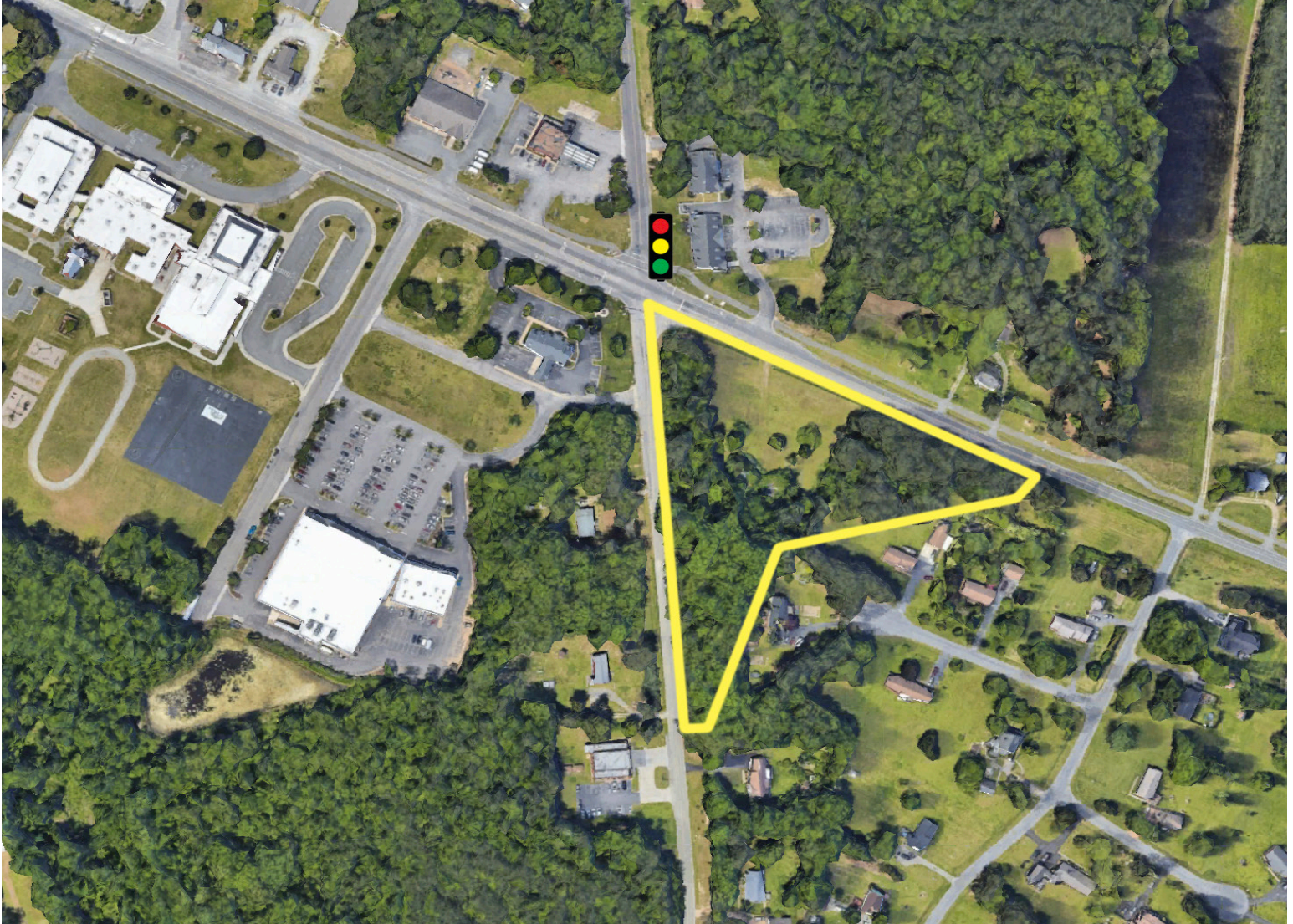


Retail/Office Land for Sale on Route 5

Signalized Corner Site

EXCLUSIVE LISTING


FOR SALE



20  08
ONE SOUTH
COMMERCIAL

2661 NEW MARKET ROAD

RICHMOND, VA 23231

 **\$899,950**

PROPERTY HIGHLIGHTS

- ✓ SIGNALIZED INTERSECTION
- ✓ MINUTES TO DOWNTOWN
- ✓ PUBLIC UTILITIES AVAILABLE
- ✓ CLEAN ESA

CHRIS CORRADA | 804.833.7909
chris.corrada@onesouthcommercial.com

Flat corner site located at the signalized corner of Route 5 and Strath Road along the Virginia Capital Trail.

The zoning allows B-2 uses and district requirements. Logical uses include medical, daycare, restaurants, convenience store, drugstore or general retail uses. The back parcel is planned for a small office.

The site was originally planned and approved for a Rite Aid drug store. The seller is flexible and will allow time for reasonable changes to the zoning or site plan approval but will also consider a discount for a quicker close.

