

Fully Entitled Mixed-Use Redevelopment Opportunity
Signalized Corner at Patterson & Libbie | Approved 4-Story Class A Office & Retail Project



FOR SALE - REDEVELOPMENT OPPORTUNITY

5728

PATTERSON AVENUE

Richmond, Virginia 23226



CUSHMAN &
WAKEFIELD

THALHIMER

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PATTERSON AVENUE

// PROPERTY FEATURES



- Rare redevelopment opportunity at the **signalized corner** of **Patterson Avenue & Libbie Avenue**
- Existing **8,335 SF building on 0.42 acres** at one of Richmond's most recognizable West End intersections
- **Fully entitled mixed-use development site** with **SUP in place**
- Approved for approximately **28,000 SF** on four floors with covered parking
- Exceptional visibility with dual frontage along Patterson Avenue and Libbie Avenue
- Premier **Westhampton location** within Richmond's most desirable and affluent urban neighborhoods
- Within a mile of the University of Richmond, St. Catherine's and St. Christopher's schools, The Country Club of Virginia and St. Mary's Hospital
- Ideal for **office, medical office, retail, mixed-use, or investment development** strategies.
- Call agent for details

// KEY DEVELOPMENT DATA

- SUP Approved (May 2025)
- 4 Stories
- **±24,956 SF Office**
- **±3,414 SF Retail**
- **±28,370 SF Total Building Area**
- 24 Parking Spaces
- Signalized Corner Location

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// CONCEPTUALS

Renderings by 510 Architects LLC

510
ARCHITECTS



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// NEIGHBORHOOD AERIAL



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// DEMOGRAPHICS



#1 STATE TO
DO BUSINESS
-CNBC



\$1.1 BILLION
10 MILE ENTERTAINMENT
EXPENDITURES



#4 HOTTEST CITY
FOR JOB GROWTH
-Gusto



\$3.1 BILLION
10 MILE FOOD
EXPENDITURES

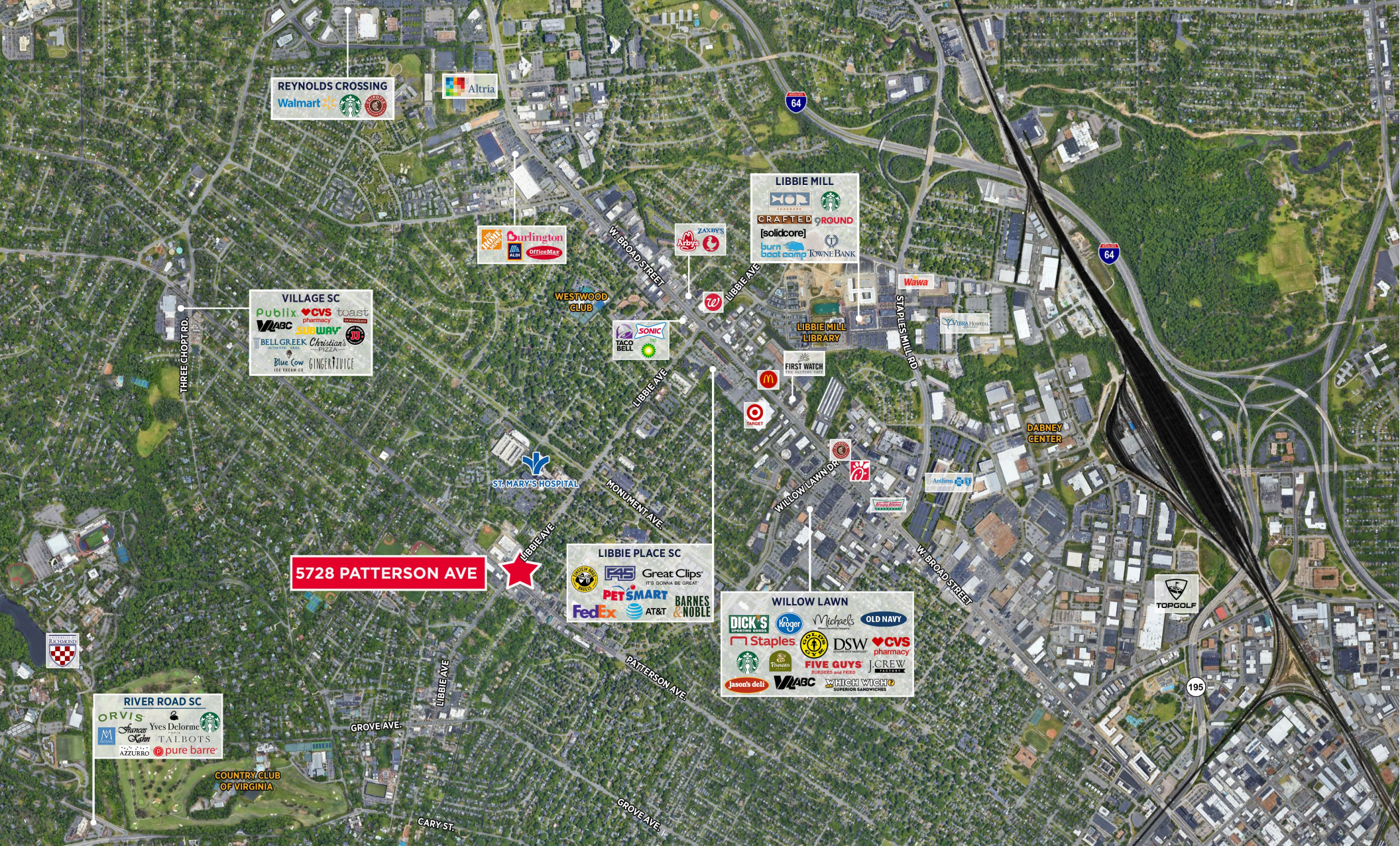


METRO RICHMOND
IN TOP 10 MILLENNIAL
MAGNETS
-Business Facilities



4,605+ MULTIFAMILY
UNITS PLANNED
*(Broad St Corridor from
Diamond/Scott's Addition to
I-64/Compass)*

	1 Mile	3 Mile	5 Mile	10 Minute	15 Minute
Total Population	10,687	86,055	262,106	96,690	313,834
Households	4,806	40,991	118,652	45,721	144,132
Education Bachelors & Above	78.5%	66.3%	54%	65.4%	54.6%
Average Household Income	\$222,018	\$152,133	\$120,546	\$148,266	\$121,933
Median Household Value	\$627,221	\$492,938	\$439,275	\$493,933	\$439,802
Daytime Population	19,905	118,720	313,139	131,421	417,463
Median Age	41	37.2	36	36.8	35.7



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FOR MORE INFORMATION, CONTACT:

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