



5.88 ACRE DEVELOPMENT SITE IN SCOTT'S ADDITION

2700

W. LEIGH STREET

EXECUTIVE SUMMARY

CBRE has been retained as the exclusive advisor for the sale of 2700 W. Leigh Street, Richmond, VA, the largest available single development site (approximately 5.88 acres) in Richmond's vibrant Scott's Addition neighborhood. Perfectly located in Richmond's fastest growing neighborhood and in the high density TOD1 Zone, 2700 W. Leigh Street offers a unique urban development opportunity with unprecedented density and versatility.

The Scott's Addition neighborhood is enjoying an extraordinarily rapid transformation from its industrial history to a pedestrian friendly, young, hip and diverse upscale residential and commercial community. The property and neighborhood benefit by a central location off Arthur Ashe Boulevard and adjacent to Bow Tie Cinemas' Movieland, with immediate access to major interstates, apartments, breweries, restaurants, entertainment venues, grocery stores and high-profile corporate office users.

The Greater Richmond region is stronger than ever with robust population and job growth, demographic diversification and unemployment rates at an all-time low. The demographic shift is driven by the millennial generation moving back into urban neighborhoods such as Scott's Addition. Richmond has been recognized as a leading destination for the younger workforce and companies seeking talent. Richmond has accordingly experienced over 4% annual residential rent growth, placing it 11th in the nation. Scott's Addition is Richmond's number one choice for a growing workforce and its employers to call home.