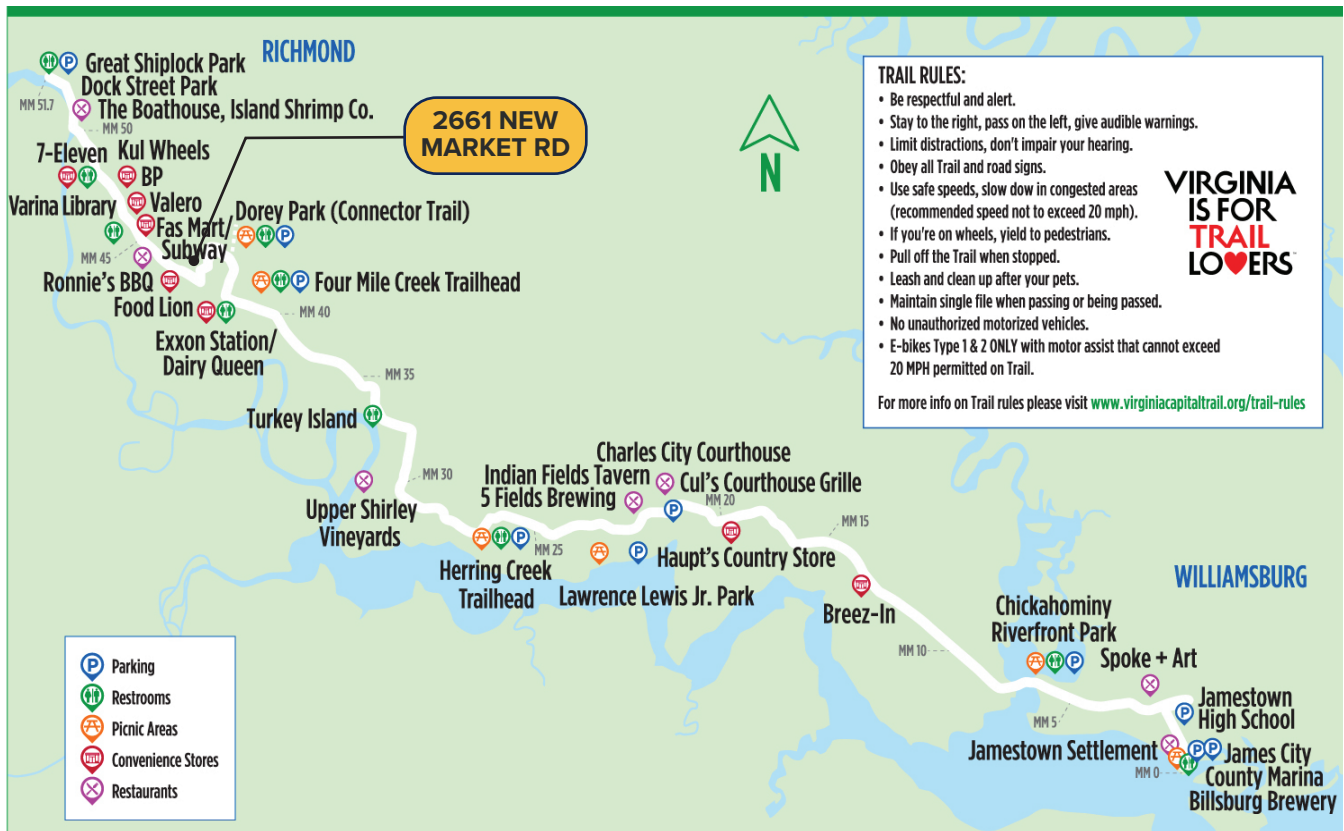
Survey, geotech and environmental have all been done and there are no site conditions that limit development.

QUICK FACTS

ADDRESS	2661 New Market Road, Richmond VA 23231
PID	816-687-5307
ZONING	B-2C
LOT SIZE	3.82 AC
PRICE	\$899,950

Price is based on an as-is sale. Owner will consider allowing time for site plan and/or rezoning but price will need to be reconsidered for a long contract period.

