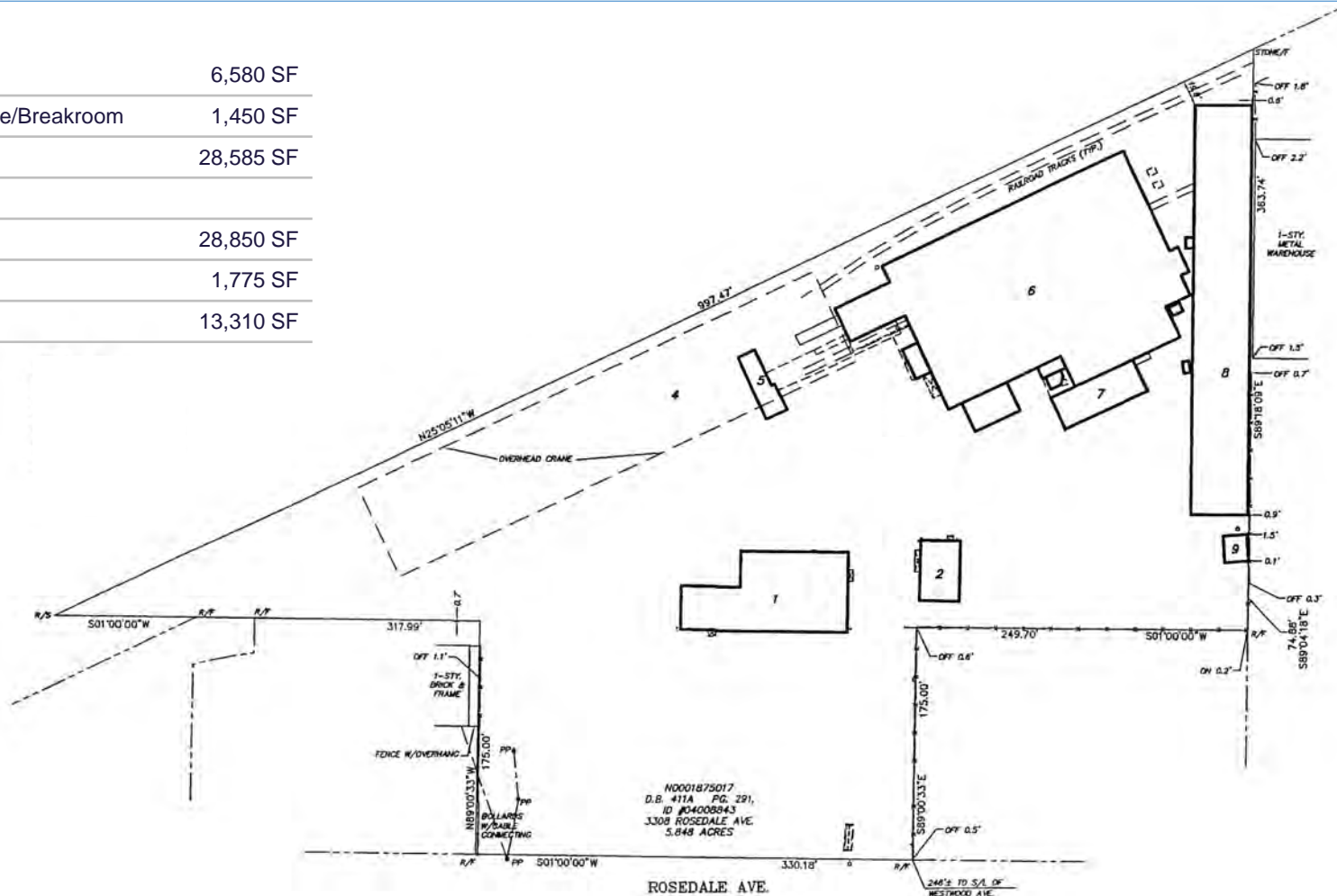
- 51,965 SF of buildings
- 28,585 SF overhead crane/laydown area
- 5.8± Acres
- Completely paved/stoned



