FOR LEASE

SCOTT'S ADDITION

3200 W MOORE STREET

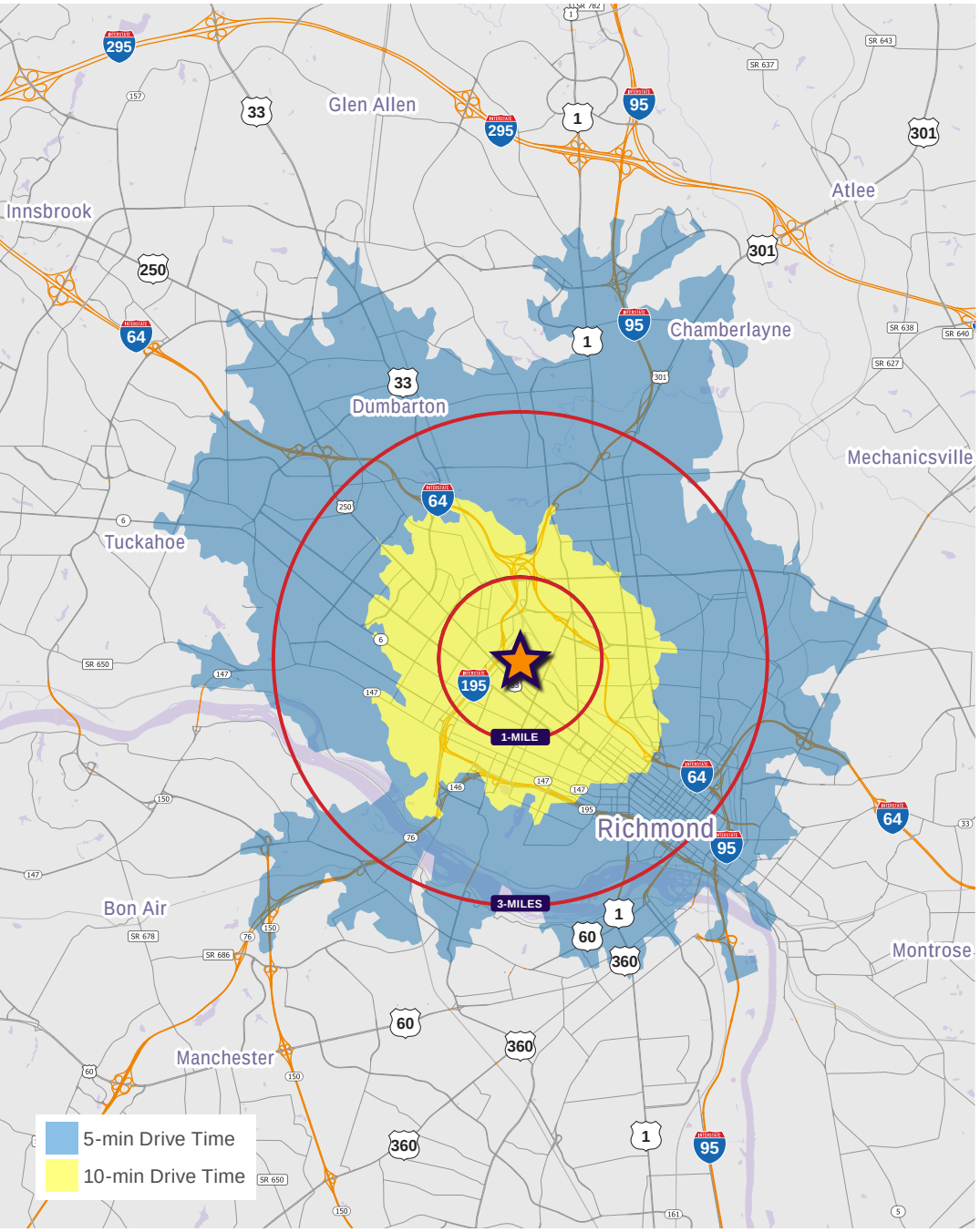
DEVELOPERS: DeBartolo HOFFMAN & ASSOCIATES

SegALL GROUP

Located in Richmond's historic Scott's Addition district, this premier mixed-use development offers 18,000 square feet of retail space with prominent frontage along W Moore Street and a mixture of 366 apartment and townhome-style units. Delivering Q4 2027, the retail space features outdoor patio opportunities in a highly activated neighborhood known for its exceptional foot traffic and vibrant street life. The project benefits from Scott's Addition's rapid transformation into Richmond's most dynamic neighborhood, home to over 7,300 residents and a thriving entertainment scene. With a daytime population exceeding 300,000 within a 10-minute drive and average household incomes over $106,000, this urban infill development is positioned to capture the area's continued growth. The retail spaces will be complemented by structured parking and walkable access to the neighborhood's numerous breweries, restaurants, and entertainment venues.

