

# NAVY HILL

## RICHMOND, VA

For more information, contact:

CONNIE JORDAN NIELSEN  
804-697-3569  
connie.nielsen@thalhimer.com

ALICIA BROWN  
804-697-3483  
alicia.brown@thalhimer.com

REILLY MARCHANT  
804-697-3478  
reilly.marchant@thalhimer.com

Thalhimer Center  
11100 W. Broad Street  
Glen Allen, VA 23060  
[www.thalhimer.com](http://www.thalhimer.com)







AS WE EMBRACE THE  
VISION FOR THE FUTURE OF  
OUR CITY, WE STRIVE TO  
BUILD A NEW FOUNDATION  
OF INCLUSION,  
PROSPERITY, AND  
SUPPORT.



Specifications

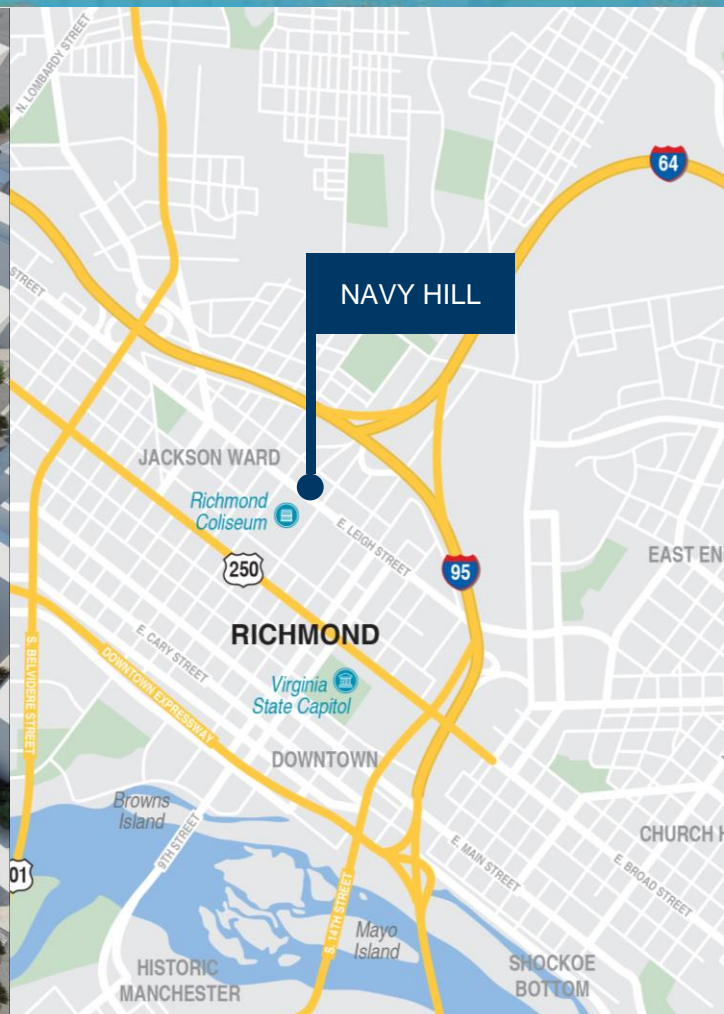
Total Size	21 acre redevelopment in the heart of the city center
Timing	Now taking interest for 2021/2022

Demographics

	1 Mile	2 Mile	3 Miles	5 Miles
Population	24,963	78,596	136,602	252,176
Avg. HH Income	\$46,587	\$59,944	\$64,915	\$70,651
Daytime Population	85,821	140,769	169,291	224,366

Property Features

- 17,000± seat arena
- 1,200+ residential units
- 540 room Hyatt Regency
- 1,000,000± additional office
- Adjacent to VCU Medical Campus (8,000 Students), City Municipal Complex, Federal Office, State Offices and Biotech Park





