

GREENGATE Pad Ready Site

Final site opportunity in GreenGate

EXCLUSIVE LISTING

FOR SALE



PUTTING THE URBAN IN SUBURBAN

20 08
**ONE SOUTH
COMMERCIAL**

12159 W BROAD ST,
RICHMOND, VA 23223

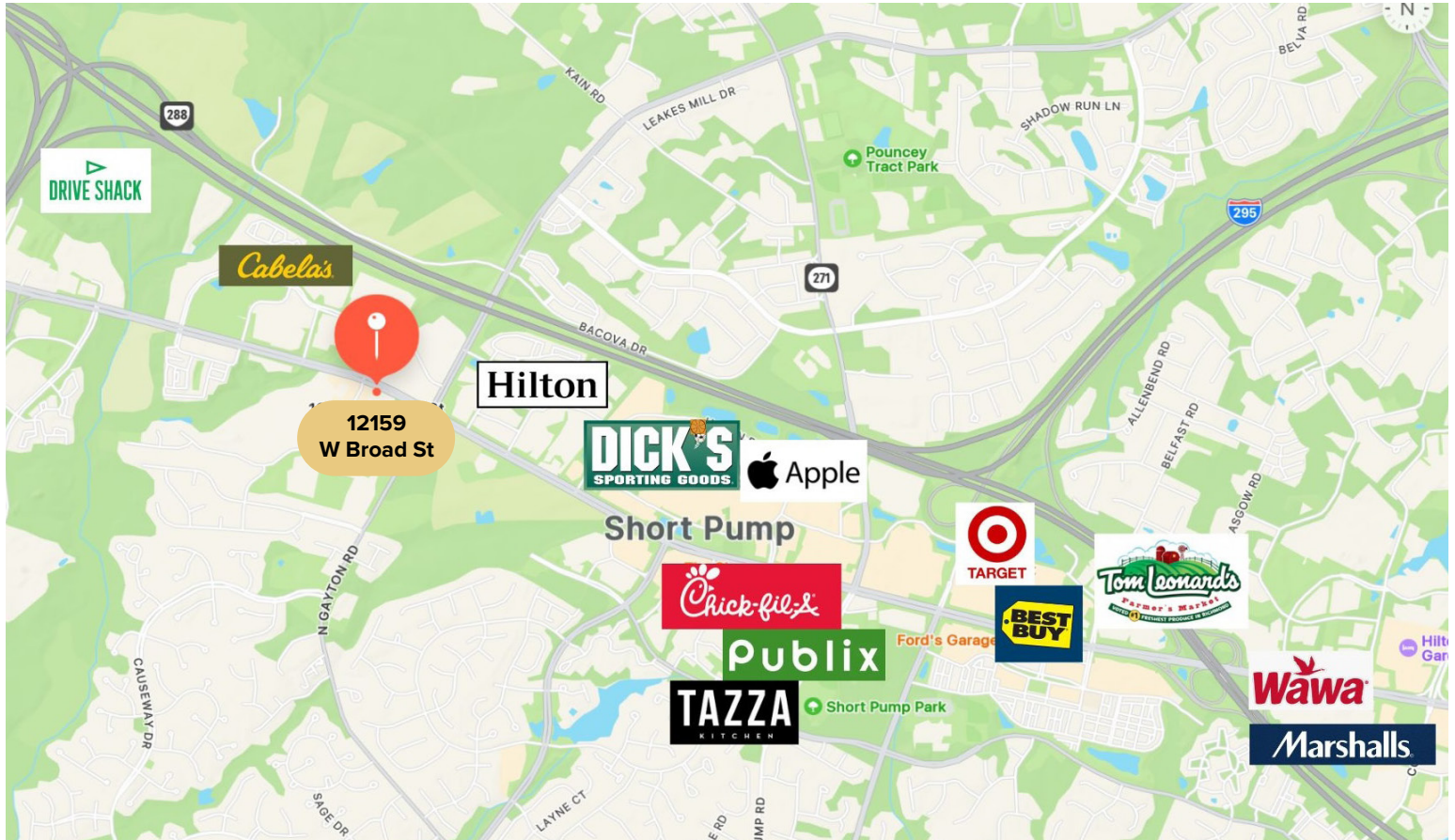
 **\$1,250,000**

PROPERTY HIGHLIGHTS

- ✓ In the Heart of GreenGate
- ✓ Retail/Office/Medical Pad Site
- ✓ All Parking/Utility Infrastructure In Place and Complete
- ✓ Building Permit Ready
- ✓ 8,500 SF Footprint

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Exclusive opportunity to purchase the last development site in GreenGate.

This pad site is fully developed and ready for a high end retail, office or medical user to build their home in the heart of this award-winning mixed use development.

The 8,500 square foot pad site can accommodate a one or two story building and up to 17,000 square feet. All parking, utilities and stormwater are complete.

GreenGate consists of 248 upscale residential units, a 45,000 SF medical office building and over 115,000 square feet of upscale retail space including Red Salt Chophouse, Mellow Mushroom, The Daily Kitchen & Bar, West Coast Provisions, Starbucks, Cycle Bar, Carytown Bicycle Co., Mango Salon, Pure Barre, and a brand new concept by EAT Restaurant Group coming soon on the adjacent site.

QUICK FACTS

ADDRESS | 12159 W Broad Street,
Richmond, VA 23233

PID | 732-764-5751

ZONING | UMUC

GBA | Up to 17,000 SF

SALE PRICE | \$1,250,000

SITE PLAN

- SECTION BOUNDARY LINE
- EXISTING RETAIL BUILDINGS
- PAD SITE FOR SALE



Richmond's best, farther west.

SHORT PUMP SUB-MARKET

- 5.5+ Million SF of retail
- 7+ Million SF of office product
- 35,000 day time population



Located near the corner of West Broad Street and North Gayton Road in Short Pump, VA. It is 1/4 mile from the 1.4 million square foot Short Pump Town Center.



+/- 160,000 SF of commercial space

- 115,000 SF of retail space
- 45,000 SF of office space

INTERSTATE ACCESSIBILITY



1 mile



1.75 miles



3 miles



Signalized intersection



West End

Located in the heart of Richmond's vibrant West End, GreenGate is a premier mixed-use destination combining high-end retail, upscale dining, modern office space, and luxury residential living. Anchored by national and local favorites, this walkable shopping center offers exceptional visibility and accessibility from Broad Street and Route 288, drawing steady foot traffic from the affluent Short Pump and Deep Run communities. With its thoughtfully designed streetscape, ample parking, and dynamic tenant mix, GreenGate presents a prime opportunity for retailers and businesses seeking to establish a presence in one of Richmond's most desirable commercial corridors.



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

CONTACT



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