Quick Facts

Availability	Q4 2027 - Q1 2028
Size	Up to 18,000 total square feet Retail
Rental Rate	Negotiable
Net Charges	TBD
Walk Score	70 (very walkable)
Bike Score	80 (very bikeable)



Demographics	5-Min DT	10-Min DT	3-Mile
POPULATION	72,929	205,789	117,482
HOUSEHOLDS	35,099	98,242	55,859
AVERAGE HH INCOME	$137,728	$116,470	$134,003
DAYTIME POPULATION	127,203	326,094	227,051
HS GRADUATE OR HIGHER	95.4%	92.3%	94.0%
EMPLOYEES	45,735	162,438	118,951

TAPESTRY PROFILE (1-MILE):

O - Singles and Starters 33.4%

Young singles starting out and some starter families living a city lifestyle

G - Young City Solos 27.8%

Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas

E - Thriving Boomers 13.3%

Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes

A - Power Elite 7.6%

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer

C - Booming with Confidence 4.7%

Prosperous, established couples in their peak earning years living in suburban homes

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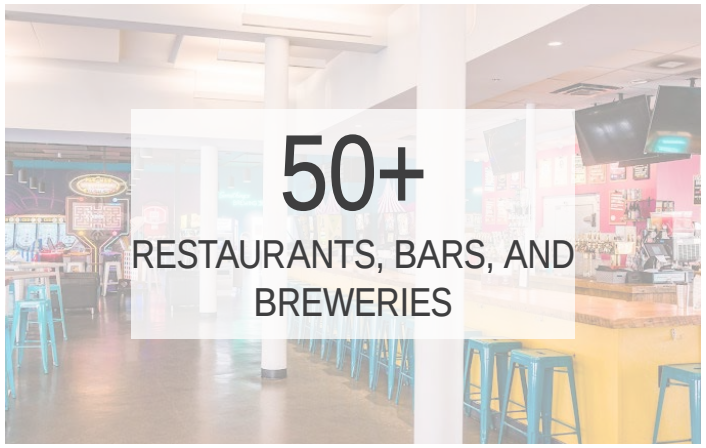
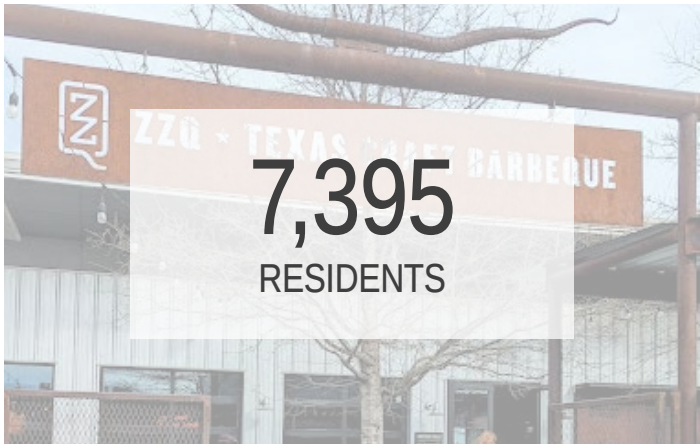
Trade Area Profile

3200 West Moore Street / Richmond, VA 23230





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Scott's Addition: Richmond's Craft Food and Beverage Destination

3200 West Moore Street / Richmond, VA 23230

ENTERTAINMENT, RESTAURANTS & BREWERIES

BREWERIES & BARS

1. Ardent Craft Ales
2. Black Heath Meadery
3. Black Lodge
4. Buskey Cider
5. Isley Brewing Company
6. Reservoir Distillery
7. Three Notch'd Brewing Co.
8. Starr Hill
9. Strangeway's Brewing
10. Väsen Brewing
11. The Veil Brewing
12. Wood & Iron

ENTERTAINMENT

13. Bow Tie Cinemas
14. River City Roll
15. Children's Museum
16. Science Museum
17. The Diamond
18. Top Golf
19. Richmond Triangle Player
20. Slingshot

RESTAURANTS

21. Bingo Beer
22. Boulevard Burger & Brew
23. Brenner Pass
24. Don't Look Back - Triple
25. En Su Boca
26. Fat Dragon
27. Harry's at Hoffmeier
28. Lemon Cuisine of India
29. Lunch Supper
30. Moore Street Cafe
31. Kismet
32. Peter Chang
33. Smohk
34. Starbucks
35. Tazza
36. ZZQ
37. Brambly Park
38. Fighting Fish
39. Lucky AF
40. Pinky's
41. McLean's
42. Potbelly
43. Gelati Celesti
44. Raising Cane's
45. Chipotle
46. Starbucks
47. Toast Gastropub
48. Marco's Pizza
49. Parousia Coffee
50. Urban Myth Street Food
51. Richmond Eats
52. Eazzy Burger
53. Scott's Shawarma
54. Maya's Latin Kitchen
55. Nokoribi
56. Lakay Zaz
57. Brunch Jr
58. Pitsa Scotts Addition
59. Lost Letter
60. Cabo Fish Taco
61. Blanchard's Coffee
62. Afterglow Coffee
63. The Smoothie Queen
64. BIGWIFE'S mac n' cheese
65. Grit Coffee
66. PlantHouse
67. Cochiloco
68. Asian BBQ
69. Lillian
70. Shamin Hotels (TBD)