**DELIVERING BENEFITS FOR ALL OF RICHMOND.**



**\$1 billion+**

SURPLUS REVENUE FOR THE CITY



**9,300**

PERMANENT JOBS



**\$500 million**

IN ANNUAL EMPLOYMENT WAGES FOR THE CITY



**12,500**

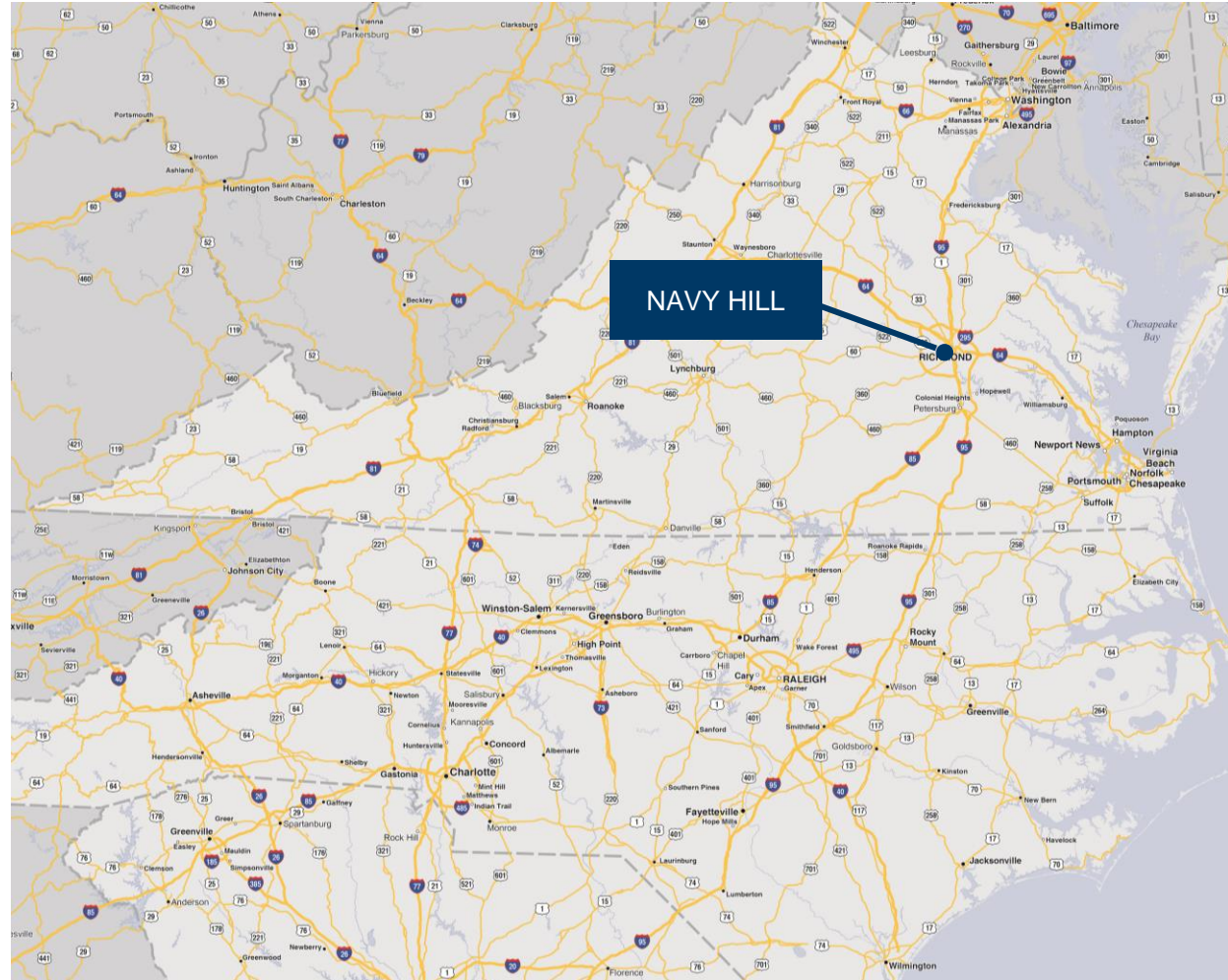
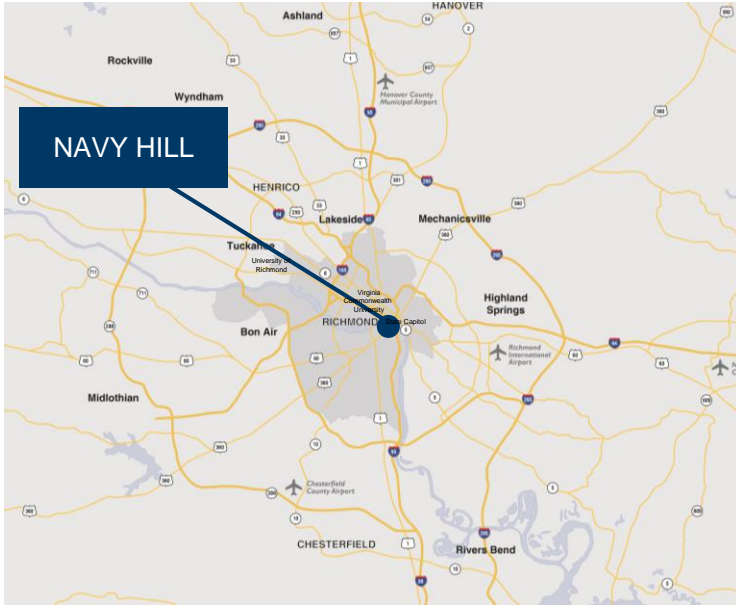
CONSTRUCTION JOBS



**\$300 million**

INVESTED WITH MINORITY-OWNED BUSINESSES

## LOCATION



### Driving Distance to Nearby Cities

CITY	TIME
Richmond, Virginia (CBD)	4 minutes
Washington D.C.	2 hours, 5 minutes
Virginia Beach, Virginia	1 hour, 43 minutes
Lynchburg, Virginia	2 hours, 7 minutes
Raleigh, North Carolina	2 hours, 30 minutes
Roanoke, Virginia	2 hours, 53 minutes
Charlotte, NC	4 hours, 20 minutes

## LARGEST ECONOMIC EMPOWERMENT PROJECT IN RICHMOND HISTORY

- 12,500 jobs in construction and 9,300 permanent jobs
- 480 affordable housing units, with a pathway to hundreds more
- \$300+ million in minority business participation
- New GRTC bus transit center
- New arena; largest in Virginia
- Renovated historic Blues Armory
- New hotel to maximize use of the Convention Center
- Improved walkability resulting from infrastructure and streetscape upgrades





**DEVELOPMENT PLAN**

The redevelopment area is bound by North 5th Street, East Leigh Street, North 10th Street and East Marshall Street, and includes the Richmond Coliseum, the historic Blues Armory, two parking garages and parking lots, and the final remnants of 6th Street Marketplace. Two additional lots outside the primary area will be acquired and developed (5th & Broad Streets and the historic Richmond Garage located at 6th & Grace Streets). The neighborhood is adjacent to the VCU Medical Center, the Virginia BioTechnology Research Park and the Greater Richmond Convention Center, and a short walk to the Central Business District.