VIRGINIA ABC

VCU SPORTS COMPLEX

SPCA



5.88 ACRE
DEVELOPMENT SITE IN
SCOTT'S ADDITION

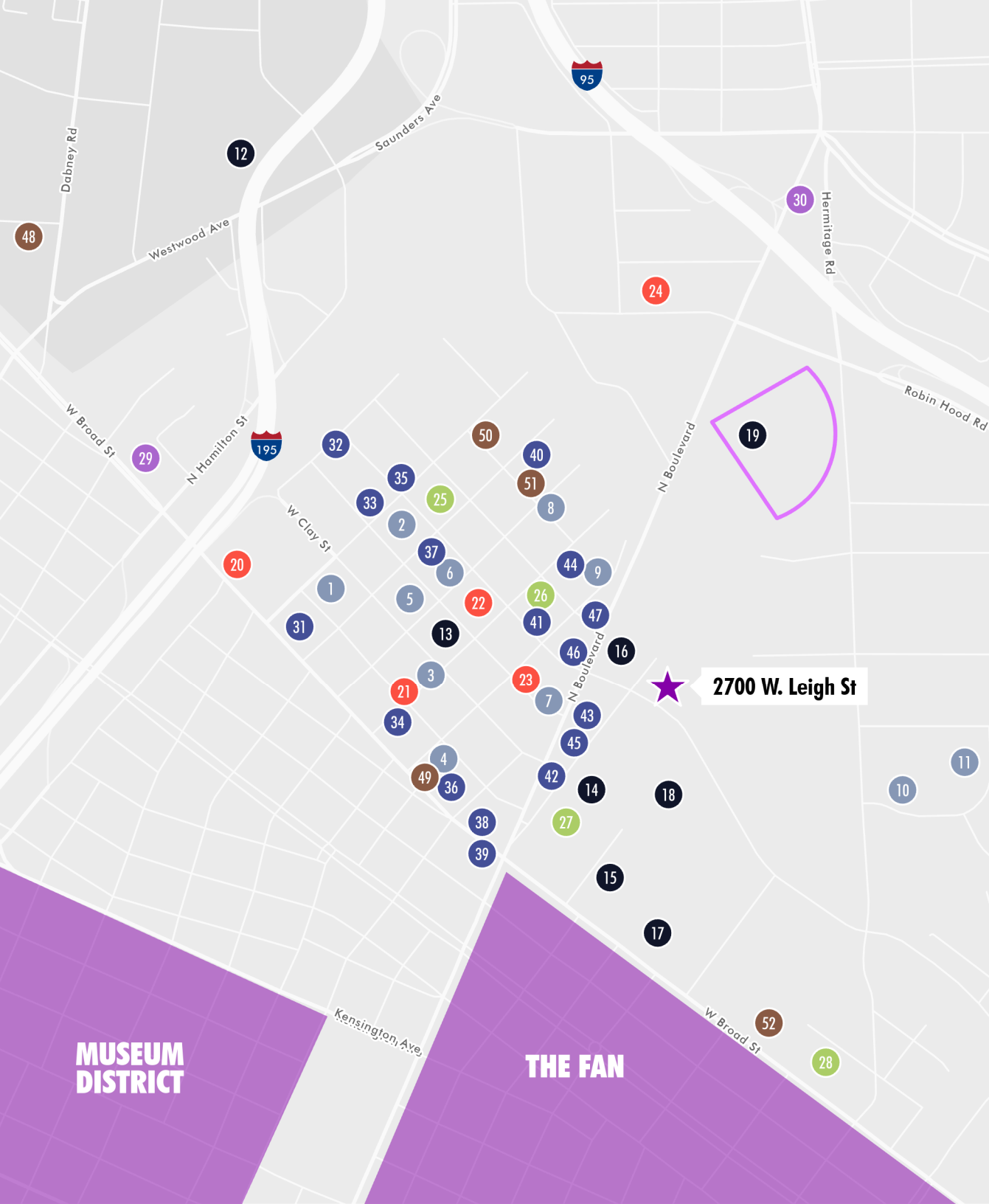
INVESTMENT HIGHLIGHTS

- **PATH OF PROGRESS:** Located just West of Richmond's Central Business District, Scott's Addition is a thriving sub-market that continues to attract the attention of developers throughout the nation. Historically an industrial area, the sub-market has been experiencing a renaissance of mixed-use development as construction projects strive to meet the increasing demand for the "live, work and play" experience.
- **PREFERENTIAL TAX TREATMENT FOR QUALIFYING INVESTMENTS:** Located in the Opportunity Zone and the potential to be aligned with a historic designation, Economic Development incentives, and Enterprise Zone III benefits, the site allows investors and developers an opportunity to take advantage of preferential tax treatments under new Federal and State tax incentives allowing for investors to defer, reduce and even eliminate capital gains tax.



