

NOW PRE-LEASING

 CUSHMAN & WAKEFIELD | THALHIMER

JOIN



SCOTT'S WALK

RETAIL & RESTAURANT OPPORTUNITIES
1,321- 4,543 RSF AVAILABLE

3064 N. Arthur Ashe Boulevard
N. Arthur Ashe Blvd. & Ellen Rd.
Richmond, Virginia 23230

EXCELLENT LOCATION



NEW AND EXISTING DEVELOPMENT	
A	SYMBOL 190 Units & 60,000 SF Office
B	Summit Lofts 27 Units
C	Ambience Lofts 31 Units
D	1 Scott's Addition 40 Units
E	Scott's Edge 94 Units
F	Concrete Plant 13 Units
G	The Altamont 31 Units
H	1 Scott's Addition 90 Units
I	1500 Roseneath Redevelopment
J	Handcraft Redevelopment
K	Osprey Lofts 30 Units
L	Roseleigh Redevelopment
M	Scott's View 350 Units & 25,000 SF Commercial Space
N	Courtyard Lofts 90 Units
O	3122 W Clay 17 Units
P	2915 W Clay 38 Units
Q	The Preserve 194 Units
R	Summit Suites 16,000 SF Office
S	3600 W Broad 193 Units
T	3200 W Broad 322 Units Planned
U	Cookie Factory Lofts 178 Units
V	The Spur 35,000 SF Mixed-Use
W	The Summit 166 Units Planned
X	3900 W Broad 300 Units Planned
Y	Belmont Apartments 238 Units + Commercial Planned
Z	The Nest 122 Units
AA	Argo Apartments 66 Units
BB	Georgetown Apartments 192 Units
CC	Fresenius Medical Care Under Construction
DD	Novel Scott's Addition 275 Units Planned
EE	The Cooperage 117 Units
FF	The Outpost at Brewer's Row 200 Units
GG	Todd Lofts at Hermitage 100 Units
HH	Southern Stove 187 Units
II	2700 Leigh Street 375 Units
JJ	Thalimer Apartments 250 units +10K SF Retail
KK	The Scout 218 units + commercial
LL	Diamond District RFP 65 Acre mixed use development
MM	Arthur Ashe Boulevard 300 Units + 15K SF Commercial
NN	1101 N Arthur Ashe Boulevard 130 co-living bedrooms