## ZONING

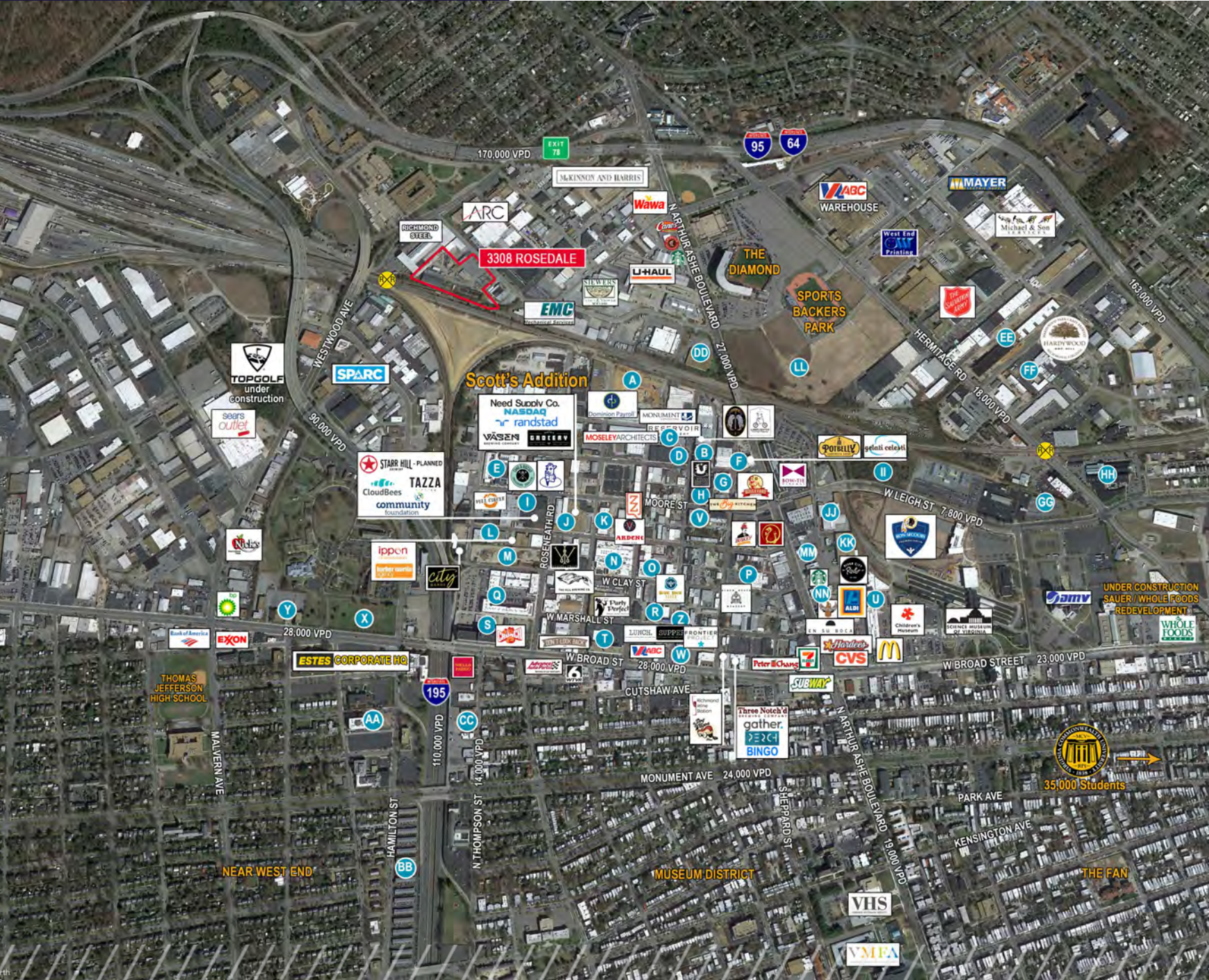
B-7

1	Main Office	6,580 SF
2	Shipping Office/Breakroom	1,450 SF
4	Yard Cane	28,585 SF
5	Saw Shed	
6	Main Shop	28,850 SF
7	Plate Shed	1,775 SF
8	Paint Shop	13,310 SF
9	Paint Storage	





