RETAIL LEASING OPPORTUNITY · NOW PRELEASING

WESTOVER PLACE

5059–5069 FOREST HILL AVENUE · RICHMOND, VA 23225



FOREST HILL AVENUE ELEVATION, LOOKING WEST

±7,800	30	31,761	$34	Summer 2027
SF RETAIL	APARTMENTS ABOVE	VPD AT FRONTAGE	PSF / NNN	RETAIL DELIVERY

PROJECT OVERVIEW

A new-construction mixed-use building in Westover Hills, on the north side of Forest Hill Avenue between Westover Hills Boulevard and Prince Arthur Road. Three stories: ±7,800 SF of ground-floor retail with two stories of residential above, 30 units in total. A joint venture between two experienced retail sponsors, Blackwood Development Company and Dumbarton Properties. Construction commences Spring 2026.

SPACE 1 · ±1,000 – 3,500 SF

Designed for food & beverage

- Operable garage door for indoor-outdoor dining along Forest Hill Avenue
- Delivered with hood chase and grease trap in place
- Outdoor seating available with expansion of the patio into one parking space
- Divisible; 1,000 – 3,500 SF contiguous
- 14 ft+ clear ceiling heights
- Prominent signage along Forest Hill

SPACE 2 · ±1,000 – 4,200 SF

Suited for food & beverage or traditional retail

- Delivered with hood chase
- Warm, dark shell with HVAC undistributed
- Divisible; 1,000 – 4,200 SF contiguous
- 14 ft+ clear ceiling heights
- Prominent signage along Forest Hill

WARM, DARK SHELL DELIVERY CONDITION

Rooftop HVAC units installed but undistributed

Minimum 225-amp electrical service to tenant panel, with empty conduit for future upgrades

