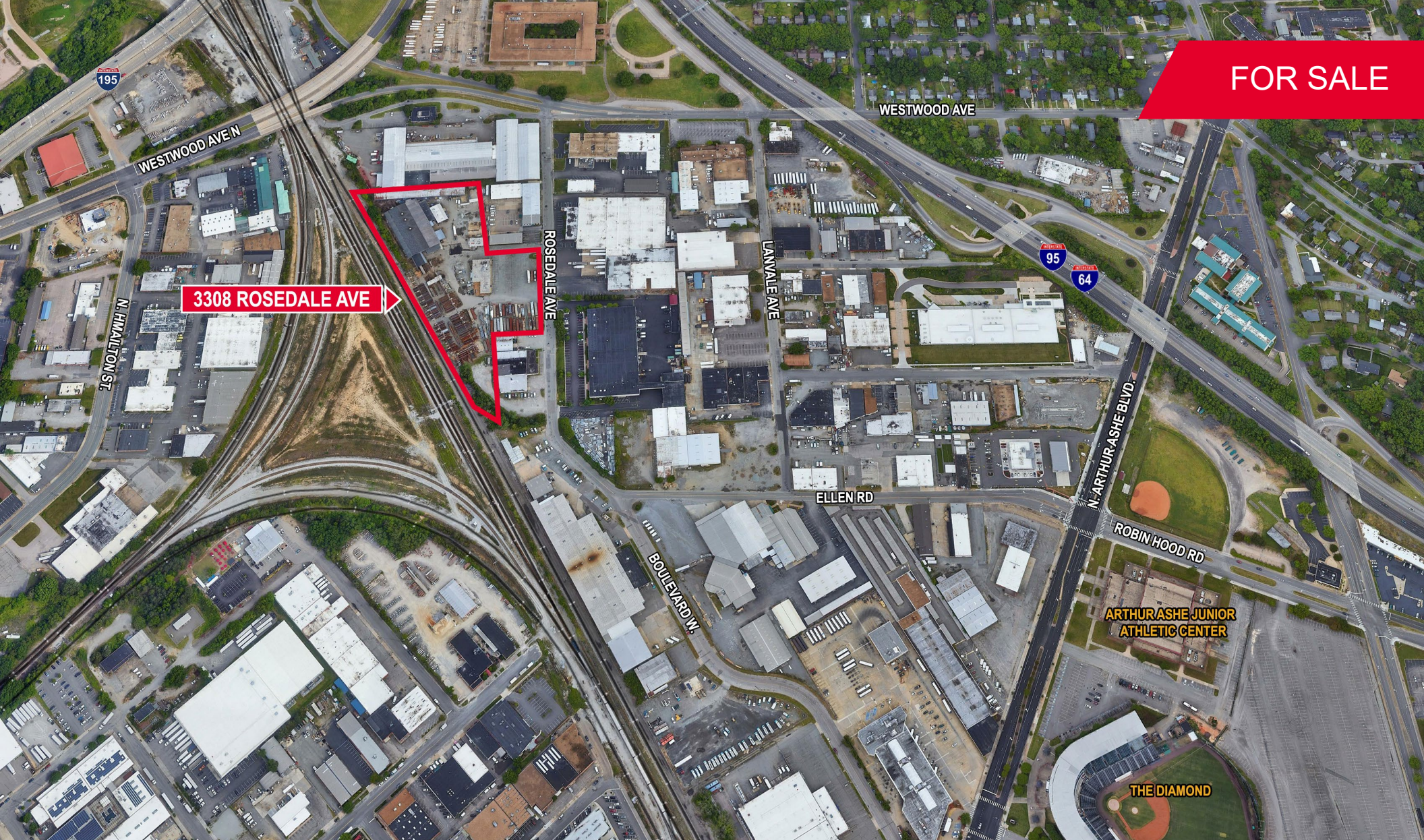


FOR SALE



3308 ROSEDALE AVE

REDEVELOPMENT OPPORTUNITY

3308 Rosedale Avenue | Richmond, Virginia

51,965± SF AVAILABLE | SITUATED ON 5.8± ACRES

DANNY HOLLY | Senior Vice President
804 697 3552 | danny.holly@thalhimer.com



CUSHMAN &
WAKEFIELD