UNDER CONSTRUCTION
SAUER / WHOLE FOODS
REDEVELOPMENT

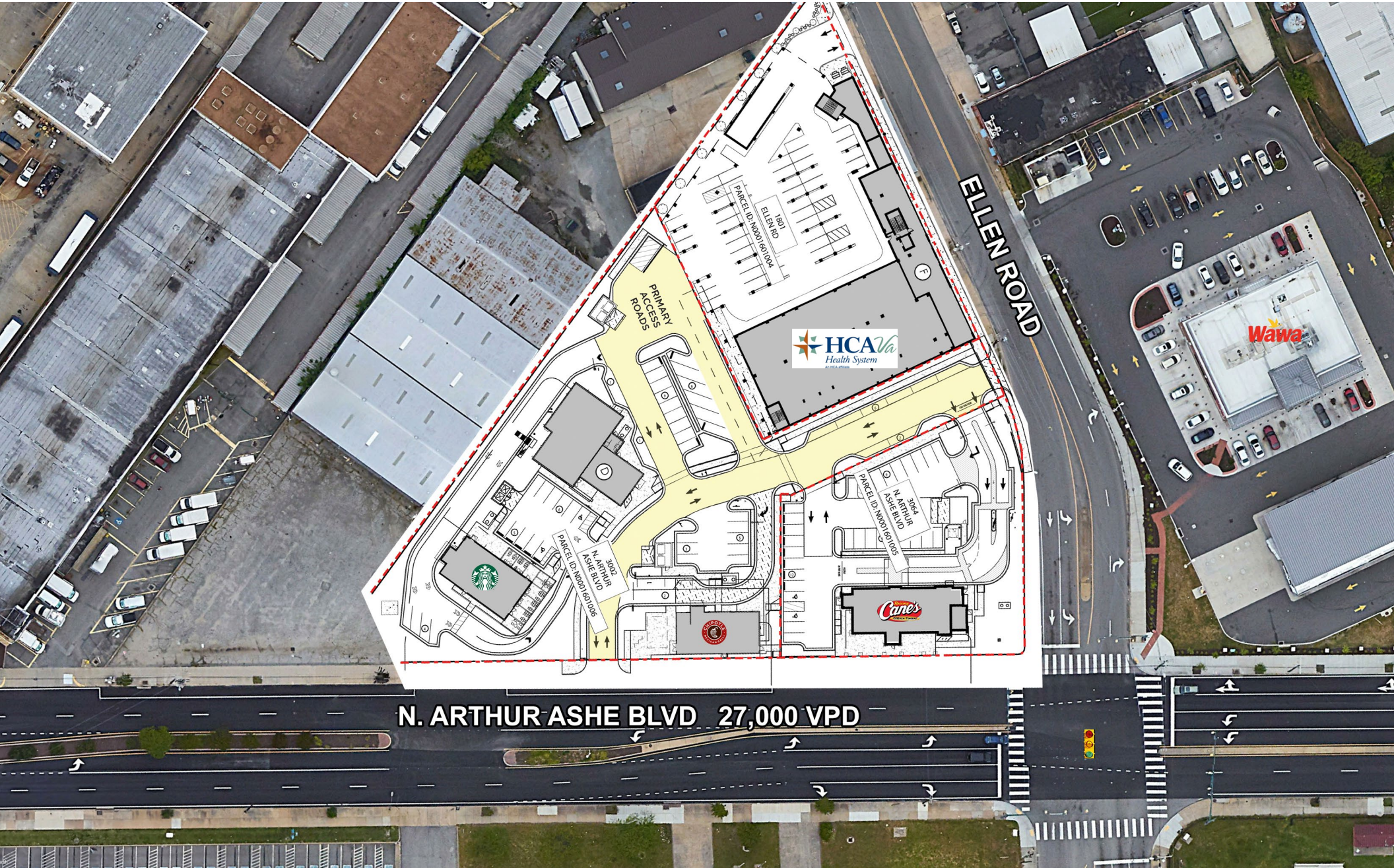
35,000 Students

NEAR WEST END

MUSEUM DISTRICT

THE FAN

PRELIMINARY SITE PLAN



N. ARTHUR ASHE BLVD 27,000 VPD

ELLEN ROAD