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Historic Scott's Addition Night Life

3200 West Moore Street / Richmond, VA 23230

RESIDENTIAL DEVELOPMENTS

	EXISTING SUPPLY	DELIVERY	UNITS
1	Ambiance Loft	2005	31
2	The Altamont	2009	31
3	2095 West Clay	2013	38
4	3122 West Clay	2013	17
5	Cookie Factory Lofts	2013	178
6	3600 West Broad St	2013	191
7	1 Scott's Addition	2013	131
8	Scott's Edge	2014	94
9	Preserve at Scott's	2014	194
10	Summit Lofts	2014	42
11	Courtyard Lofts	2015	90
12	Osprey Lofts	2016	30
13	Symbol Apartments	2018	202
14	Scott's View	2020	364
15	The Scout	2020	218
16	The Summit	2021	166
17	The Nest	2021	160
18	The Ella	2021	250
19	Belmont Apartments	2021	238
20	The Icon	2021	289
21	INK at Scott's Collection	2021	80
22	GEM at Scott's Collection	2022	60
23	VIV at Scott's Collection	2022	72
24	The Otis	2022	350
25	Spyrock & StyleCraft	2023	134
26	Lerner / Capital Square	2025	352
27	Novel at Scott's Addition	2024	275
28	Belleville Apartments	2024	126
29	Soda Flats	2024	89
30	The Ace	2025	295
31	Chasen	2025	352
32	Scott's Walk	TBD	148
		TOTAL	**5,287**

	UNDER CONSTRUCTION	DELIVERY	UNITS
33	Outlier Realty	TBD	148
34	2700 W Leigh Street	2026	368
35	Stadium District	2030	1,200
36	CarMax Park Stadium	2026	
37	3200 West Moore Street	2027	366
		TOTAL	**2,082**

	PROPOSED	DELIVERY	UNITS
38	Dalian / Party Perfect	TBD	300
39	Leibovic	TBD	200
40	Scott's Edge II	TBD	203
41	Hem + Spire (No Plans Approved)		
42	1701 Roseneath Road	TBD	250
43	Arthur Ashe	TBD	375
44	Shamin Hotels	TBD	299
45	Roseneath / Dairy Bar	TBD	95
		TOTAL	**1,722**

EXISTING SUPPLY	71%
UNDER CONSTRUCTION	11%
PROPOSED	18%

TOTAL 9,091 UNITS

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Scott's Addition Residential