THALHIMER

Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060 | www.thalhimer.com

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

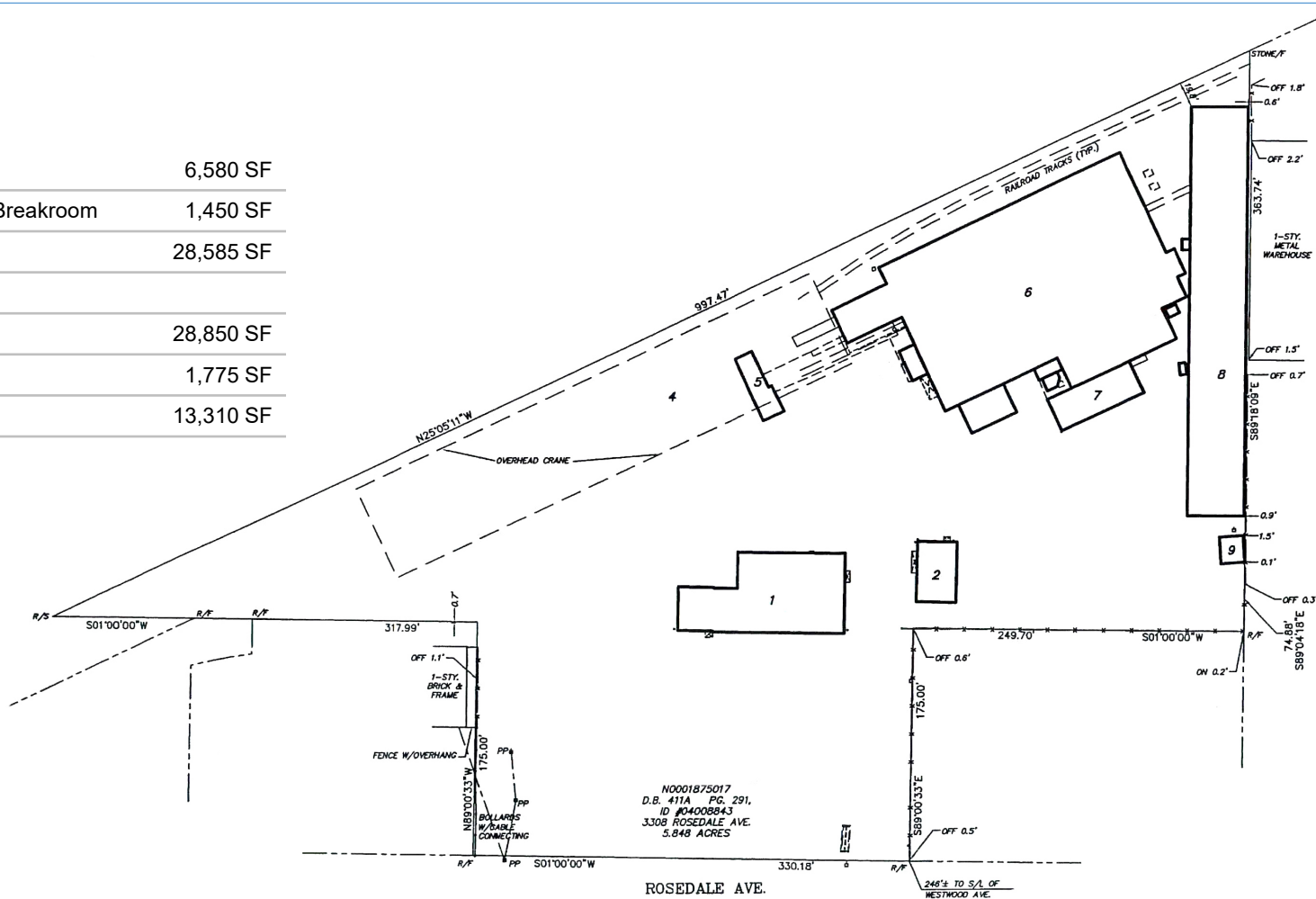
- 51,965 SF of buildings
- 28,585 SF overhead crane/laydown area
- 5.8± Acres
- Completely paved/stoned



