

FOR SALE

Location, Views
& The James River

Flexible Zoning

201 W Commerce Road
Richmond, VA 23224



COMMONWEALTH



Property Highlights

- Zoned B-4 (Downtown Central Business District):
The most flexible zoning within the City of Richmond!
 - No height restrictions!
 - Allows for: Multi-family, Mixed-use, Hotel, Office, etc.
- 1± acre of land strategically located:
 - At the gateway entrance to Manchester
 - High visibility along W. Commerce Road
- Qualifies for Federal Opportunity Zone Program
- Within the City of Richmond's Enterprise Zone
- Spectacular panoramic views of:
 - The James River and Richmond's downtown skyline
- The James River Park System nearby:
 - This Park attracts over 2 million Visitors per year
- This Site is situated along the Fall Line Trail:
 - A New \$266.5 million 43-mile-North-South regional multi-modal trail from Ashland to Petersburg

Demographics	1 mile	3 mile	5 mile
Population	13,637	130,696	264,168
Median Age	34.7	33.7	36.4
Annual Growth 2020-2025	3.9%	1.6%	1.4%
Average HH Income	\$87,991	\$87,269	\$90,388
Total Businesses	1,625	10,276	219,990
Daytime Employment	22,016	159,819	219,990

For More Information:

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Radius Map

MULTI-FAMILY WITHIN 1 - MILE RADIUS →



EXISTING PROPERTY

	UNITS		UNITS
1 1000 Porter Street	12	63 Stoveall Place	6
2 1001 Bainbridge Street	12	64 Stumpf Flats	24
3 1100-1106 Hull Street	17	65 Textile Lofts @ Plant Zero	12
4 1109-1115 Hull Street	10	66 The Bridge	14
5 12 & Bainbridge	21	67 The Corner Lofts	67
6 1200 Decatur Street	24	68 The Current	215
7 1200 Semmes Apartments	129	69 The Decatur	24
8 1206 Shockoe Lane	14	70 The Hill Building	48
9 1209 Hull Street	12	71 The Hudson	225
10 12th Street Flats	10	72 The Locks	226
11 1510 Bainbridge Street	23	73 The Locks Tower	237
12 18th Street Lofts	22	74 The Lofts at Shockoe Slip	30
13 2000 Riverside Apartments	219	75 The Mill at Manchester Lofts	70
14 7West Townhomes	12	76 The Mirage Manchester	139
15 909 Perry Street	45	77 The Overlook at City View	141
16 American Heritage Apartments	57	78 The Overview	201
17 Belle Heights	111	79 The Paper Company Apts	88
18 Belle Summit	50	80 The Riviera on Semmes	189
19 Bowers Building	15	81 The Terraces at Manchester	148
20 Chicago Manor	74	82 The Townes at River South	162
21 City View Lofts	219	83 The Tracks at Shockoe Crossing	43
22 City View Place	32	84 Trail Lofts	41
23 City View Row Townhomes	20	85 Trolley Lofts	47
24 Cobblestone Commons	38	86 Upper Lofts at Canal Walk	110
25 Commons @ Plant Zero	52	87 Venus At Manchester Apartments	68
26 Cooper Lofts	15	88 Warehouse 201 Apartments	14
27 DV Manchester Park	24	89 Woodland Heights Apartments	16
28 Europa Apartments	21		
29 Exchange Alley Lofts	27	TOTAL # OF UNITS	7,399
30 Exchange Place	68		
31 First National Apartments	158	PROPOSED	
32 Hatcher Tobacco Flats	152	1 1407 Hull Street	60
33 Hopper Lofts	139	2 620 E. Cary Street	300
34 Hydro Apartments	226	3 707 E. Main Street	300
35 Jamestown	269	4 Avery Hall Site	525
36 Link Apartments Manchester	187	5 Belle Heights Phase 2	200
37 Manchester Contemporary Apts	14	6 Lighthouse Lofts	24
38 Manchester Grand Senior Apts	45	7 Miler & Associates	32
39 Manchester Park	33	8 Overlook II	271
40 Market Slip	30	9 Papa/Dodson Site	163
41 McCrae & Lacey Townhomes	27	10 Papa/Dodson Site	167
42 Miller Lofts @ Plant Zero	197	11 Plant Zero Site	235
43 Motorworks at City View	39	12 Sampson Coatings Site	250
44 New Manchester Flats	337	13 South Falls II & III	256
45 Old Manchester Lofts	40	14 Tessera Site	100
46 Old Manchester Plaza	45	15 The Element	293
47 Perry Street Apartments	45	16 The Gallery	86
48 Plant 1 Apartments	134	17 The Locks Building 7	138
49 Port RVA	102	18 The Locks Building 8	120
50 Railroad YMCA Lofts	30	19 The View at Belle Isle	116
51 Rallyard Flats	42	20 Thurston Sping Services Site	263
52 Residences at Richmond Trust	188		
53 River's Edge at Manchester	212	TOTAL # OF UNITS	3,899
54 Riverside Drive Apartments	66		
55 Shockoe Cary Apartments	16	UNDERCONSTRUCTION	
56 Shockoe Commons	29	1 The Cove	65
57 Shockoe Commons Main	18	2 Eddy On James	221
58 Smokehouse Lofts	28	3 Manchester Commodore	173
59 South Bank	150	4 Jackson Warehouse	52
60 South Falls Tower	255	5 The Box	118
61 Stella 360	3	6 Mutual on Main	170
62 Stonewall Place	70	7 1421 Bainbridge Street	15
		8 Canal Crossing	44
		9 The Navigator	188
		TOTAL # OF UNITS	1046



OUTSTANDING VIEWS

(This picture was taken 150' above site)



Drive Times (minutes)

Legend Brewing Co	1	Interstate 95	3
Basic City Beer Co	1	Siné	4
Belle Isle Moonshine	3	Browns Island	4
Floodwall Park	3	Belle Isle	4
Casa Del Barco	3	Lulu's	7
Pig & Brew	3		

Floodwall Park - South End of the 14th Street Bridge. The Flood Wall, completed in 1995, helps protect neighborhoods like Shockoe Bottom and Manchester from extreme weather events. While narrow, it's popular with runners, hikers, and river watchers.