# SCOTT'S ADDITION NEIGHBORS



NEW AND EXISTING DEVELOPMENT	
A	SYMBOL 190 Units & 60,000 SF Office
B	Summit Lofts 27 Units
C	Ambience Lofts 31 Units
D	1 Scott's Addition 40 Units
E	Scott's Edge 94 Units
F	Concrete Plant 13 Units
G	The Altmont 31 Units
H	1 Scott's Addition 90 Units
I	1500 Roseneath Redevelopment
J	Handcraft Redevelopment
K	Osprey Lofts 30 Units
L	Roseleigh Redevelopment
M	Scott's View 350 Units & 25,000 SF Commercial Space
N	Courtyard Lofts 90 Units
O	3122 W Clay 17 Units
P	2915 W Clay 38 Units
Q	The Preserve 194 Units
R	Summit Suites 16,000 SF Office
S	3600 W Broad 193 Units
T	3200 W Broad 322 Units Planned
U	Cookie Factory Lofts 178 Units
V	The Spur 35,000 SF Mixed-Use
W	The Summit 166 Units Planned
X	3900 W Broad 300 Units Planned
Y	Belmont Apartments 238 Units + Commercial Planned
Z	The Nest 122 Units
AA	Argo Apartments 66 Units
BB	Georgetown Apartments 192 Units
CC	Fresenius Medical Care Under Construction
DD	Novel Scott's Addition 275 Units Planned
EE	The Cooperage 117 Units
FF	The Outpost at Brewer's Row 200 Units
GG	Todd Lofts at Hermitage 100 Units
HH	Southern Stove 187 Units
II	2700 Leigh Street 375 Units
JJ	Thalimer Apartments 250 units + 10K SF Retail
KK	The Scout 218 units + commercial
LL	Diamond District RFP 65 Acre mixed use development
MM	Arthur Ashe Boulevard 300 Units + 15K SF Commercial
NN	1101 N Arthur Ashe Boulevard 130 co-living bedrooms



# SCOTT'S ADDITION



Scott's Addition is the City of Richmond's hottest and fastest growing neighborhood and covers 152 acres near downtown Richmond. Although known for its impressive collection of over 13 breweries, cideries, meaderies, and distilleries, Scott's Addition is also home to nationally-recognized restaurants, rooftop bars, a boutique bowling alley, cinema, shuffleboard bar, retail shops, and more.

