



RETAIL PROPERTY FOR LEASE

SCOTT'S ADDITION - 1601 ROSENEATH ROAD

RICHMOND, VA 23230



SCOTT'S ADDITION - 1601 ROSENEATH ROAD

RICHMOND, VA 23230

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF: Up to 15,000 SF
Lease Rate: Call for Quote

AVAILABLE SPACES	SF
Retail	10,000 SF
Restaurant Space	5,000 SF

PROPERTY OVERVIEW

Ground level retail available in Summer 2021. This prime location in Scott's Addition, across from Stella's Market, Vasen Brewery & The Dairy Bar, will transform W. Moore Street into the premiere retail destination in Scott's Addition.

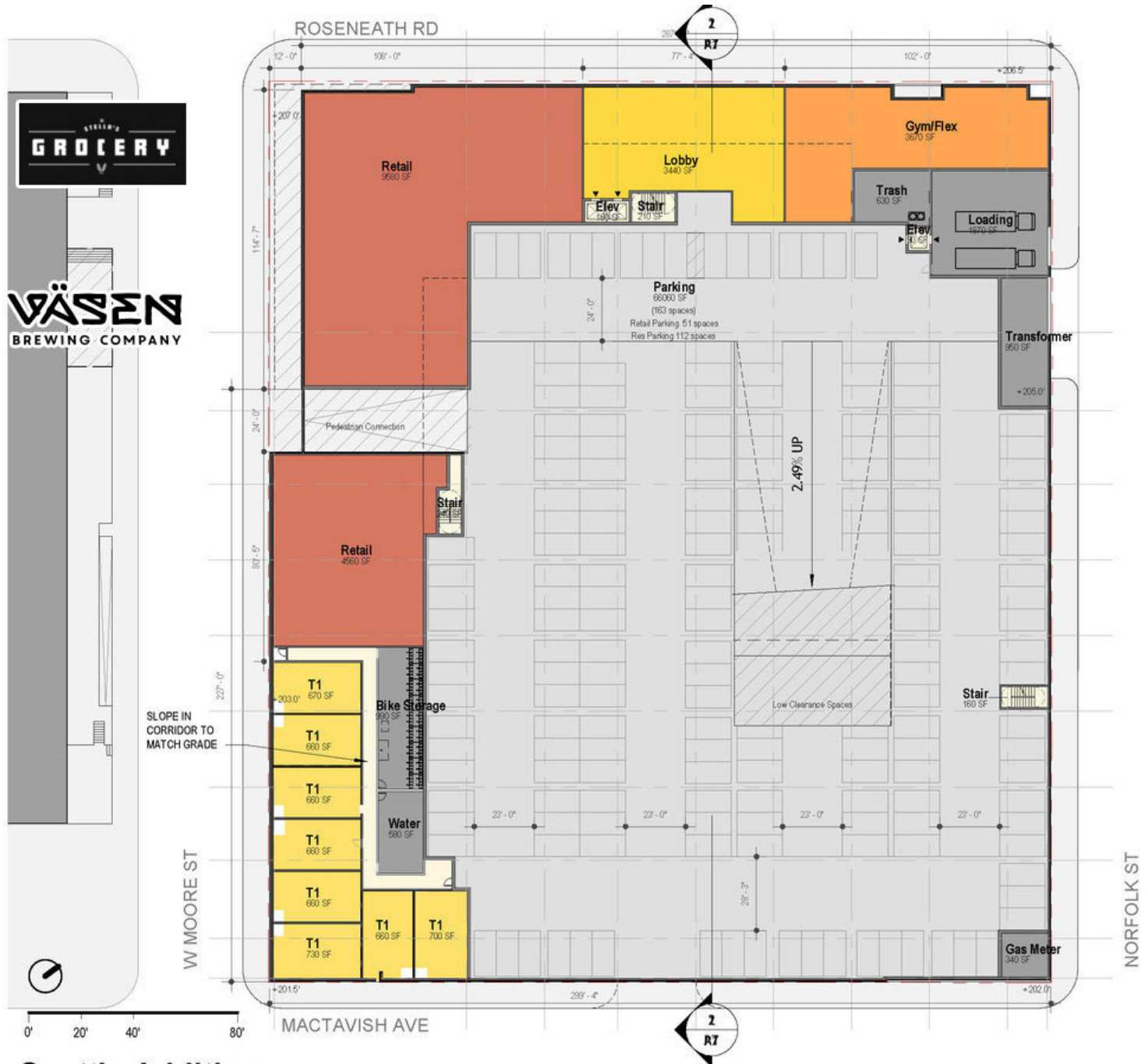
PROPERTY HIGHLIGHTS

- Seeking retail and restaurants with outdoor dining
- Will subdivide per tenant's needs
- 5 story, 350-unit apartment building with over 500 on-site residents
- "Main & Main" in Scott's Addition, corner location with plenty of on-site covered parking
- 16' ceilings and lots of glass
- Over 500 office employees within three blocks
- Institutionally Developed and Managed By GREYSTAR, the Global Leader In Rental Housing

