

# Riverfront Parking Lot/Development Site

## 1.7 Acres at the 14th Street Bridge and Mayo Island

EXCLUSIVE LISTING

# FOR SALE



20 08  
**ONE SOUTH**  
COMMERCIAL

## 323 SOUTH 14TH ST,

RICHMOND, VA 23219



### Call For Pricing

#### PROPERTY HIGHLIGHTS

✓ 198 NEWLY BUILT

**PARKING SPACES**

✓ PRICED TO SELL

✓ WALK TO MAYO ISLAND

**RENOVATION**

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This incredible riverfront development site is just waiting for a creative developer to take advantage of the Mayo Island renovation or a long-term investor who can capitalize on the parking shortage downtown.

The parking lot was recently built to modern standards with lighting and landscaping. Sidewalks lead to the CBD and Mayo Island.

The City has purchased and funded a renovation to Mayo Island that is slated to open Fall of 2026. The plan envisions removal of most of the buildings and parking lots currently on the island. They will be replaced with meadows, wildflowers and gravel paths that would add a new destination to the James River Park System.

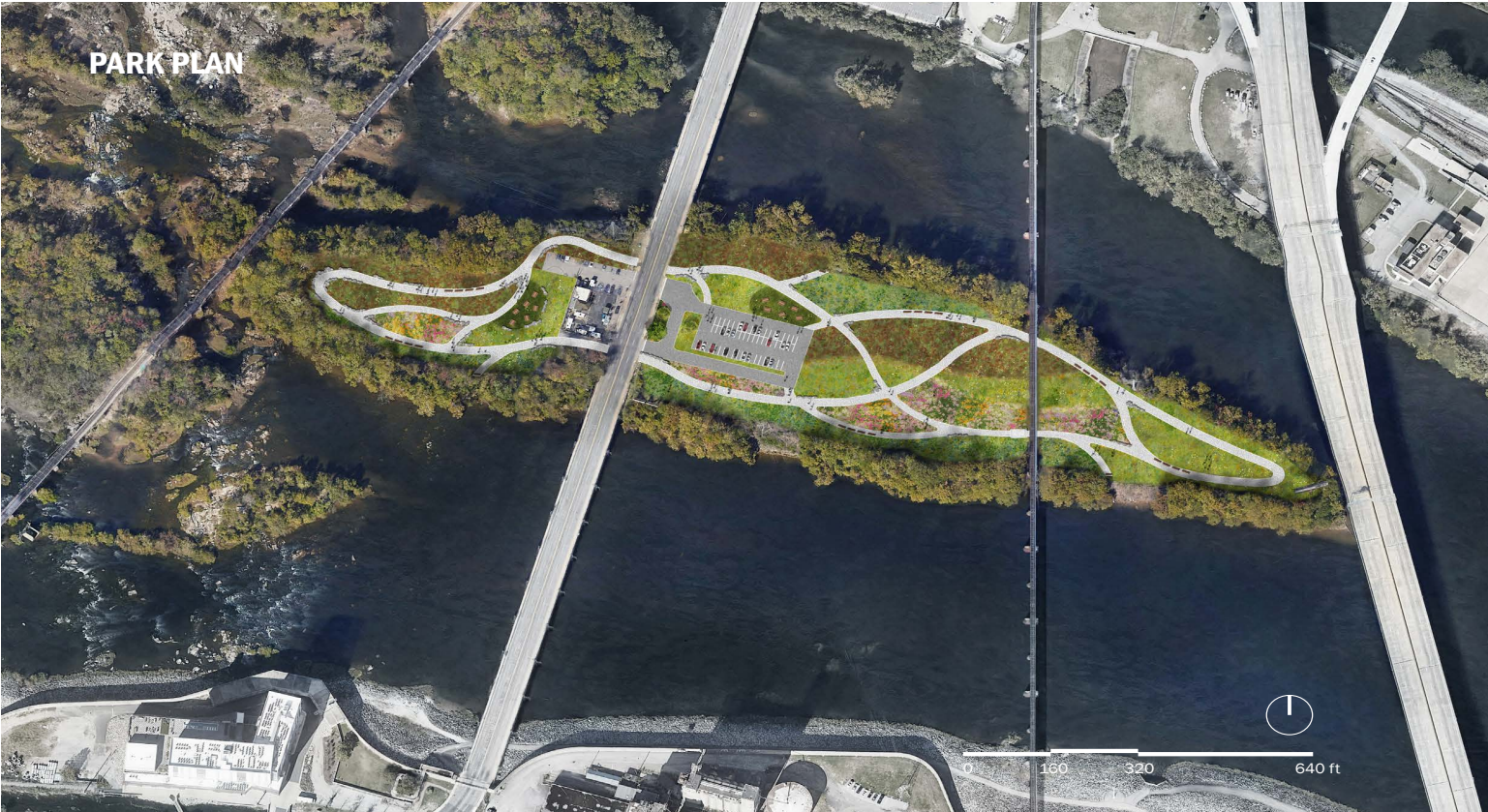
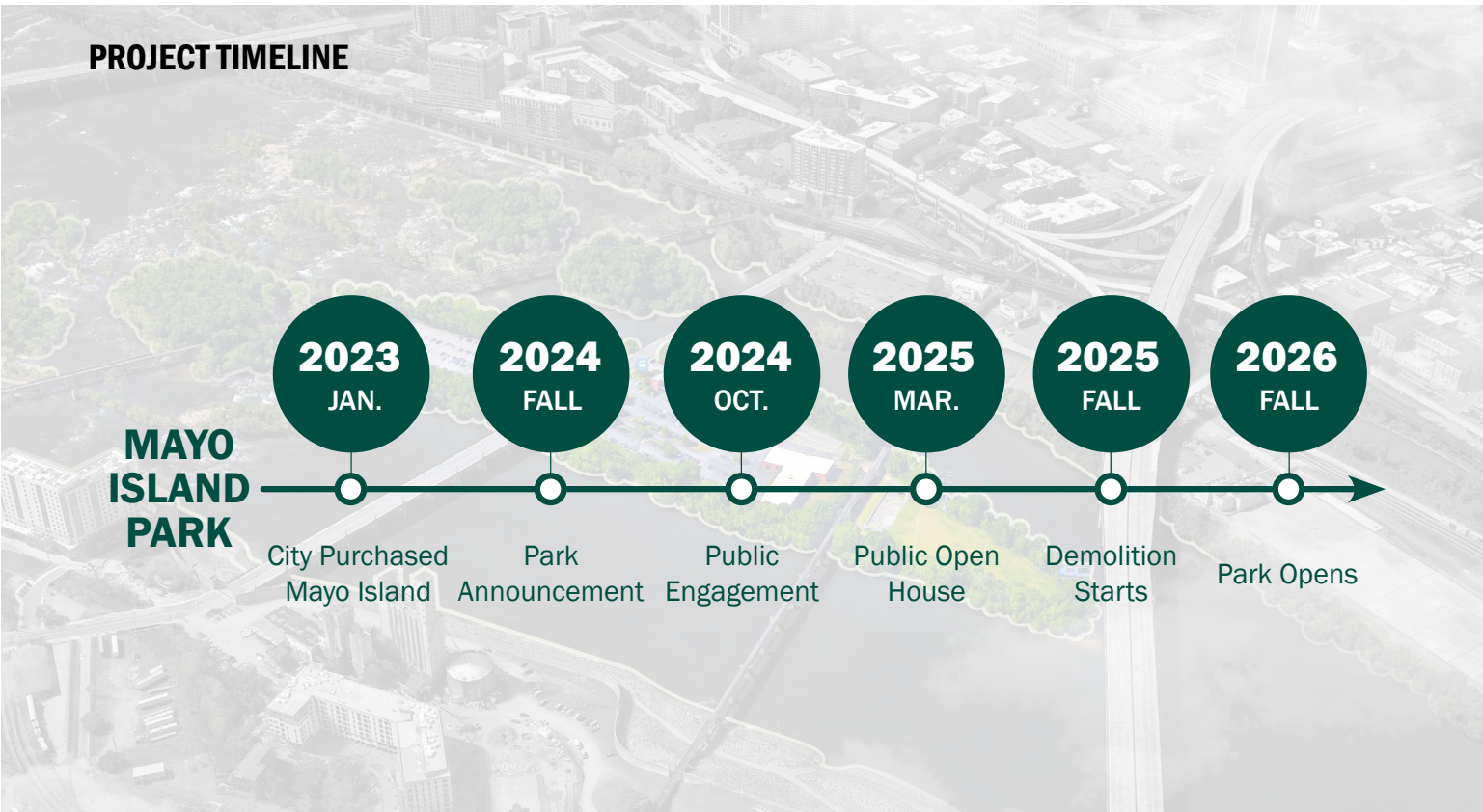
The new park will create an amenity for downtown workers, Manchester residents, fishing enthusiasts and kayakers. It’s also near several other attractions like the Richmond Slave Trail, the Capital Trail and the planned Fall Line Trail.

QUICK FACTS	
ADDRESS	323 South 14th St, Richmond, VA 23219
PID	E0000073002
ZONING	M-1
LOT SIZE	1.7 AC
SALE PRICE	Call For Pricing













Mayo Island presents a rare adaptive reuse opportunity in the heart of Richmond with potential to transform a historically significant yet ecologically challenged space into a revitalized urban refuge. Envisioned plans include restoring native ecology, removing invasive species, and enhancing the Slave Trail experience through thoughtful preservation and educational integration. As part of a broader vision, the island could evolve into a protected wildlife sanctuary and public green space—supporting both environmental restoration and cultural remembrance. Just across the bridge, 323 S 14th Street stands to gain from this momentum, offering a strategic location at the intersection of historic significance and future potential.



**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.



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