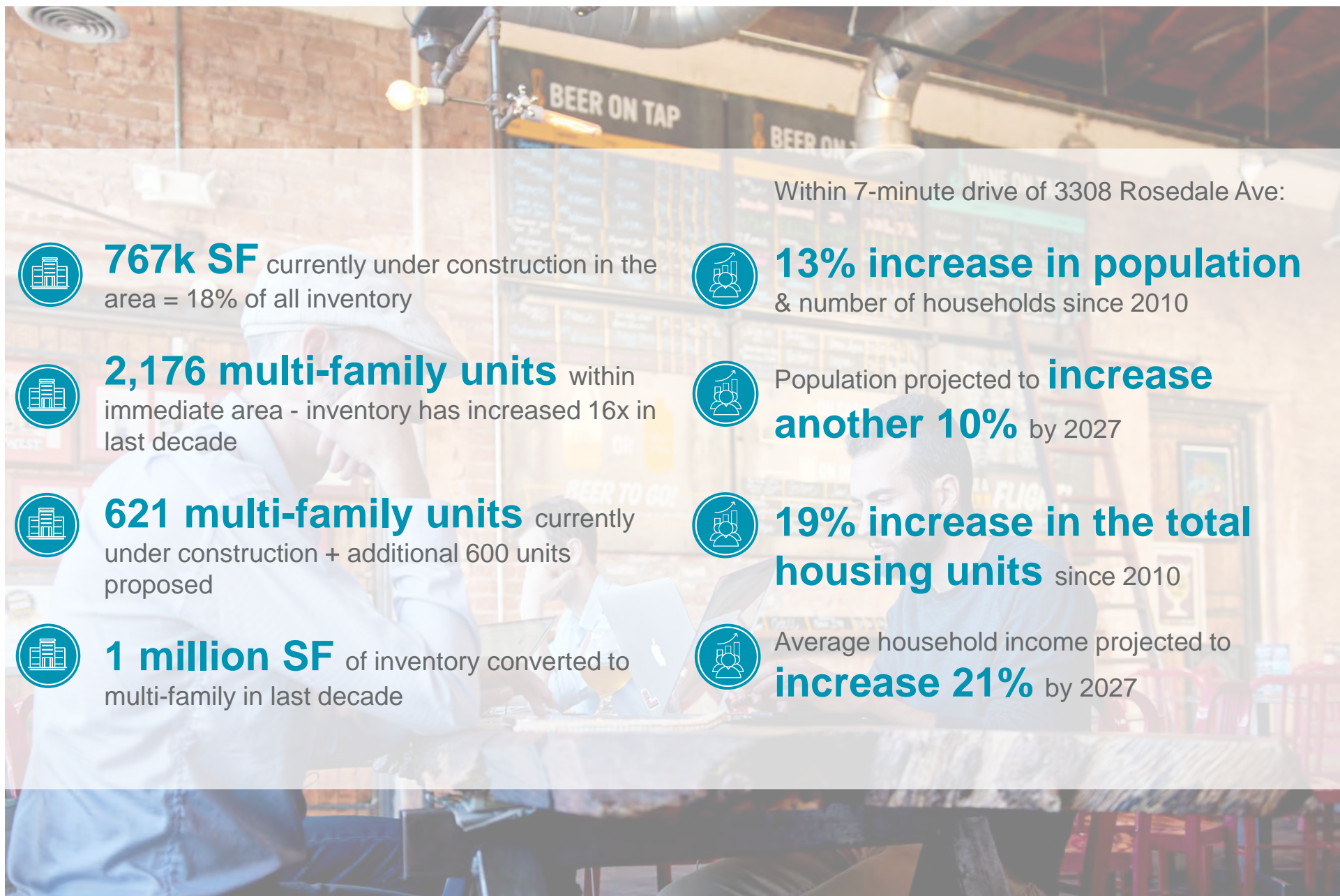
In the last decade, Scott's Addition has seen incredible redevelopment of industrial buildings and warehouses into multifamily properties and entertainment venues.

The neighborhood was rezoned by the City to the B-7 Mixed Use and TOD-1 Transit Oriented districts to further promote such development. The area is now home to a vast array of business types – entertainment, advertising, technology, architecture, and more.

Convenient access to Interstates 64, 95, 195, and the Powhite Parkway have also led to a growing number of employers choosing to relocate or open new offices in the neighborhood.



# SCOTT'S ADDITION



Within 7-minute drive of 3308 Rosedale Ave:



**767k SF** currently under construction in the area = 18% of all inventory



**13% increase in population** & number of households since 2010



**2,176 multi-family units** within immediate area - inventory has increased 16x in last decade



Population projected to **increase another 10%** by 2027



**621 multi-family units** currently under construction + additional 600 units proposed



**19% increase in the total housing units** since 2010



**1 million SF** of inventory converted to multi-family in last decade



Average household income projected to **increase 21%** by 2027

# SCOTT'S ADDITION ESTABLISHMENTS



## RESTAURANTS / BREWERIES

## EMPLOYERS

## ARTS / ENTERTAINMENT

**BOULEVARD**  
BURGER & BREW  
**TAZZA**  
KITCHEN  
**ARDENT**  
**STARR HILL**  
DOWNTOWN  
**HATCH**  
**STARBUCKS**  
**gelati celesti**

**carlotz** **Tahzoo.**  
**gather.** **ESTES**  
EXPRESS LINES  
**WT**  
WHITING-TURNER  
**Hazen**  
**GRENOVA**  
Reducing Laboratory Waste  
**WHOLE FOODS**  
MARKET  
**DOMINION PAYROLL**  
**MOSELEY ARCHITECTS**

**Children's Museum**  
OF RICHMOND  
**VMFA**  
VIRGINIA MUSEUM OF FINE ARTS  
**Science Museum of Virginia**  
**BOW-TIE**  
CINEMAS  
**city**  
BARRE  
**RIVER CITY**  
*Robo*  
EST. 2018  
**TopGolf**  
**SLINGSHOT**  
— SOCIAL GAME CLUB —