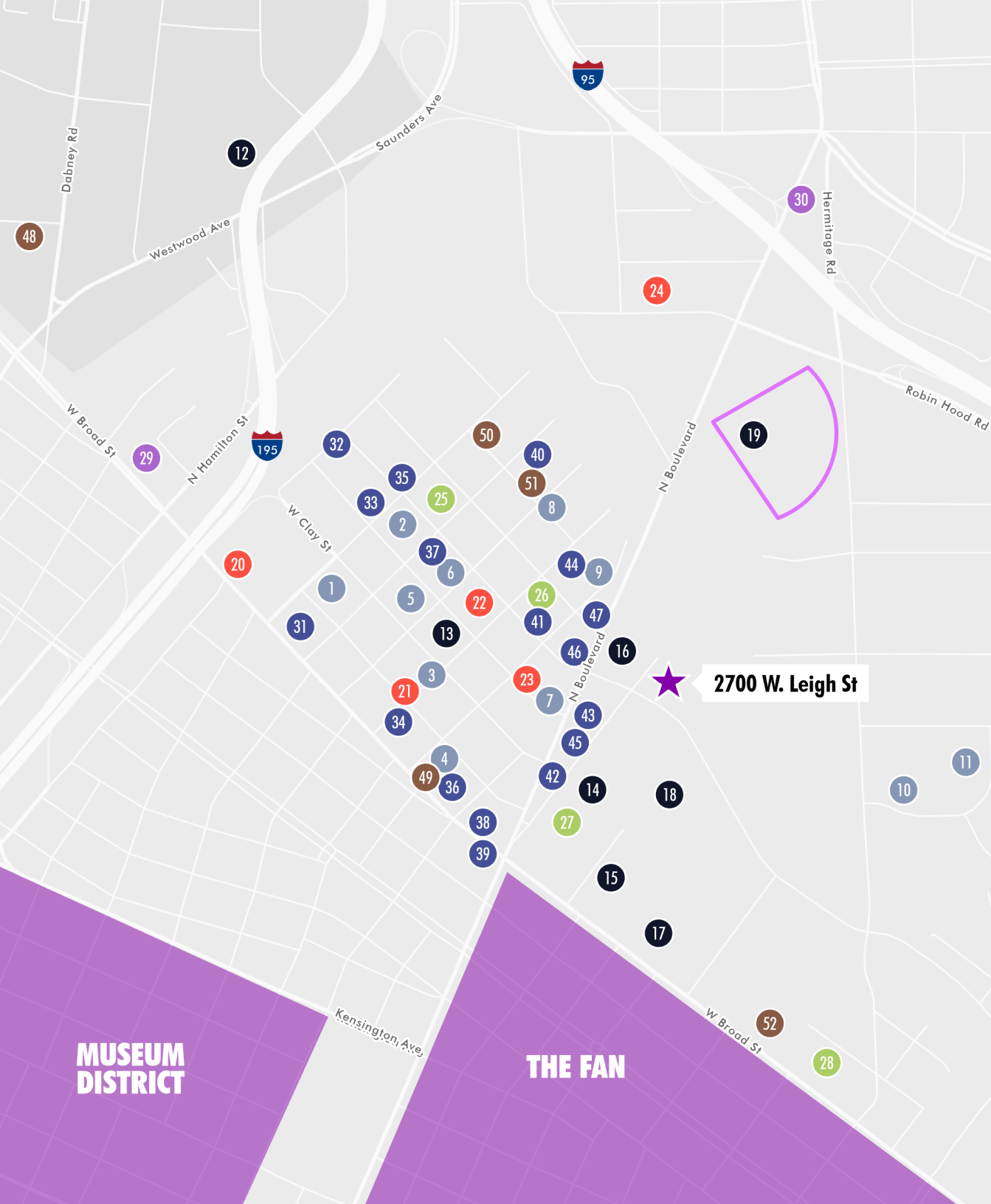
SCOTT'S ADDITION

AMENITY MAP



- **Brewery/Distillery**
 - 1 The Veil Brewing Co.
 - 2 Vassen Brewing
 - 3 Blue Bee Cidery
 - 4 Three Notch'd Brewing Co.
 - 5 Ardent Craft Ales
 - 6 Ardent Craft Ales
 - 7 Buskey Cider
 - 8 Reservoir Distillery
 - 9 Isley Brewing Co
 - 10 Castleburg Brewery & Taproom
 - 11 Hardywood
- **Restaurants**
 - 37 ZZQ
 - 38 The Hofheimer
 - 39 Peter Chang's
 - 40 Brenner Pass
 - 41 The Big Kitchen
 - 42 Starbucks
 - 43 Fat Dragon Chinese Kitchen
 - 44 Lamplighter Coffee
 - 45 Buz & Ned's Real Barbeque
 - 46 Blvd Burger and Brew
 - 47 Potbelly
- **Entertainment**
 - 12 Top Golf
 - 13 The Circuit Arcade Bar
 - 14 River City Roll
 - 15 Children's Museum
 - 16 Bow Tie Cinemas
 - 17 Science Museum
 - 18 Washington Redskins Training Center
 - 19 The Diamond
- **Retail**
 - 48 Sherwin Williams
 - 49 Richmond Wine Station
 - 50 Ferguson
 - 51 The Hive Salon
 - 52 CarMax
- **Fitness**
 - 20 Crunch Fitness
 - 21 PIVOT Physical Therapy
 - 22 TURN Studios
 - 23 X-Team Fitness
 - 24 CrossFit
- **Grocery**
 - 25 Stella's Grocery
 - 26 The Urban Farmhouse Market & Cafe
 - 27 Aldi
 - 28 Whole Foods
- **Hotel**
 - 29 UMFS
 - 30 Clarion

SCOTT'S ADDITION MULTIFAMILY MAP



- Brewery/Distillery
- Entertainment
- Fitness
- Grocery
- Hotel
- Restaurants
- Retail