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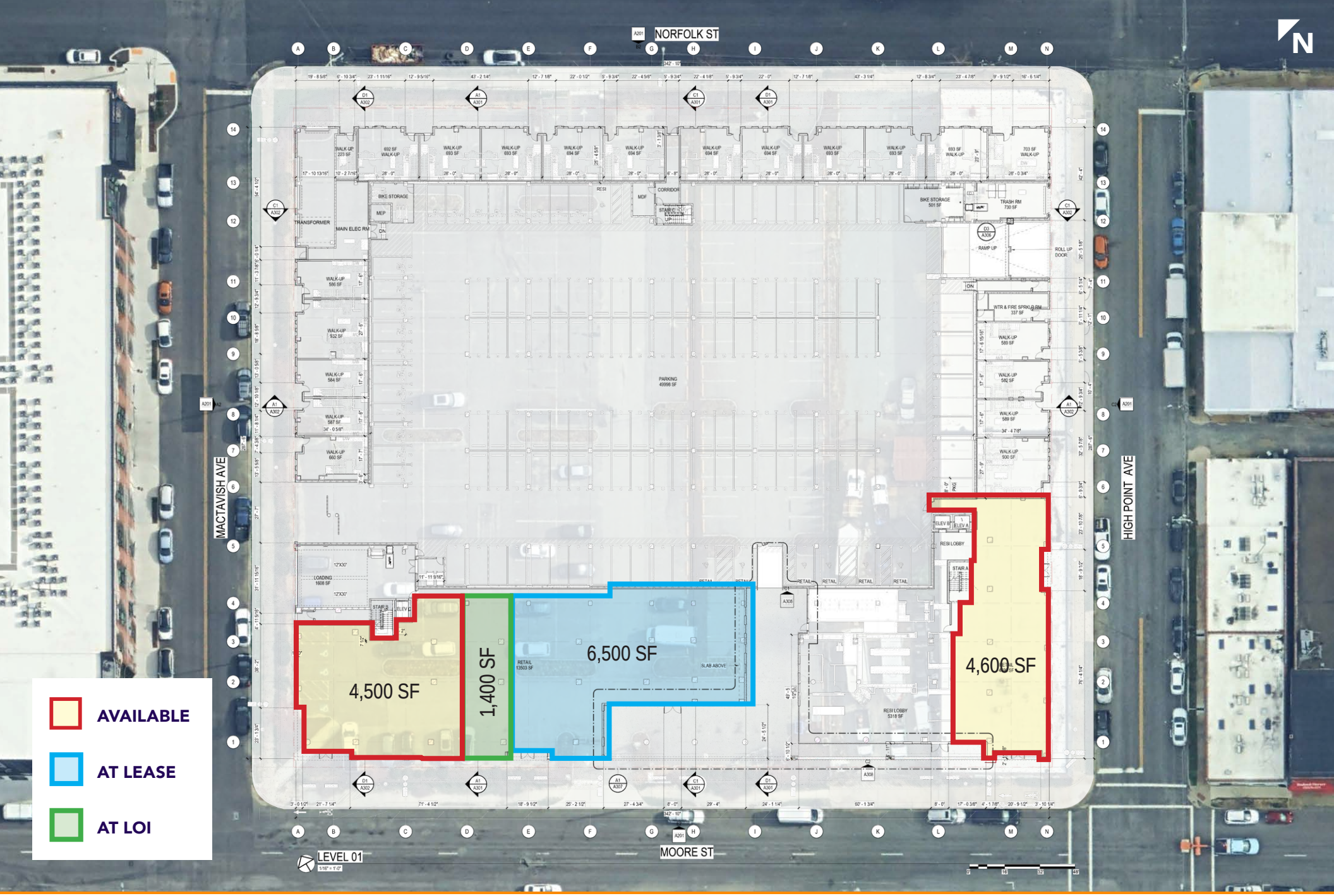

First Floor Plan

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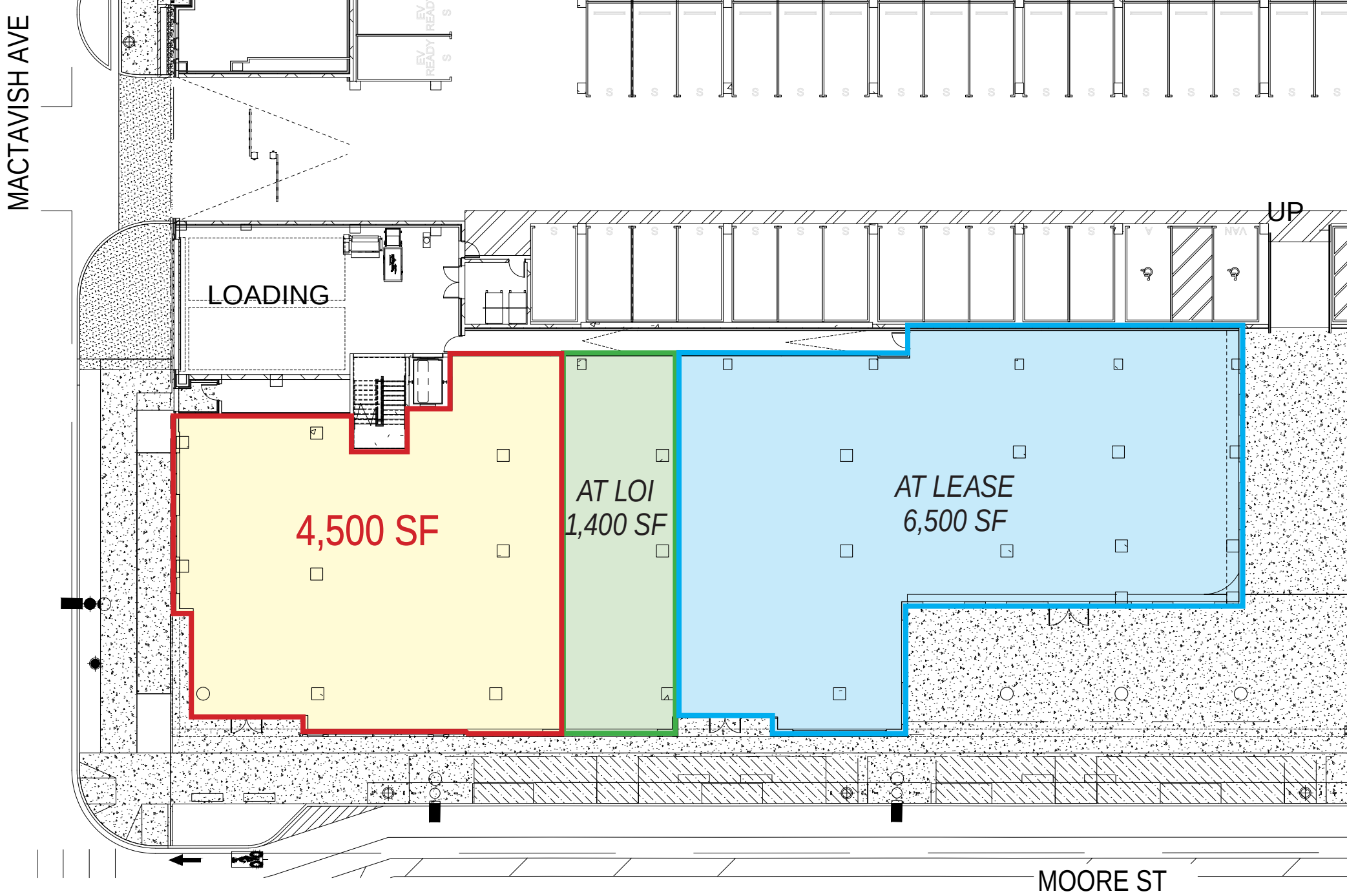