HCA Va
Health System

Wawa

Cane's

Starbucks

300
N. ARTHUR
ASHE BLVD
PARCEL ID: 00001601006

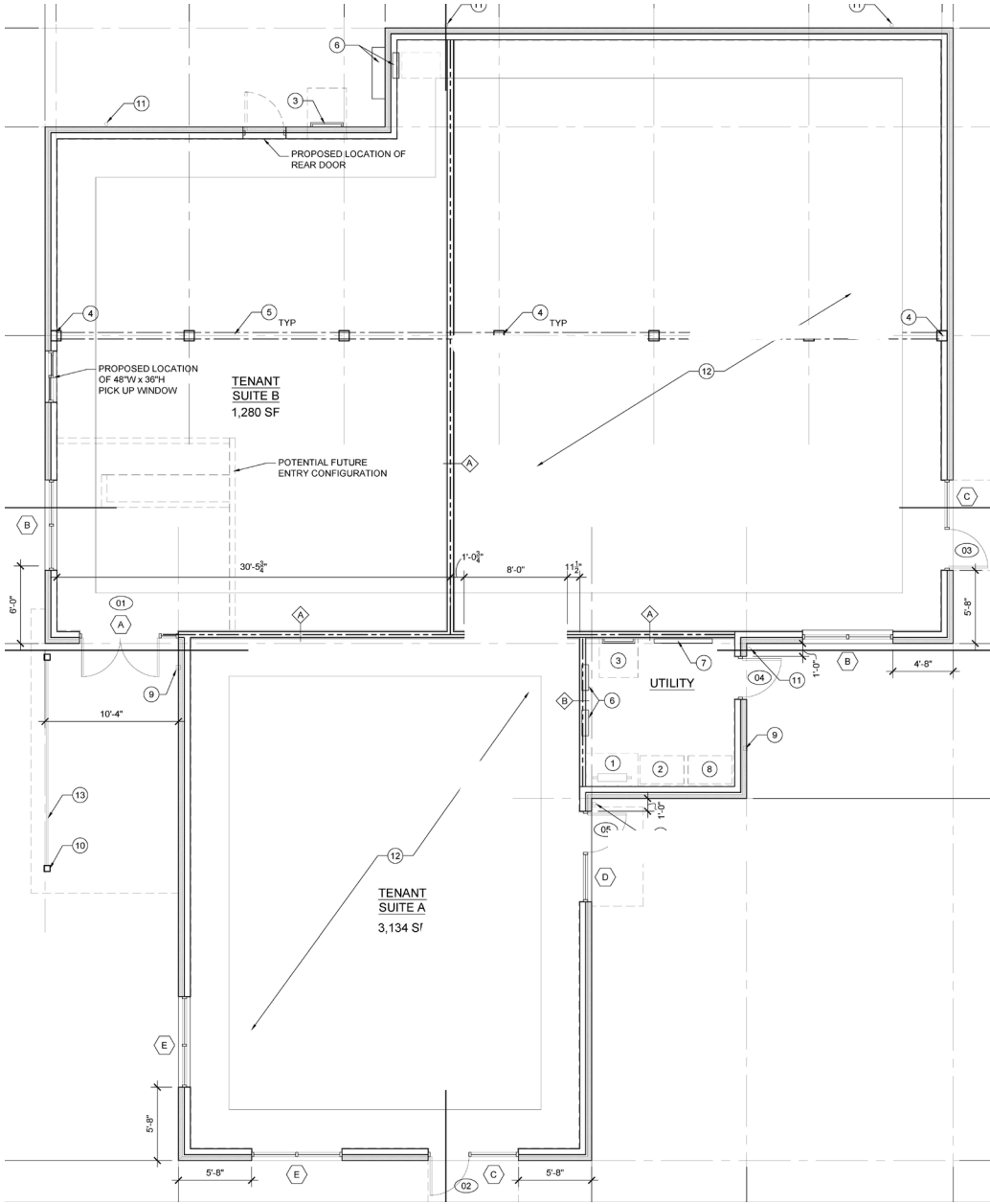
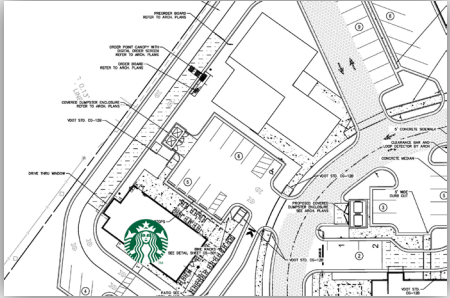
304
N. ARTHUR
ASHE BLVD
PARCEL ID: 00001601005