SCOTT'S ADDITION - 1601 ROSENEATH ROAD

RICHMOND, VA 23230

FLOOR PLAN



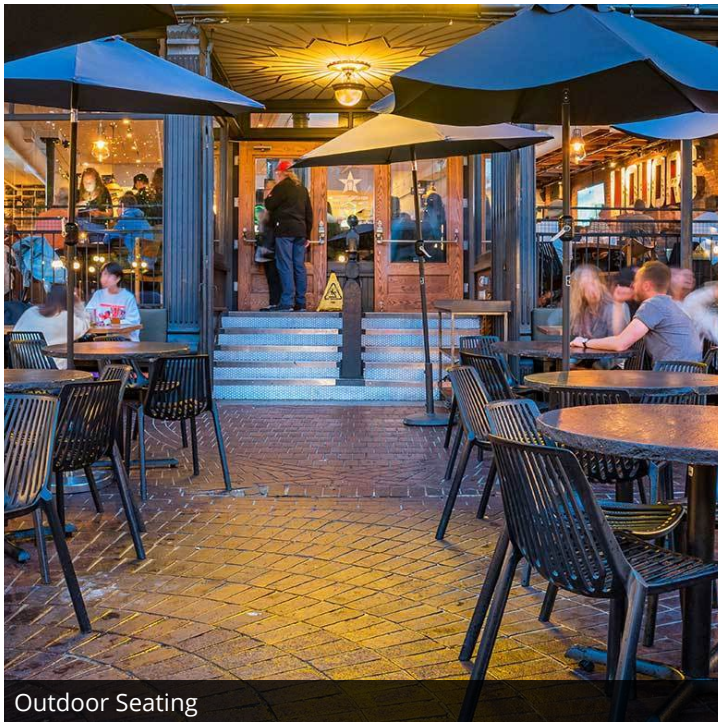
Scott's Addition

12.20.2019

SCOTT'S ADDITION - 1601 ROSENEATH ROAD

RICHMOND, VA 23230

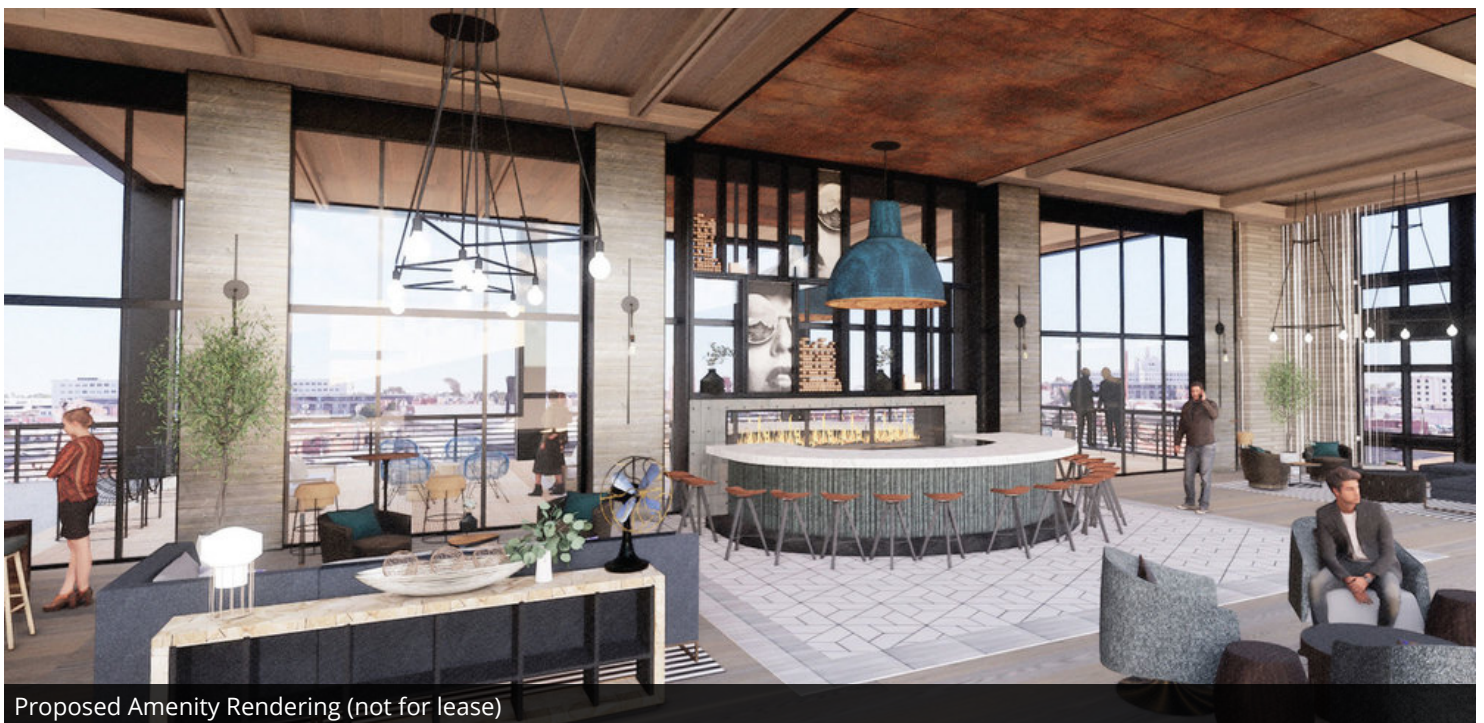
ADDITIONAL PHOTOS



Outdoor Seating



Night Life



Proposed Amenity Rendering (not for lease)

SCOTT'S ADDITION



2019



SCOTT'S
ADDITION



85,000 VPD

BELLEVILLE ST

CARLTON ST

ROCKBRIDGE ST

NORFOLK ST

MOORE ST

HIGHPOINT AVE

ARTHUR ASHE BLVD

WEST BROAD ST

24,000 VPD

MONUMENT AVE

20,000 VPD

TAZZA KITCHEN

SITE

STELLA'S

ZZQ

ARDENT

PAISLEY & JADE

LAMPLIGHTER
COFFEE ROASTERS



BOULEVARD



FAT DRAGON

RIVER CITY
Robo



Hardee's



SUBWAY



Peter Chang

BINGO



THREE NOTCH



SUPPER!

LUNCH.