Credit - James River Park

Brown's Island - Is one of the most popular public parks in the City of Richmond. Located on the Richmond riverfront along the James River. The Island features a large number of outdoor concerts and festivals in the spring and summer.



Market Overview

RICHMOND SNAPSHOT

A Proven Mid-Atlantic Business Market

Richmond continues to stand out as a stable, business-friendly market supported by economic diversity, competitive operating costs, and a skilled workforce. Its strategic Mid-Atlantic location and high quality of life have positioned the region as an increasingly attractive destination for companies and investment seeking long-term growth.

Anchored by Fortune 500 Leadership

Greater Richmond is home to multiple Fortune 500 and Fortune 1000 headquarters, reinforcing the region's role as a major Mid-Atlantic corporate center.

Notable Fortune 500–Headquartered Companies

Performance Food Group	Food Wholesaler
CarMax	Automotive Retailer
Altria Group	Tobacco and Wine Products
Dominion Energy	Electric and Gas Utility



Market Highlights

#11

Hottest Job Market in the U.S.

"Wall Street Journal"

2nd-highest

Labor force growth among major U.S. metro areas

"Greater Richmond Partnership"

725,000+

Labor force in the Richmond MSA, reflecting a deep and expanding talent pool

"U.S. Bureau of Labor Statistics (BLS)"

Lifestyle Amenities That Attract and Retain Talent

- Richmond offers an active, urban lifestyle with walkable neighborhoods, a thriving food and brewery scene, and outdoor recreation along the James River—one of the few cities with whitewater rapids running through downtown.
- Richmond is home to nationally recognized cultural institutions, including the Virginia Museum of Fine Arts, one of the largest art museums in the U.S. with free general admission, complemented by a strong local music, theater, and arts community.
- The region is anchored by multiple colleges and universities, including Virginia Commonwealth University, supporting a steady pipeline of educated talent and reinforcing Richmond's appeal to employers and workforce growth.



“

From whitewater rafting to festivals to charming neighborhoods, Richmond really does have it all.

— *Livability*



“

The 50 Best Cities to Live in the US

— *HGTV*

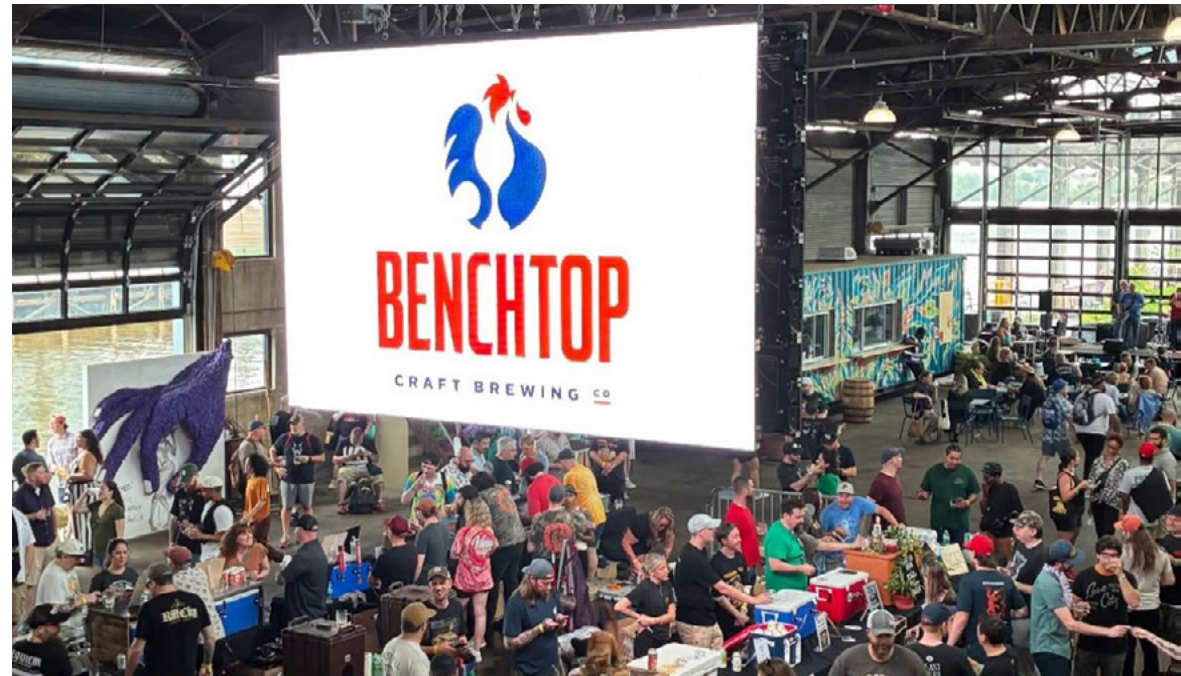
Credit: DougAshPhotography.com



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One of the country's fastest growing culinary scenes.

— *Redbook*





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