ZONING

B-7

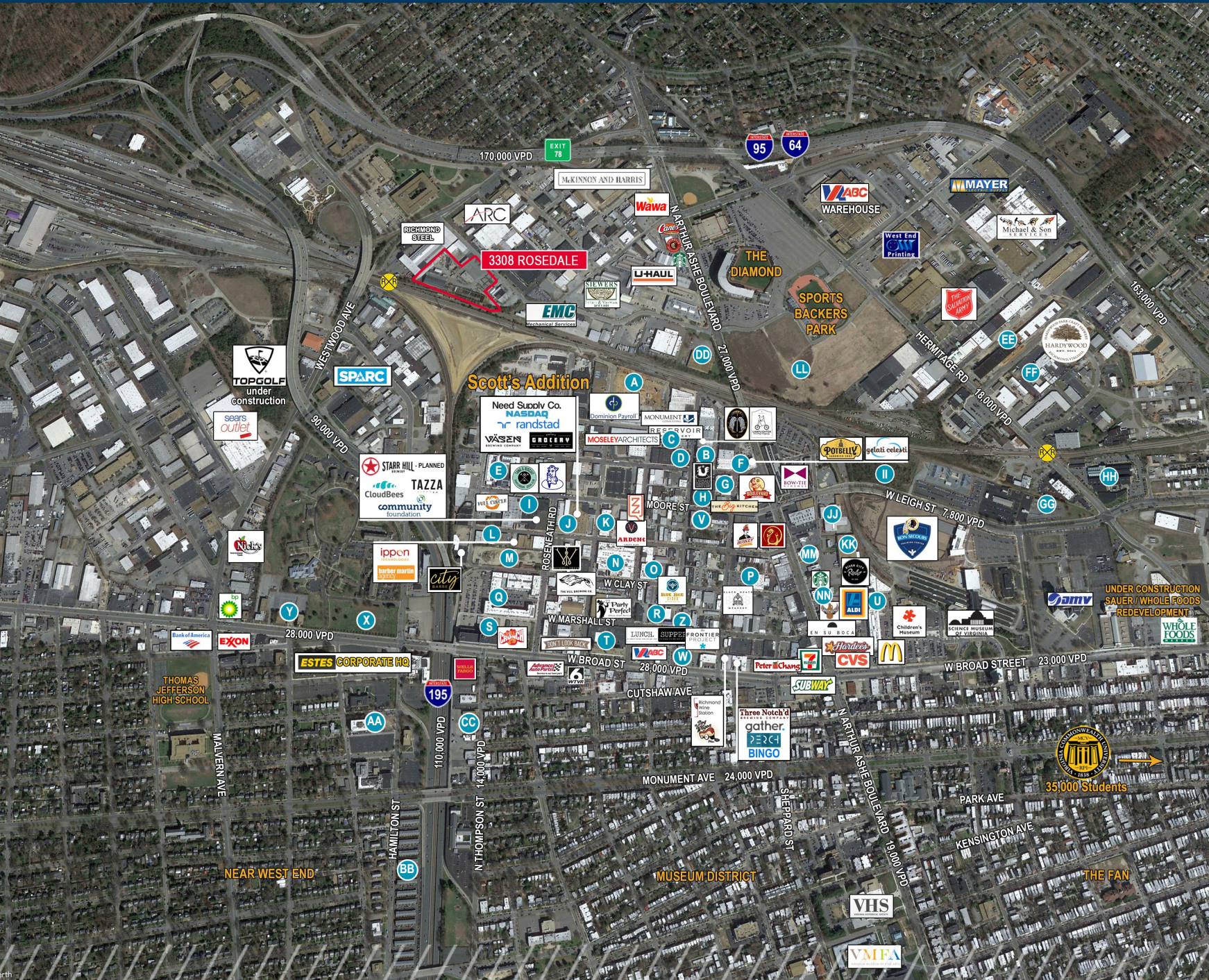
1	Main Office	6,580 SF
2	Shipping Office/Breakroom	1,450 SF
4	Yard Cane	28,585 SF
5	Saw Shed	
6	Main Shop	28,850 SF
7	Plate Shed	1,775 SF
8	Paint Shop	13,310 SF
9	Paint Storage	