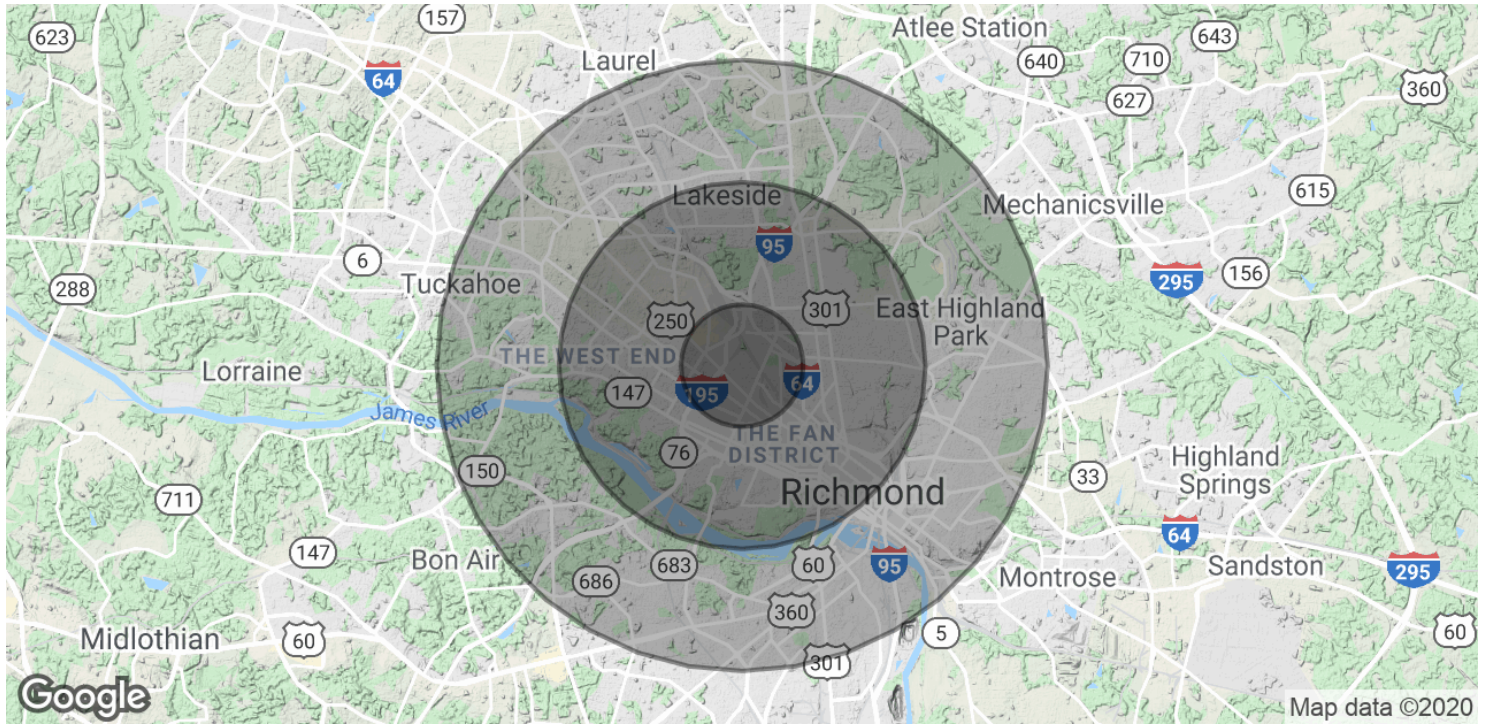
LONGOVEN



SCOTT'S ADDITION - 1601 ROSENEATH ROAD

RICHMOND, VA 23230

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,901	106,736	249,518
Median age	32.8	35.1	35.0
Median age (Male)	32.6	33.1	33.1
Median age (Female)	32.6	37.3	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,880	48,080	106,994