# SITE DEMOGRAPHICS



67.6%

1 MILE EDUCATION BACHELOR & ABOVE



456,844

15 MIN DAYTIME POPULATION



202,132

12 MINUTE POPULATION



6,334

1 MILE HOUSEHOLDS



\$98,134

1 MILE AVERAGE HOUSEHOLD INCOME



37

1 MILE MEDIAN AGE

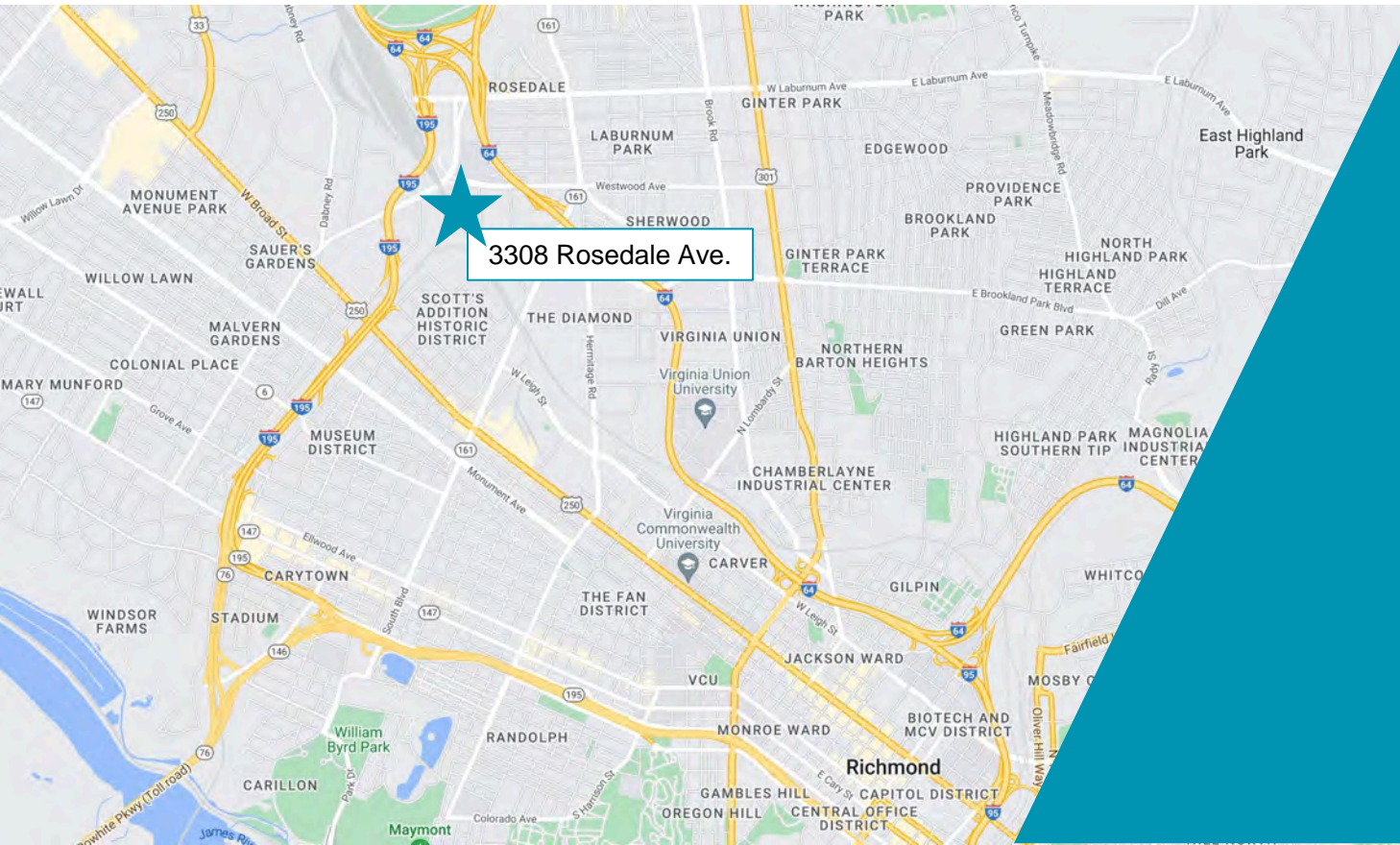
## RADIUS

	1 Mile	3 Mile	5 Mile
2024 Total Population	10,350	126,197	265,168
2024 Households	6,334	59,097	122,015
2024 Education Bachelors & Above	67.6%	56.8%	49.5%
2024 Average Household Income	\$98,134	\$110,610	\$104,176
2024 Median Household Income	\$85,109	\$81,116	\$79,356
2024 Total Daytime Population	21,378	162,521	354,770
2024 Median Age	37	33	34