SCOTT'S ADDITION NEIGHBORS

CUSHMAN & WAKEFIELD

THALHIMER



NEW AND EXISTING DEVELOPMENT	
A	SYMBOL
B	190 Units & 60,000 SF Office
C	Summit Lofts
D	27 Units
E	Ambience Lofts
F	31 Units
G	1 Scott's Addition
H	40 Units
I	Scott's Edge
J	94 Units
K	Concrete Plant
L	13 Units
M	The Altimont
N	31 Units
O	1 Scott's Addition
P	90 Units
Q	1500 Roseaneh Redevelopment
R	Handcraft Redevelopment
S	Osprey Lofts
T	30 Units
U	Roseleigh Redevelopment
V	Scott's View
W	350 Units & 25,000 SF Commercial Space
X	Courtyard Lofts
Y	90 Units
Z	3122 W Clay
AA	17 Units
BB	2915 W Clay
CC	38 Units
DD	The Preserve
EE	194 Units
FF	Summit Suites
GG	16,000 SF Office
HH	3600 W Broad
II	193 Units
JJ	3200 W Broad
KK	322 Units Planned
LL	Cookie Factory Lofts
MM	178 Units
NN	The Spur
OO	35,000 SF Mixed-Use
PP	The Summit
QQ	166 Units Planned
RR	3900 W Broad
SS	300 Units Planned
TT	Belmont Apartments
UU	238 Units + Commercial Planned
VV	The Nest
WW	122 Units
XX	Argo Apartments
YY	66 Units
ZZ	Georgetown Apartments
AAA	192 Units
BBB	Fresenius Medical Care
CCC	Under Construction
DDD	Novel Scott's Addition
EEE	275 Units Planned
FFF	The Cooperage
GGG	117 Units
HHH	The Outpost at Brewer's Row
III	200 Units
JJJ	Todd Lofts at Hermitage
KKK	100 Units
LLL	Southern Stove
MMM	187 Units
NNN	2700 Leigh Street
OOO	375 Units
PPP	Thalhimer Apartments
QQQ	250 units +10k SF Retail
RRR	The Scout
SSS	218 units + commercial
TTT	Diamond District RFP
UUU	65 Acre mixed use development
VVV	Arthur Ashe Boulevard
WWW	300 Units + 15K SF Commercial
XXX	1101 N Arthur Ashe Boulevard
YYY	130 co-living bedrooms

SCOTT'S ADDITION



THALHIMER











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.

Within 7-minute drive of 3308 Rosedale Ave:

-  **767k SF** currently under construction in the area = 18% of all inventory
-  **2,176 multi-family units** within immediate area - inventory has increased 16x in last decade
-  **621 multi-family units** currently under construction + additional 600 units proposed
-  **1 million SF** of inventory converted to multi-family in last decade
-  **13% increase in population** & number of households since 2010
-  Population projected to **increase another 10%** by 2027
-  **19% increase in the total housing units** since 2010
-  Average household income projected to **increase 21%** by 2027

SCOTT'S ADDITION ESTABLISHMENTS

CUSHMAN &
WAKEFIELD

THALHIMER



RESTAURANTS / BREWERIES



TAZZA
KITCHEN



ARDENT



STARR HILL
DOWNTOWN

HATCH

幸运房



gelati celesti

EMPLOYERS

carlotz **Tahzoo.**

gather.