★ Existing

- 1 Guardian Place & Guardian II; 236 units
- 2 3600 West Broad; 191 units
- 3 Hardwicke House
- 4 The Preserve at Scott's Addition; 194 units
- 5 Scott's View; 364 units
- 6 MacTavish Flats; 13 units
- 7 Scott's Edge; 93 units
- 8 Courtyard Lofts at Scott's Addition; 89 units
- 9 3122 W Clay St; 17 units
- 10 Osprey Lofts; 30 units
- 11 3018 W Marshall St; 20 units
- 12 2906 W Clay St; 38 units
- 13 1 Scott's Addition; 129 units
- 14 Ambience Lofts; 31 units
- 15 The Altamont; 31 units
- 16 Symbol Apartments; 202 units
- 17 The Lofts at 1723; 12 units
- 18 Cookie Factory Lofts; 178 units
- 19 1400 N Boulevard; 11 units
- 20 The William Byrd; 107 units
- 21 Todd Lofts
- 22 Southern Stove Lofts
- 23 The Cooperage

★ Proposed

- 1 1601 Roseneath; 350 units
- 2 Scott's Collection 1; 80 units
- 3 Scott's Collection 2; 60 units
- 4 Belmont; 211 units
- 5 UMFS; 250 units

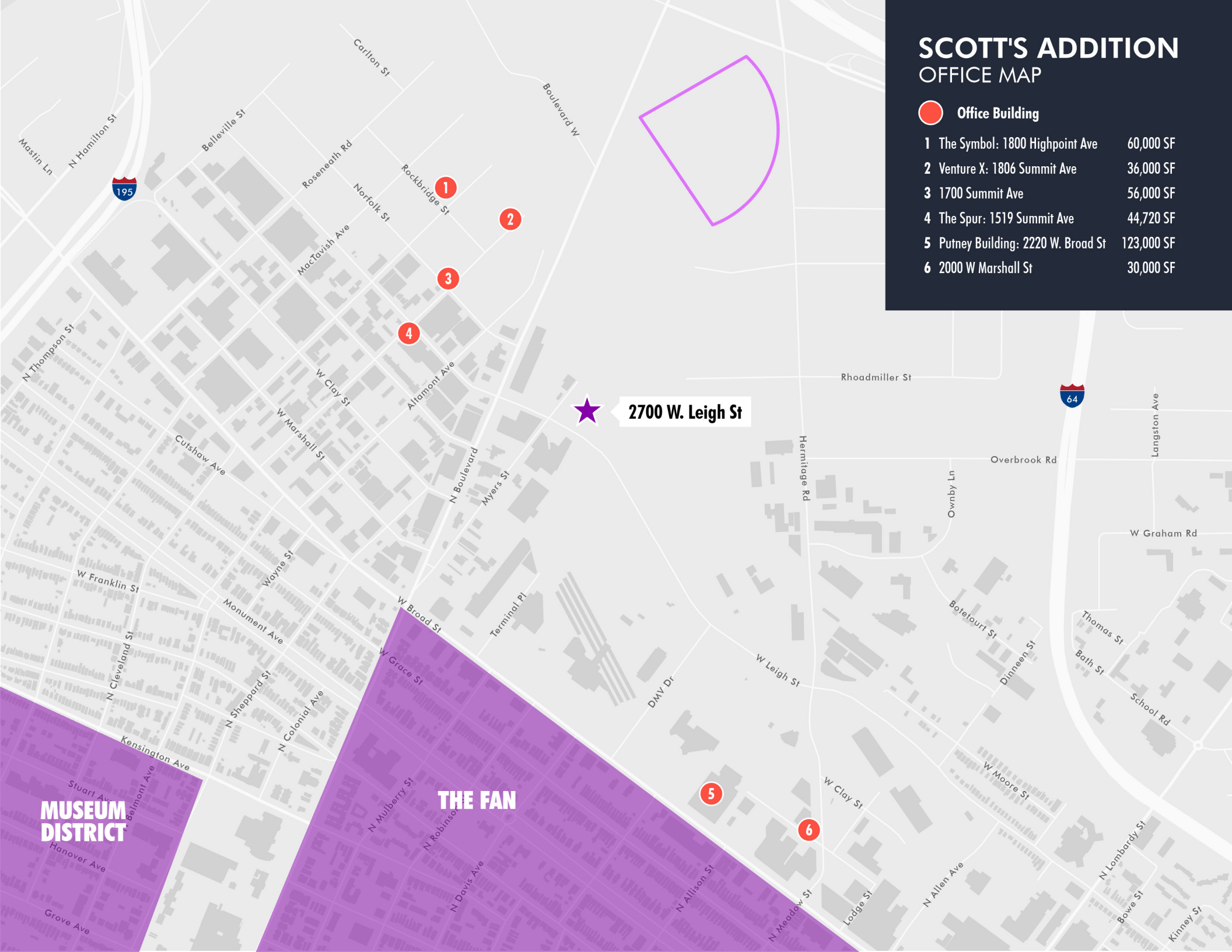
★ Under Construction

- 1 The Nest; 118 units
- 2 Myers St; 218 units
- 3 The Summit; 166 units
- 4 Quality Inn Redevelopment; 322 units