# of persons per HH	1.9	2.2	2.3
Average HH income	\$66,232	\$69,284	\$61,315
Average house value	\$328,653	\$296,920	\$258,661

* Demographic data derived from 2010 US Census

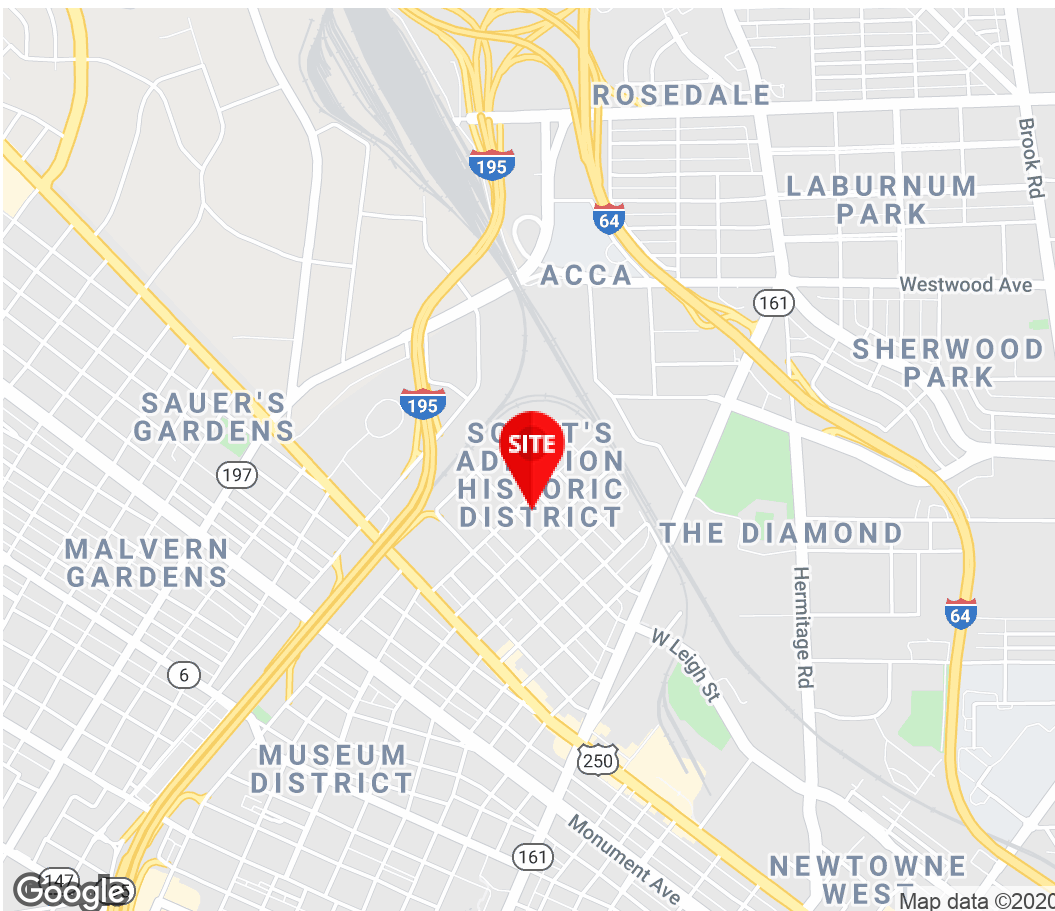


Read Goode

Senior Vice President
804.335.0554
Rgoode@divaris.com

Cheryle Toy

Vice President
804.977.2092
Ctoy@divaris.com



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.