WT
WHITING-TURNER

Hazen

GRENOVA
Rethinking Laboratory Waste



Dominion Payroll™



MOSELEYARCHITECTS

ARTS / ENTERTAINMENT



VMFA
VIRGINIA MUSEUM OF FINE ARTS



BOW-TIE
CINEMAS



SLINGSHOT
— SOCIAL GAME CLUB —

SITE DEMOGRAPHICS



59.2%

1 MILE EDUCATION BACHELOR & ABOVE



496,377

15 MIN DAYTIME POPULATION



239,162

12 MINUTE POPULATION



5,777

1 MILE HOUSEHOLDS



\$89,725

1 MILE AVERAGE HOUSEHOLD INCOME



38.6

1 MILE MEDIAN AGE

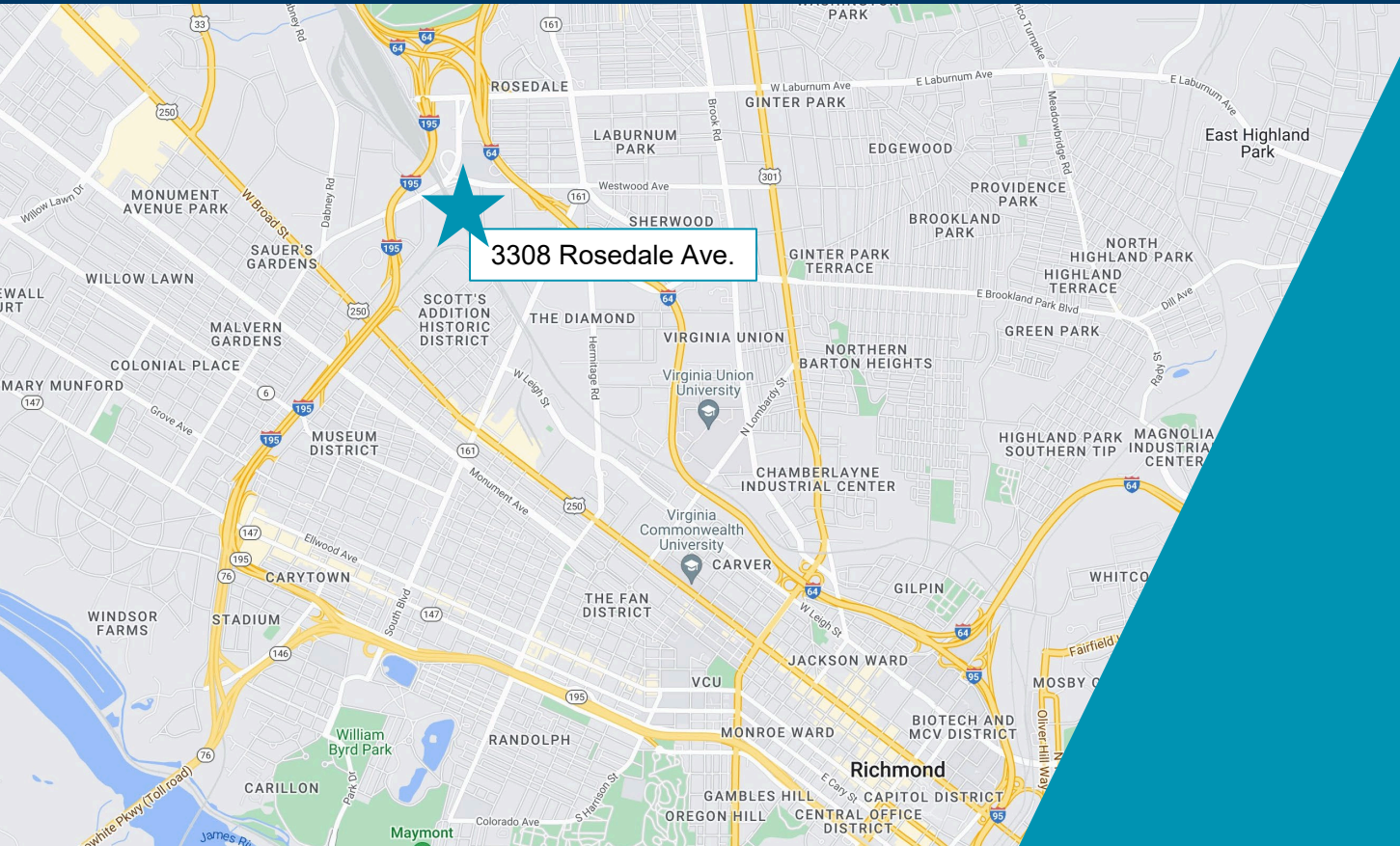
RADIUS

	1 Mile	3 Mile	5 Mile
2022 Estimated Population	9,392	124,492	261,976
2027 Projected Population	10,475	127,222	266,073
2022 Households	5,777	57,917	119,713
2022 Education Bachelors & Above	59.2%	53%	46.8%
2022 Average Household Income	\$89,725	\$102,904	\$96,676
2022 Median Household Income	\$59,405	\$59,963	\$58,843
Daytime Population	17,901	156,003	345,340
2022 Median Age	38.6	33.9	35.7

DRIVE-TIME

	7 Minute	12 Minute	15 Minute
2022 Estimated Population	62,694	239,162	392,567
2027 Projected Population	65,172	243,659	401,304
2022 Households	31,586	111,296	174,222
2022 Education Bachelors & Above	59%	47.4%	44.9%
2022 Average Household Income	\$107,998	\$94,075	\$96,330
2022 Median Household Income	\$66,845	\$58,157	\$61,073
Daytime Population	76,964	326,344	496,377
2022 Median Age	35.3	35.2	36.5

