



For Sale

A rare redevelopment opportunity in Richmond's iconic Scott's Addition neighborhood

3008 W Clay Street, Richmond, VA





The *Neighborhood*

Richmond's Scott's Addition is alive with bright-minded people, game-changing companies, popular restaurants, coffee bars and late night gathering spots. The area is easy to get to, whether you're traveling by public transit, bike, car or on foot. Alive with entrepreneurial spirit, the surrounding neighborhood provides the ideal backdrop for companies looking for creative inspiration and innovative influences.

Nearby amenities include:

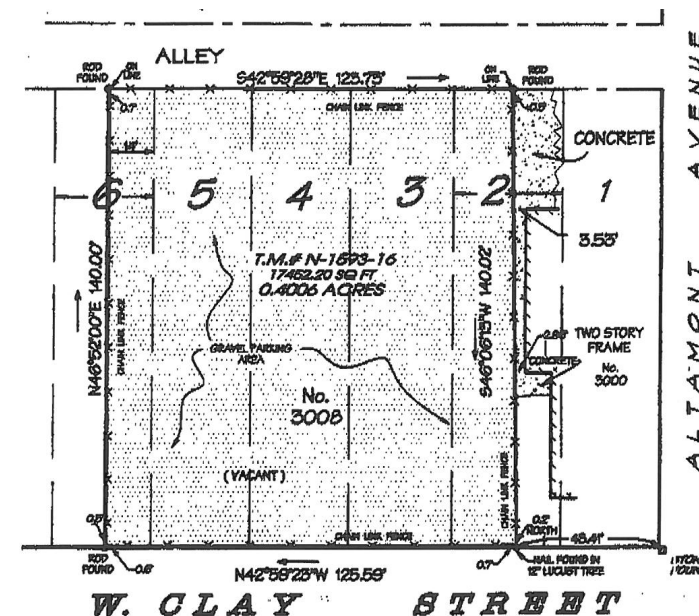
Isley Brewing Company
Lamplighter Coffee
Lunch Supper
King of Pops
Blue Bee Cidery
Ardent Craft Ales
ZZQ
Tazza Kitchen
The Hive Salon
Ironclad Coffee
TURN Studios
Gelati Celesti
Urban Farmhouse
Class & Trash

Pure PHIT RVA
Peter Chang's
The Hofheimer
Three Notch'd Brewing
The Veil Brewing
Don't Look Back
Vaasen Brewing
The Circuit Arcade
GRTC Pulse Station
Crunch Fitness
RVA Bikeshare
Boulevard Burgers & Brew
Potbelly
Starbucks

The *Property*

With the popularity of Scott's Addition only growing, opportunities to buy land ready for redevelopment is becoming more and more rare. The site's location within an enterprise zone yields access to a myriad of city incentives including employment assistance grants, business relocation rebates and development fee rebates. B-7 zoning will allow for flexible mixed-use development and up to five-stories in height. 3008 W Clay is an ideal opportunity to capitalize on the neighborhood's momentum.

- Great location within the core of Scott's Addition
- B-7 zoning
- 1,200 SF office / log cabin; can be relocated
- Tremendous walkability
- 0.4 acres
- Efficient / functional site
- Call for pricing



Scott's Addition



For More Information:

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