1891
ELLEN RD
PARCEL ID: 00001601004

SITE PLAN



SITE PLAN - RETAIL



RETAIL SHOP – ELEVATIONS



RESIDENTIAL & COMMERCIAL ELEVATIONS



SCOTT'S WALK FEATURES

RETAIL SPACE
AVAILABLE
1,321- 4,543 RSF

NOW PRE-LEASING - RETAIL & RESTAURANT OPPORTUNITIES

- Signalized & Direct Access to Arthur Ashe Blvd.
- RARE! Ample parking allocated for center (6.25/1000 parking on site)
- 27,000 VPD – N. Arthur Ashe Blvd. / 170,000 - VPD I-95
- Immediate access to I-64 / I-95
- Excellent visibility along Arthur Ashe Blvd.
- Flexible with SF needs, up to 4,543 SF

Demographics	1 Mile	2 Mile	3 Mile	5 Mile
Population	9,215	57,210	60,274	259,160
Average Household Income	\$85,814	\$94,516	\$78,138	\$83,270
Daytime Population	15,614	70,779	85,149	261,388
Education Bachelor +	62.3%	57.9%	39.0%	43.6%

JOIN NEARBY RETAILERS

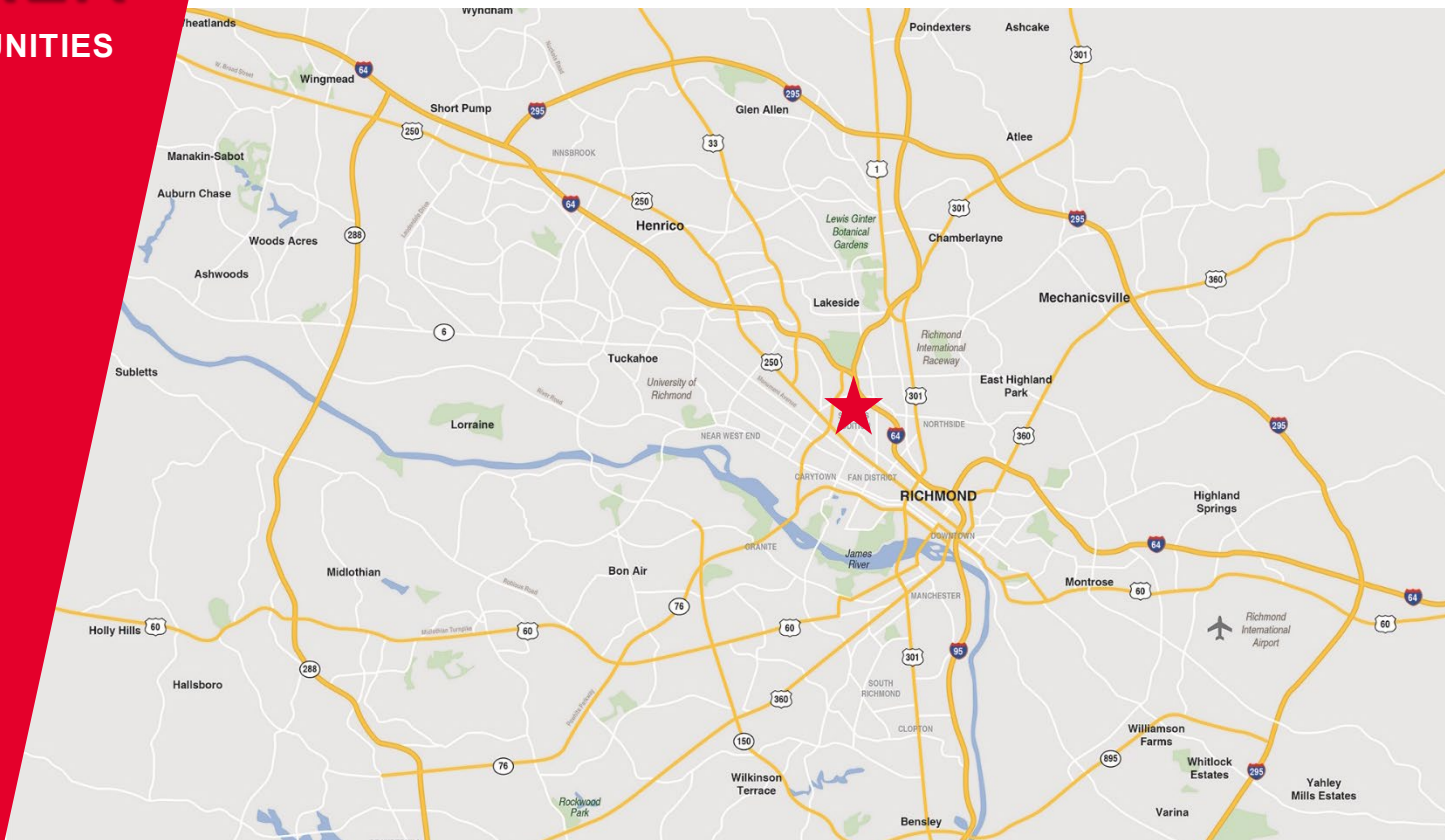
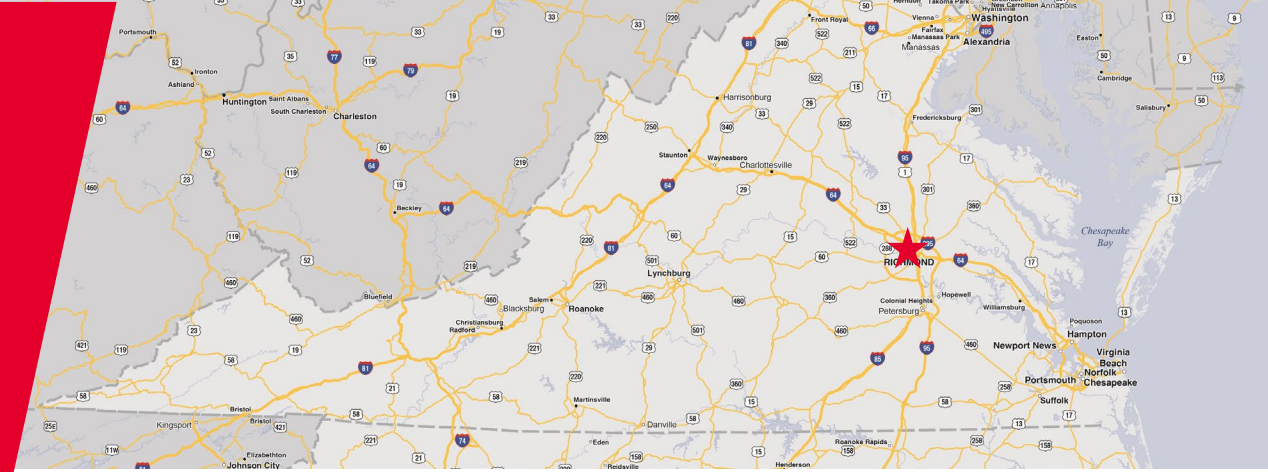


LEASING INFORMATION

SCOTT'S WALK

RETAIL & RESTAURANT OPPORTUNITIES

3064 N. Arthur Ashe Boulevard
N. Arthur Ashe Blvd & Ellen Rd.
Richmond, Virginia 23230



For more information, contact:

CONNIE JORDAN NIELSEN
Senior Vice President
804 697 3569
connie.nielsen@thalhimer.com

ANNIE O'CONNOR
Senior Associate
804 697 3451
annie.oconnor@thalhimer.com



OWNER/AGENT

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.