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

FUN FACTS

WORKPLACE

LEGO[®]

Chesterfield County

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

Wegmans
helping you make great meals easy

Hanover County

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



CoStar[™] 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

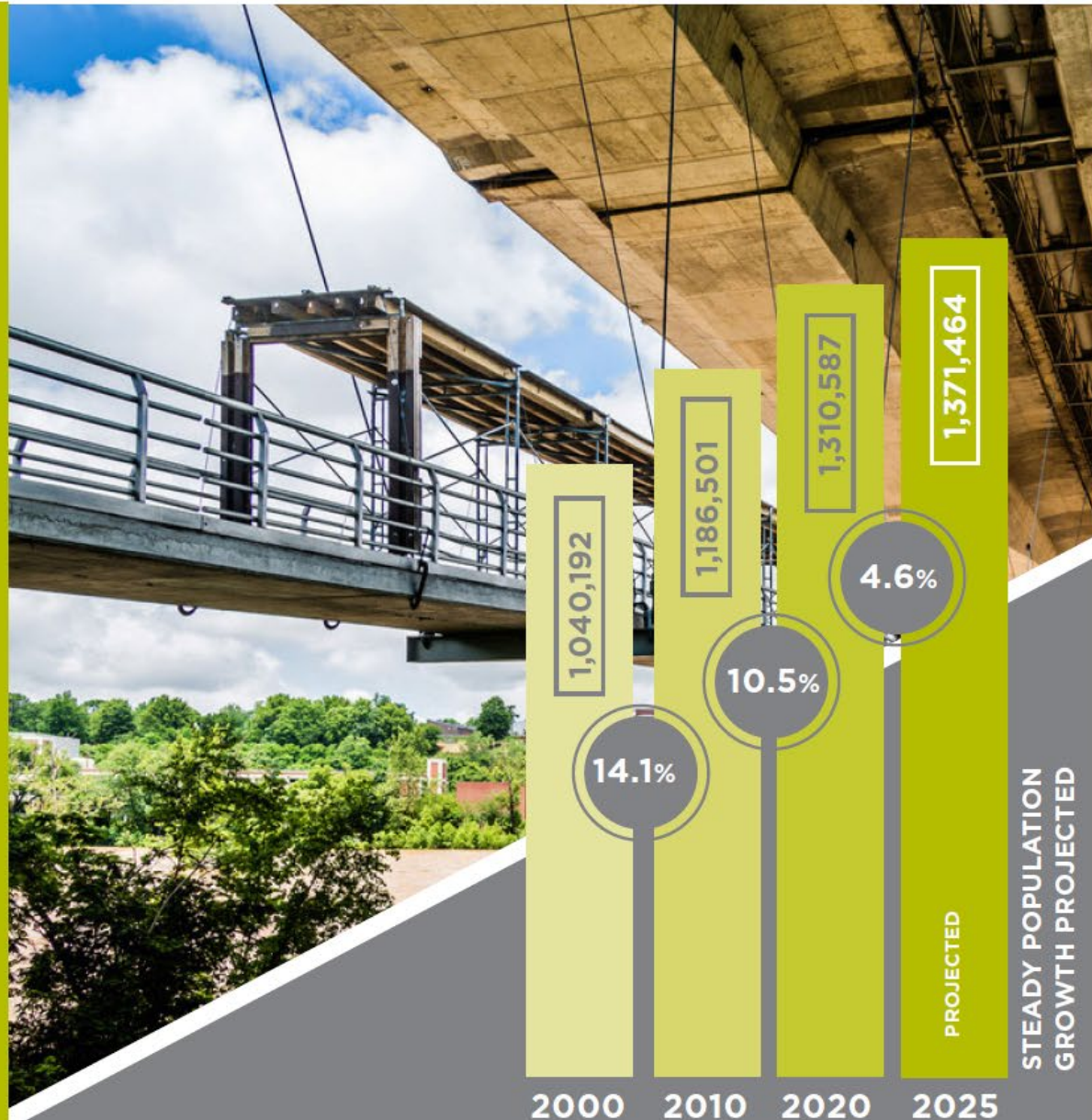
\$69,509

Median Household
Income

4%

Below National
Average for
Cost of Living

**Economic data is from Q3 2021*



WELCOME TO RICHMOND



THALHIMER