Retail 1 Detail

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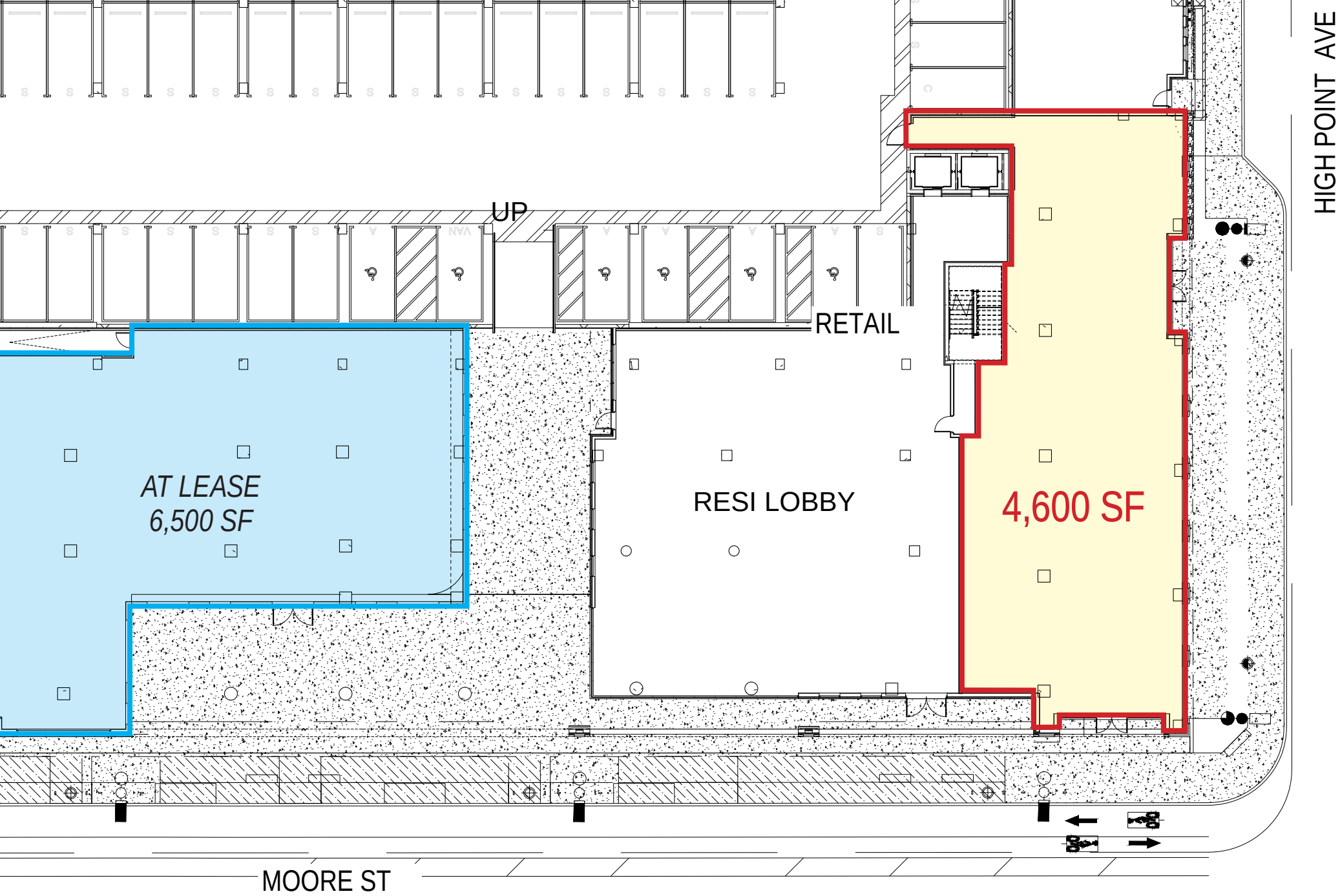