SCOTT'S ADDITION OFFICE MAP

 Office Building

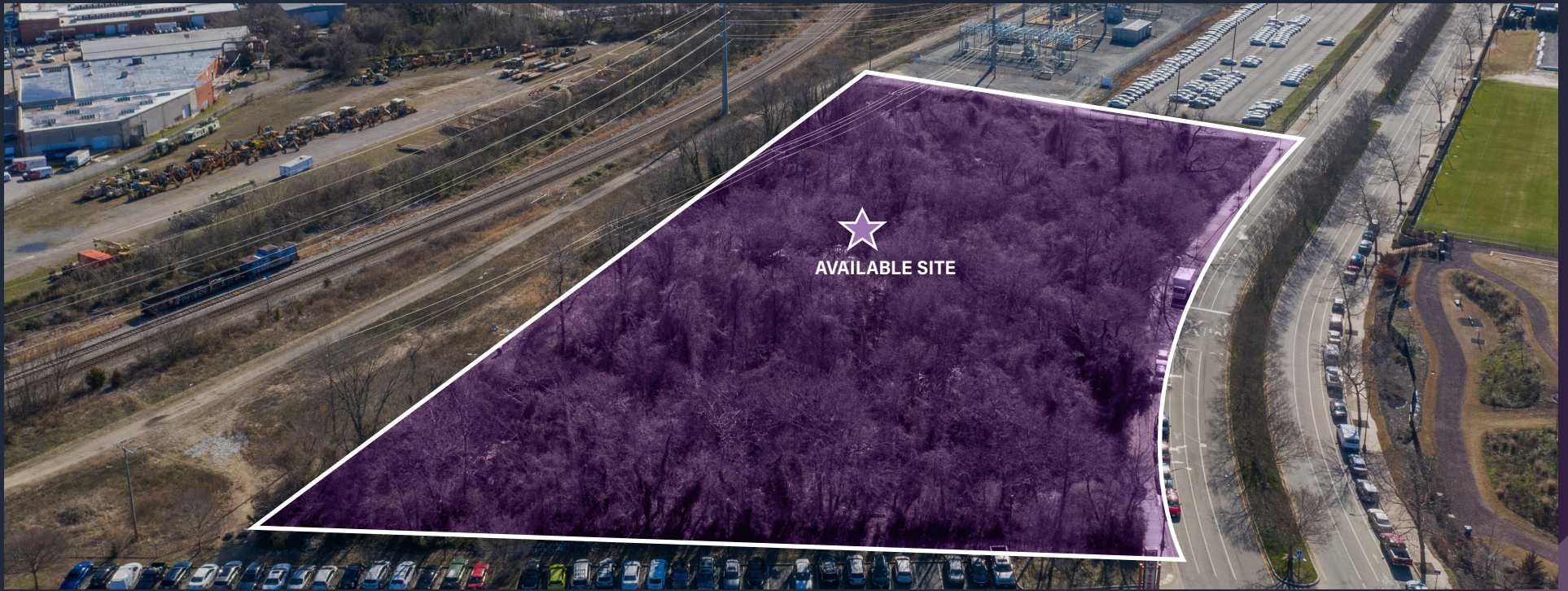
- 1 The Symbol: 1800 Highpoint Ave 60,000 SF
- 2 Venture X: 1806 Summit Ave 36,000 SF
- 3 1700 Summit Ave 56,000 SF
- 4 The Spur: 1519 Summit Ave 44,720 SF
- 5 Putney Building: 2220 W. Broad St 123,000 SF
- 6 2000 W Marshall St 30,000 SF



2700 W. Leigh St

THE FAN

MUSEUM DISTRICT



NEIGHBORING PROPERTIES



NEIGHBORING PROPERTIES

2700

W. LEIGH STREET

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