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



THALHIMER

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

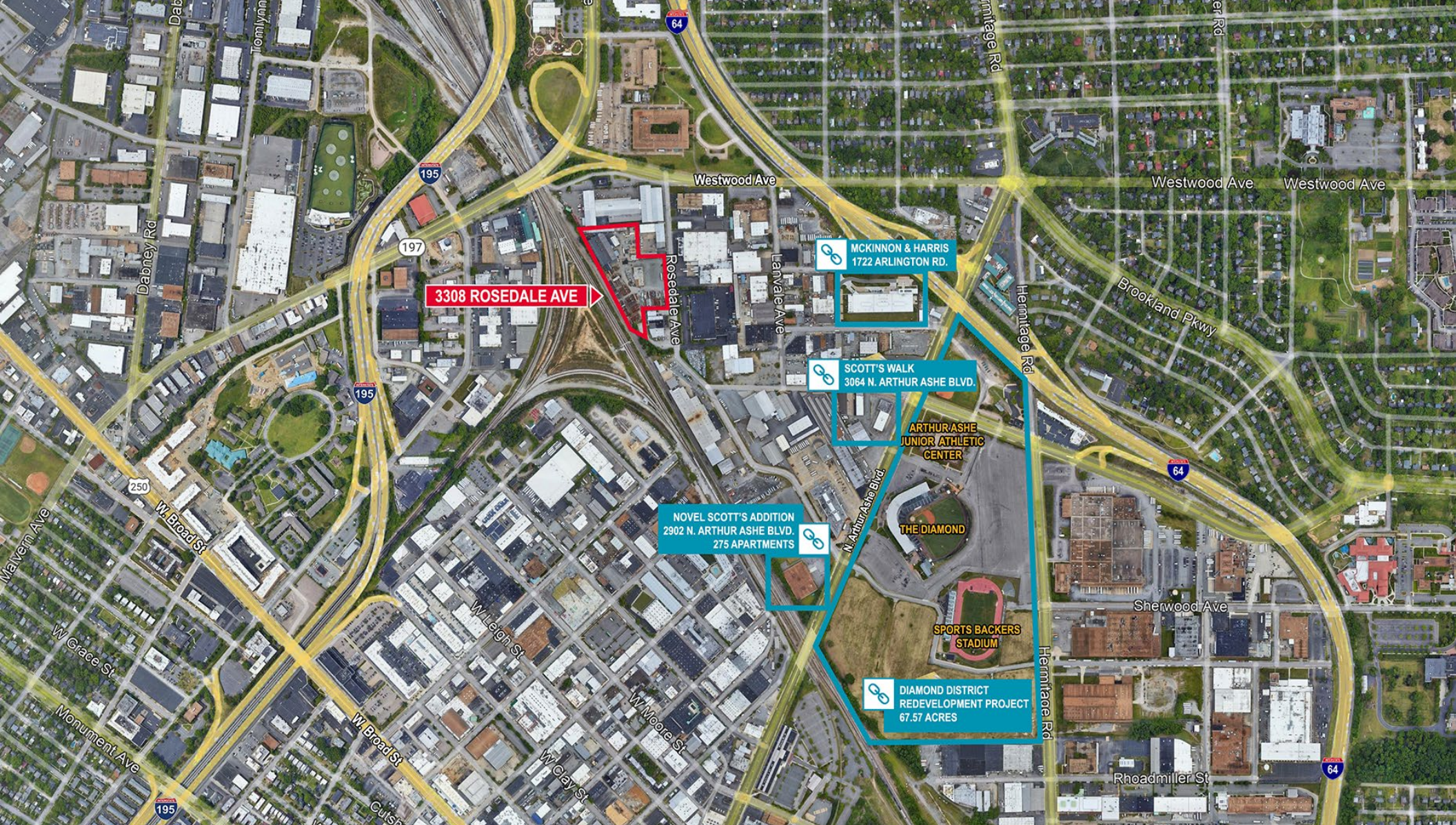
SITE SELECTION

RANKED #3

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

BROADBANDNOW

FUN FACTS
RVA



Click on aerial for more information on each development

DANNY HOLLY | Senior Vice President
804 697 3552 | danny.holly@thalhimer.com



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WAKEFIELD**

THALHIMER

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