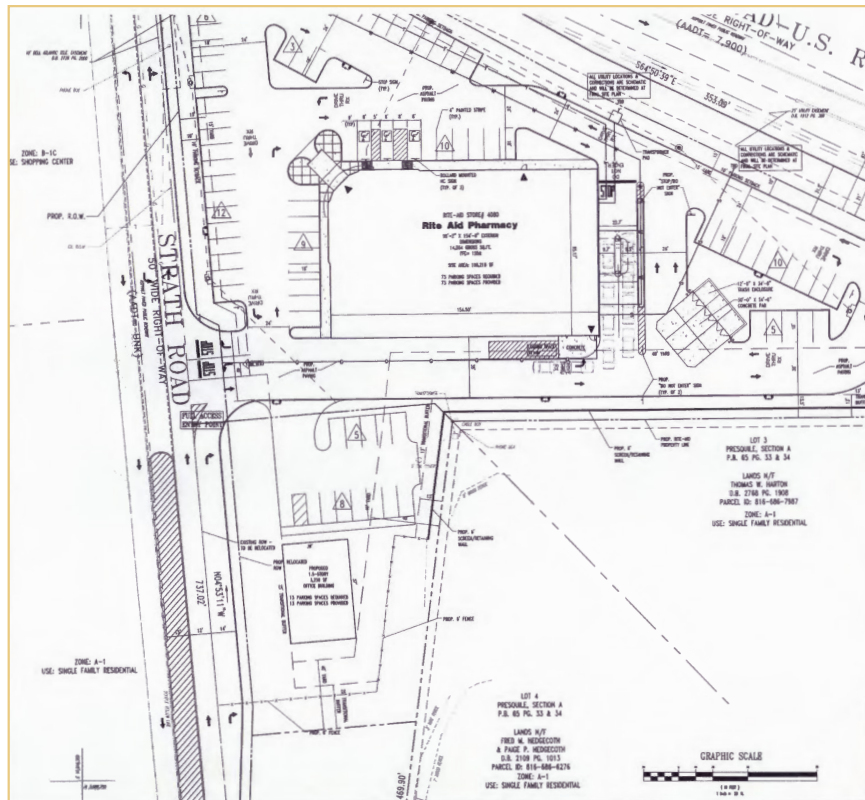
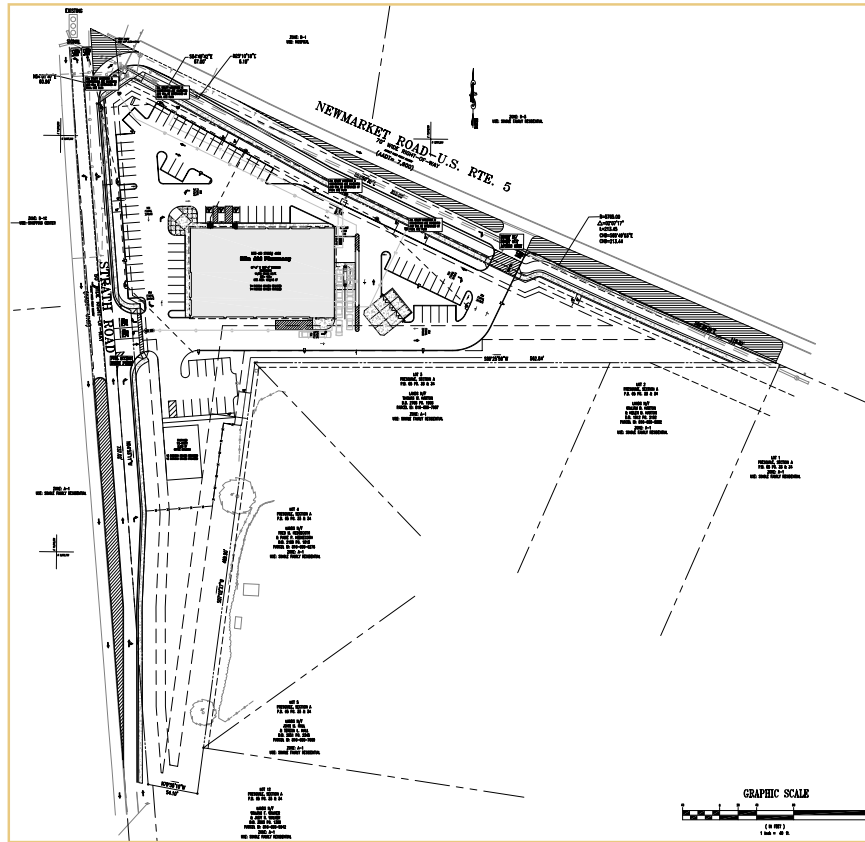
Virginia Capital Trail:





Arcadia Development - 795 New Homes

2661 New Market Road is located less than a mile from the new Arcadia development now under construction by East West Communities. The community will include 795 housing units with a mix of single-family, townhomes and condos along with a massive central park and amenity area.





VARINA

Varina is a quiet, suburban neighborhood in Henrico, Virginia, known for its historical sites and scenic landscapes. It's a family-friendly area with good schools, local shops, and easy access to downtown Richmond. It's a peaceful place with a strong sense of community.

Nearby, The Virginia Capital Trail is a 51.7 mile fully paved multi-use path that connects Virginia's past and present capitals of Jamestown and Richmond. Completed in 2015, the trail primarily follows the scenic Route 5 corridor, offering a vehicle-free route for cyclists, walkers, runners, and skaters.



ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.



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Chris is a Richmond native and industry veteran with extensive experience in real estate investment and development. For 13 years he served as Principal and in-house Broker with Riverstone Properties, managing and growing a diverse portfolio for one of Virginia's prominent families. This provided the opportunity to work in all sectors of commercial real estate.

Prior to joining Riverstone, Chris served as a Vice President and Project Manager with East West Partners of Virginia for 10 years. He holds an MBA with a concentration in Real Estate Development from VCU and an undergraduate degree from East Carolina University.

In 2024, Chris started his consulting company, Double C Real Estate, and joined One South Commercial as an Associate Broker to draw on his experience and help families, businesses and investors evaluate, optimize and grow their commercial real estate holdings.