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Retail 2 Detail

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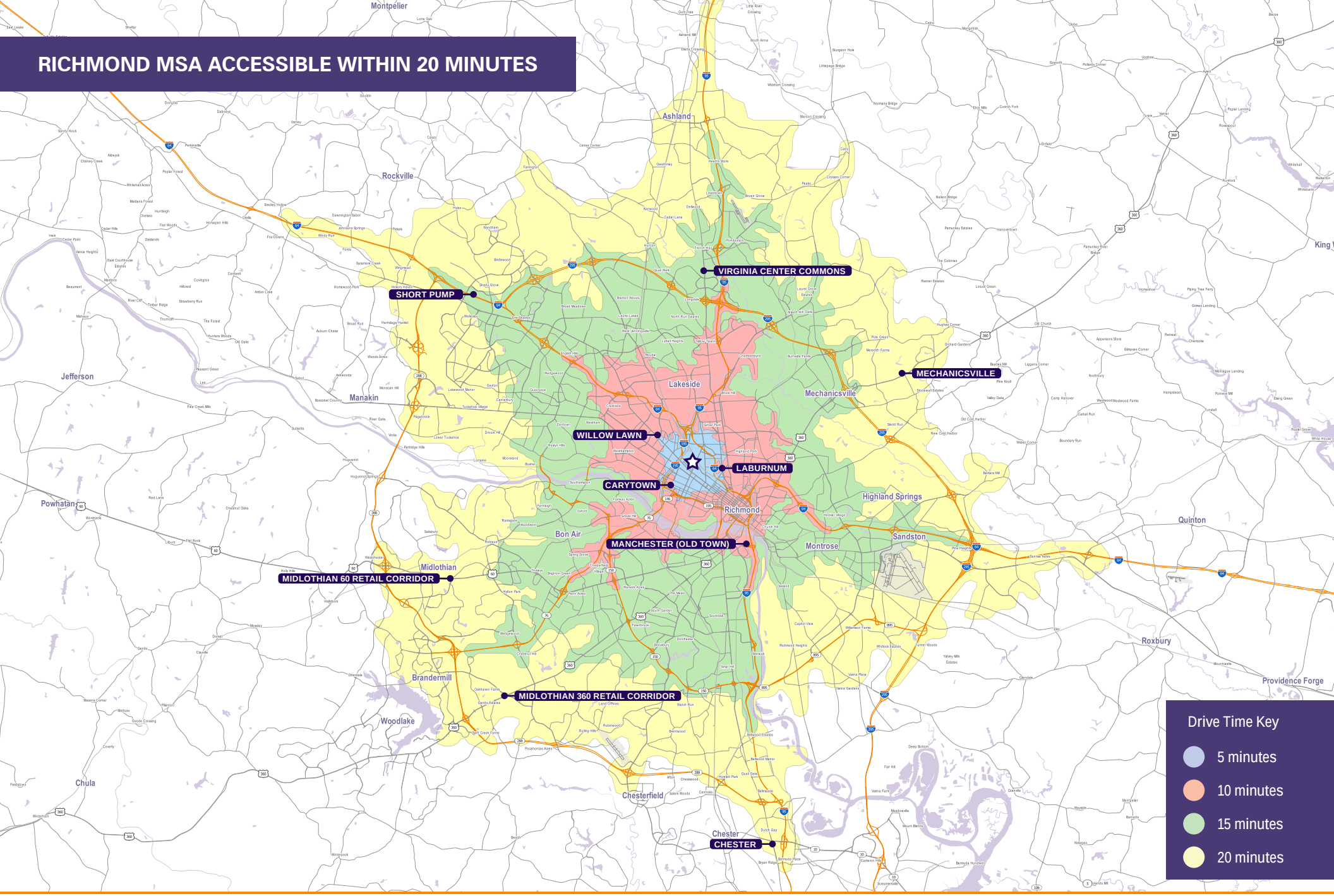
Property Aerial

3200 West Moore Street / Richmond, VA 23230

RICHMOND MSA ACCESSIBLE WITHIN 20 MINUTES



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Regional Accessibility

3200 West Moore Street / Richmond, VA 23230

SHAMIN TO BUILD 12-STORY HOTEL ON FORMER HARDEE'S SITE ON ARTHUR ASHE BLVD.

By: Mike Platania, Richmond BiZSENSE

Where biscuits once rose for decades, a new hotel is set to rise much, much higher.

Shamin Hotels, one of the region's largest hoteliers, is planning a 12-story, 299-room hotel on the site of the longtime Hardee's restaurant at 921 Myers St.