## DRIVE-TIME

	7 Minute	12 Minute	15 Minute
2024 Total Population	31,820	202,132	340,881
2024 Households	17,152	95,599	154,795
2024 Education Bachelors & Above	66.5%	51.9%	48.3%
2024 Average Household Income	\$116,420	\$102,353	\$102,986
2024 Median Household Income	\$92,857	\$78,084	\$80,885
2024 Total Daytime Population	45,108	296,556	456,844
2024 Median Age	36	34	35

# WHY RICHMOND?



“Top 5 hippest cities in U.S. everyone wants to move to”

- Business Insider



**11** Fortune 1000 companies



Cost of living **>3%** below of national average



**#7** Mid-sized City of the Future



Home to **300** international businesses



One of “**Top 10** Cities to Watch”



One of “The South’s **Best Food** Cities of 2020”



**\$89,725** 1-mile household income



State **Capital** and Federal **Reserve** City



WELCOME TO  
RICHMOND

FUN FACTS

# WORKPLACE

**LEGO**<sup>®</sup>

Chesterfield County

- **1<sup>ST</sup> U.S.** Manufacturing Plant
- **\$1 BILLION** Investment
- **1.7 MSF** Facility
- **500** New Jobs

*Wegmans*

Hanover County

helping you make great meals easy

- **\$175 MILLION** Investment
- **REGIONAL** Distribution Facility
- **700** New Jobs



