

3211 RIVERSIDE

3211 RIVERSIDE DRIVE | DANVILLE, VIRGINIA

PRICE

2.262 acres - \$2,700,000

1.362 acres - \$1,950,000
available January 1, 2024

0.90 acres - \$750,000

COMMENTS

- Great access and visibility in high-growth Danville
- Two of the last opportunities on Riverside Dr
- Significant and recent retail development on neighboring parcels
- Situated on an impervious surface with utilities to site
- Zoning: HRC – Highway Retail Commercial

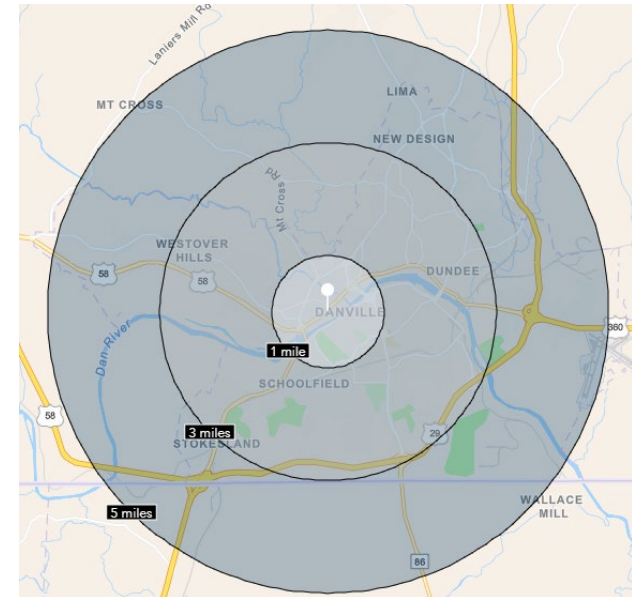


JOIN NEARBY RETAILERS



NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	3,665	\$92,918	7,518
3 Miles	31,153	\$60,429	37,860
5 Miles	49,087	\$61,480	55,433



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CAESARS IS BUILDING A PREMIER RESORT CASINO IN DANVILLE

In November 2020, Danville residents vote by overwhelming majority to allow Caesars Entertainment, the largest casino and entertainment company in the U.S. to move forward with construction of a premier resort casino on an 83-acre site in the city that operated as a former textile mill. The casino will include 500+ four-star hotel rooms, multiple restaurants and bars, 40,000 square feet of conference spaces, a 2,500-seat entertainment venue, a spa, and a casino with 2,000 slot machines, 75 table games, 16-table poker room, and sportsbook lounge.

The project is expected to break ground in 2022 with facilities scheduled to open in 2024. Caesars plans to spend \$650 million on construction and direct capital investment within the next 24 months. As part of its arrangement, Caesars has also already made an upfront payment of \$20 million to the City of Danville, including \$5 million for the purchase of the Schoolfield site. Once open, the resort will attract between 1.7 to 2 million annual visitors, serving as a tourism engine for the region.

Caesars is also projected to create over 1,300 permanent jobs and generate over \$38 million in increased annual revenue for the municipality that can be invest in local priorities, including education, public safety, and community and other infrastructure development.

\$650 MILLION CASINO PROJECT

2 MILLION ANNUAL VISITORS

17 MILES FROM PROPERTY

500+ HOTEL KEYS

40,000 SF OF CONFERENCE SPACE

2,500 SEAT ARENA



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