The new, 257,000-square-foot structure would carry two Marriott brands: Residence Inn and AC Hotels. The latter is one of Marriott's "Select" brands and originated in Spain. Shamin CEO Neil Amin said AC Hotels have many European-inspired design elements.

Neil Amin

"They're very elegant, very modern with clean lines and a lot of great finishes like stone," Amin said. "Marriott typically wants (AC Hotels) in neighborhoods that have other things that people want to visit, like breweries and restaurants. They're not really looking to put these hotels in suburban office parks."

There are nearly 250 AC Hotels worldwide and Shamin's would be the first in Virginia.

Shamin, based downtown, owns 75 hotels throughout the East Coast. The majority of its holdings are in the Richmond region.

Amin said the in-house restaurant is a big part of the AC Hotels brand, and added that the restaurant in the new Richmond hotel would have dining areas both on the ground floor and on the roof with a lounge and bar. Event spaces are also part of the plan, including a 10,000-square-foot ballroom and on the rooftop.

A seven-floor, 370-space above-ground parking deck is planned as part of the project.

The hotel would be the first AC Hotel in Virginia.

The new hotel would be among the largest and tallest both in Shamin's portfolio and throughout the city. Shamin bought the land for $4.75 million last summer after Hardee's closed in 2022, and Amin said the company set out to maximize the potential of the 1.3-acre parcel.

"We've been trying to do something in Scott's Addition for some time and the stars aligned. We had to move quickly on this site," Amin said. "We could have found a site deep into Scott's Addition, but the visibility of Broad and Boulevard as a gateway to Scott's Addition and the Boulevard district was very important to us."

Amin said the company also wanted to be near the many museums in the area, including the Virginia Museum of Fine Arts, Science Museum of Virginia and Virginia Museum of History & Culture.

"There's not a great hotel option for people to use when they're visiting those locations," Amin said. "I've been in conversations with those (museums') directors and they're all very excited to have a hotel and hospitality product close by."

Shamin is preparing to work through the plan of development process with the city for the Myers Street project. The parcel's existing TOD-1 zoning allows for up to 12 stories and won't require a special-use permit or rezoning to move forward.

Timmons Group is the development engineer and Nitin Kulkarni is the architect. Amin said a general contractor has not yet been selected, nor has the company finalized a project cost or construction timeline.

Amin said he views this new hotel as a potential trophy-type of development for Shamin's portfolio. He said the firm is drawing inspiration from an AC Hotel that opened in a neighborhood similar to Scott's Addition in Asheville, North Carolina.

"They have a hotel right in the middle of their downtown area, which is very similar to Scott's Addition with lots of breweries, and the hotel just became the centerpiece of the development," Amin said. "People would go there, they know that's where they'll stay, and then they frequent all the local establishments. So we want to replicate that and improve on that here."

Another local hotelier, KM Hotels, tried to build an AC Hotel downtown along the Kanawha Canal in 2019. Those plans ultimately were scrapped and local developers WVS Cos. and Fountainhead Real Estate Development now are planning to build the final phase of their Locks apartments on that site.

While Shamin's hotel will tower over the intersection of West Broad and Arthur Ashe Boulevard, additional hotel projects are in the works in the vicinity.

A 180-room hotel is included in the plans for the massive Diamond District development to the north. On Roseneath Road in Scott's Addition, local development firm Capital Square is considering razing the old Dairy Barn building to make way for an eight-story hotel.

South of Broad Street in the Fan, two boutique hotels are in the works: a New York firm is converting the Shenandoah building at 501 N. Allen Ave. into a 70-room hotel, and the owners of Shyndigz are building a four-story, 19-room hotel adjacent to their new bakery at 1904 W. Cary St.

Source: LINK

NEW APARTMENTS HIGHLIGHT RAPID CHANGE IN CORNER OF VIRGINIA'S STATE CAPITAL

By: David Holtzman, CoStar News

The new 275-unit Novel Scott's Addition apartment development sits at the edge of two sections of Richmond, Virginia, undergoing dramatic changes.

The project built by North Carolina-based Crescent Communities is just across the railroad tracks from Scott's Addition, which for decades was dominated by warehouses but is now seeing significant housing growth. On the other side of Arthur Ashe Boulevard is the Diamond District, where a new stadium is planned for Richmond's minor league baseball team, the Flying Squirrels, along with the potential for new housing, offices, hotels and retail stores.

The Novel project, completed in 2024, replaced an electrical supplier's distribution warehouse. The building honors the area's industrial heritage with materials like brick, steel and concrete, but with contemporary design elements. A panel of judges with local ties chose the project for a 2025 CoStar Impact Award as multifamily development of the year for Richmond.

Besides typical amenities such as an outdoor pool and fitness center, residents have access to distinctive gathering spots such as a cocktail club and rooftop lounge, plus a podcast studio and coworking spaces. The project owners are creating connections to the surrounding area through collaborative events with local breweries and restaurants, and by featuring the work of local artists within the building.