**CoStar**<sup>™</sup> City of Richmond

- **\$460 MILLION** Investment
- **HQ EXPANSION**
- **2,000** New Jobs

**amazon**

Henrico County

- **2.6 MSF** Multi-Story Robotics Facility
- **1,000** New Jobs



# WELCOME TO RICHMOND

## 8 FORTUNE 500 COMPANIES

### FORTUNE 500 EMPLOYERS WITH HQ IN RICHMOND:

Dominion	CarMax	Markel
Altria	Owens & Minor	PFG
Genworth	Arko Holdings	

## 20,000

Jobs Created in the Past 12 Months

## 4.1%

Unemployment Rate

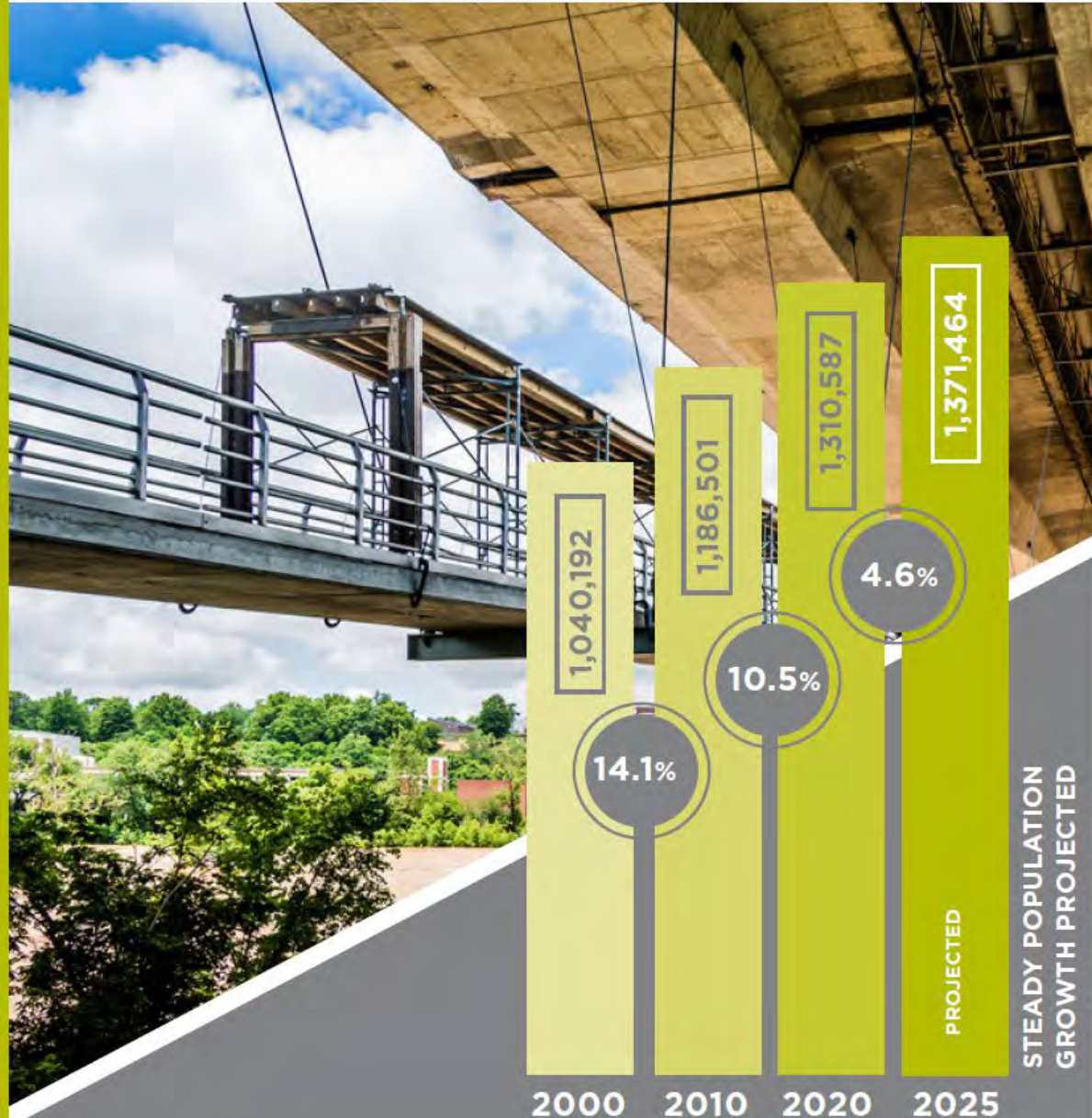
## \$69,509

Median Household Income

## 4%

Below National Average for Cost of Living

*\*Economic data is from Q3 2021*



STEADY POPULATION GROWTH PROJECTED



# WELCOME TO RICHMOND



## NEW & EXPANDING COMPANIES

COMPANY	NEW JOBS	INVESTMENT
CoStar	3,000	\$460,000,000
Amazon.com, Inc.	1,000	Undisclosed
Wegmans	700	\$175,000,000
The Results Companies	600	\$1,500,000
SimpliSafe	572	\$5,500,000
Kinsale Insurance Company	400	\$50,000,000
Phlow Pharmaceuticals	350	\$354,000,000
Western Express	250	\$3,900,000
PPD, Inc.	200	\$63,700,000
Facebook	200	\$750,000,000
AvePoint	200	\$100,000,000
Dominion Outsourcing LLC	190	\$370,000
Vytal Studios	155	\$6,800,000
TemperPack	141	\$10,400,000
Cascades Inc.*	140	\$275,010,000
Ocean Network Express, Inc.*	129	\$2,550,000
CameraMatics*	100	\$25,000,000
M.C. Dean	100	\$25,100,000
Classic Granite & Marble	100	\$10,000,000
Performance Food Group	100	\$80,000,000
AdvanSix	92	\$160,000,000

\*Headquartered in another country.



# WELCOME TO RICHMOND

RANKED #1

**TOP STATE FOR  
BUSINESS**

CNBC

RANKED #2

**CITY MILLENNIALS ARE  
MOVING TO**

RUNNER'S WORLD

RANKED #2

**REGIONAL WORKFORCE  
DEVELOPMENT** in the South Atlantic

SITE SELECTION

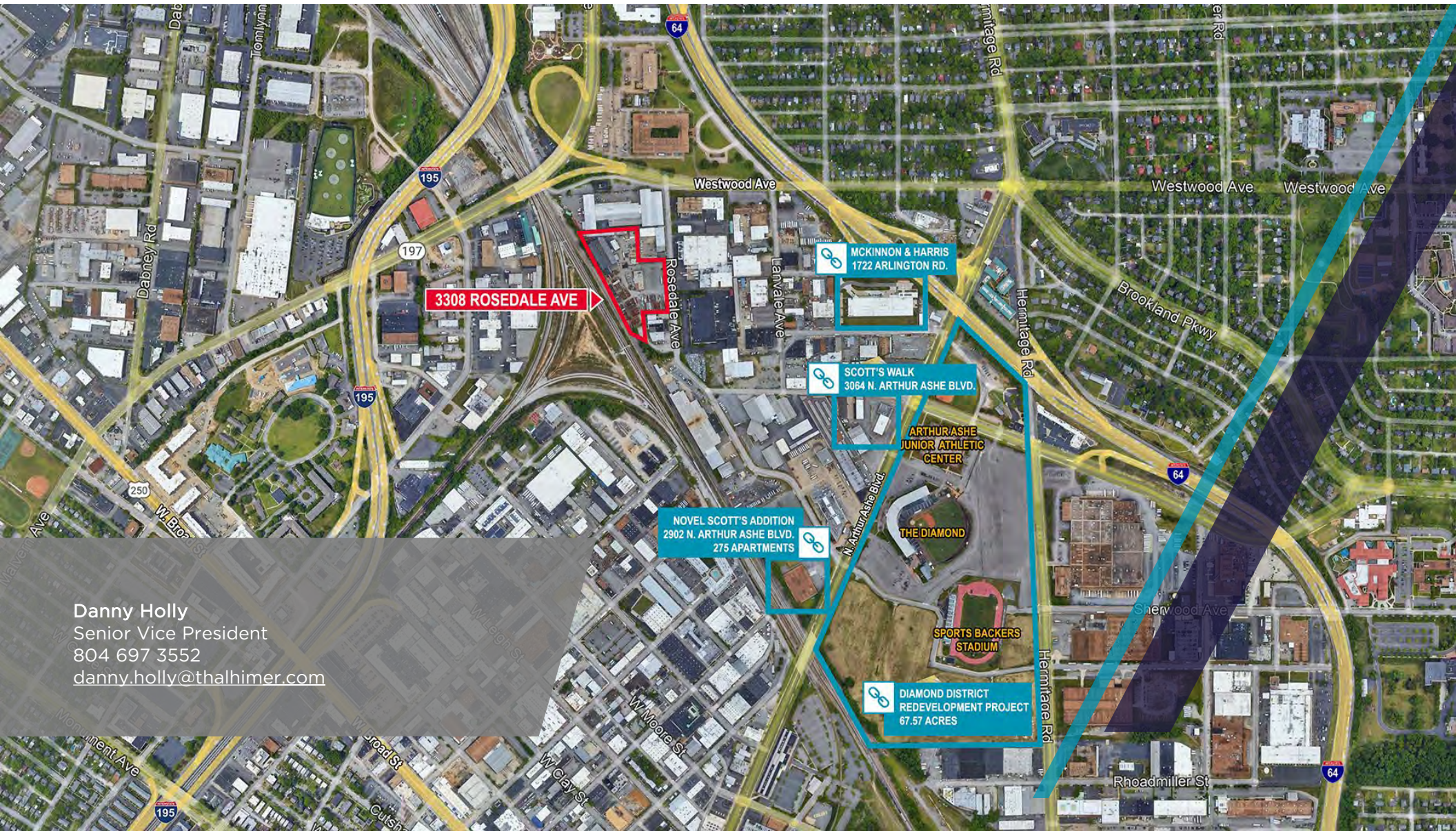
RANKED #3

**BEST CITY (OUTSIDE SILICON  
VALLEY) for Your Next Startup**

BROADBANDNOW

FUN FACTS  
**RVA**





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Senior Vice President  
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Click on aerial for more information on each development

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