About the project: The building includes 191 one-bedroom units, 65 two-bedrooms and 19 studios.

What the judges said: "I feel like it was very forward-thinking to locate where it did. It will elevate the area around it. The architecture of the building blends well with the area," said Rebecca Barricklow, senior vice president of local real estate firm Range Commercial Partners.

"This property will appeal to an eclectic market that values quality amenities within striking distance to downtown and Scott's [Addition]," added Brent Smith, professor and CoStar Group endowed chair in real estate analytics at Virginia Commonwealth University.

They made it happen: Matt Bailey, director of development, and Ben Watt, senior marketing director, represented Crescent Communities. Matt Raggi is a principal of Thalhimer Realty Partners, which sold the property to Crescent in 2022 and stayed on as a development partner. Drew Harbrecht is a principal of Thalhimer Multifamily, which manages the building.

Source: LINK

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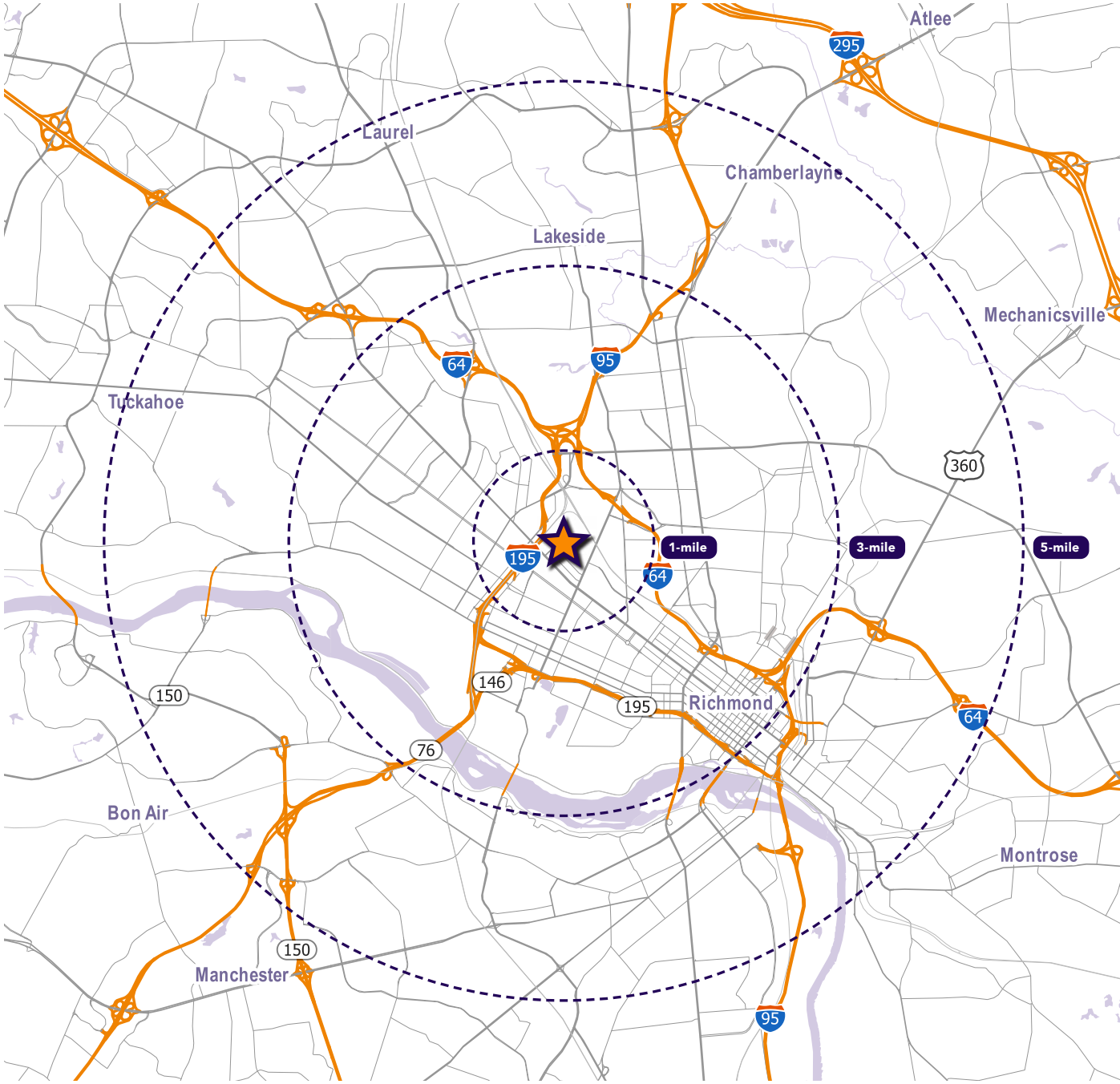

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