400-amp available for restaurant space

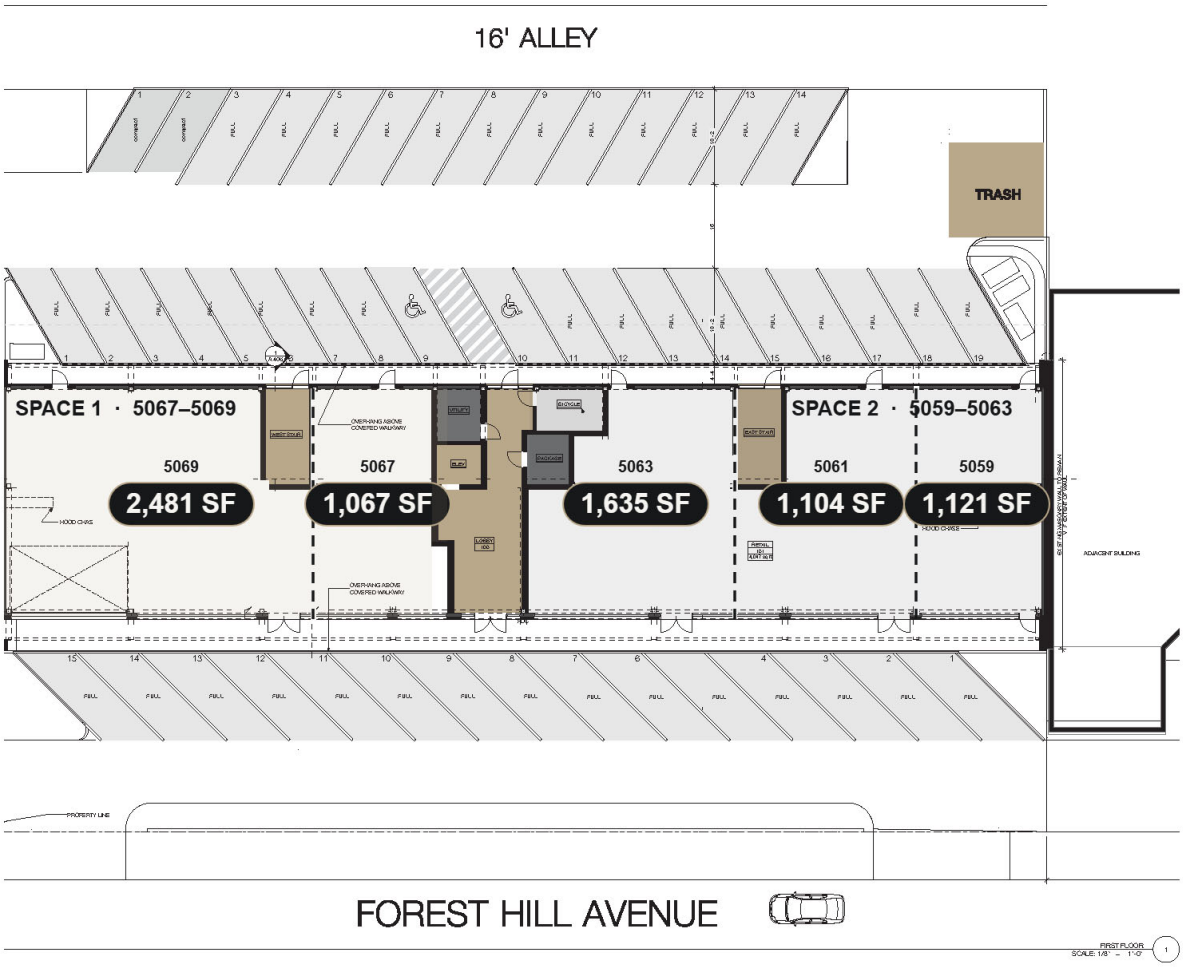
4 ft concrete ribbon around perimeter

Conduit from rear of space to sign band for independent signage

Tenant improvement allowance available as part of lease terms

GROUND FLOOR PLAN

Two ground-floor spaces flank the residential lobby, each with full Forest Hill Avenue frontage, storefront glazing, and a hood chase in place. Either side leases whole or demised by address; dashed lines mark potential demising locations.



FIRST FLOOR, 1/8" = 1'-0" · AREAS PER BOMA CALCS, WPA STUDIOS SHEET A.1, 9/18/26

WEST OF LOBBY · SPACE 1

5069	5067
2,481 SF	**1,067** SF

Built for a restaurant: grease trap, hood chase, and an operable garage door onto the avenue with patio expansion into one parking space.

EAST OF LOBBY · SPACE 2

5063	5061	5059
1,635 SF	**1,104** SF	**1,121** SF

Suited to food and beverage or traditional retail, with a hood chase at the east end and 14 ft+ clear ceiling heights throughout.

PARKING & SITE ACCESS

- Dedicated off-street parking along Forest Hill Avenue and in the rear lot
- Covered walkway connecting rear parking to the retail storefronts
- Outdoor sidewalk seating permissible along the frontage

SIGNAGE

- Dedicated sign band along the south (Forest Hill Avenue) elevation
- Pre-finished aluminum reversed channel letters, back-lit
- Each space pre-wired with an independent signage circuit

DEMOGRAPHICS · 2025

RADIUS	1 MI	3 MI	5 MI
Population	10,555	112,737	263,491
Households	5,177	51,292	117,160
Avg household income	$106,688	$94,652	$98,518
Bachelor's degree or higher	45%	42%	41%
Median home value	$385,019	$362,599	$365,374
Consumer spending	$148.8M	$1.4B	$3.3B

TRAFFIC COUNTS · 2026

Forest Hill at Westover Hills Blvd	**31,761**
Forest Hill at Prince Arthur Rd	**27,244**
Forest Hill at Dorchester Rd	**22,249**
Westover Hills Blvd at Forest Hill	**17,542**

VEHICLES PER DAY, WITHIN 0.25 MI OF THE PROPERTY

NEIGHBORHOOD CONTEXT

An active, evolving commercial corridor with recent investment from Väsen, Veil Brewing, Blanchard's, and Stella's Grocery, and The Evelyn featuring Janet's Bakery, Lucky AF, and Tao Yoga. The site is adjacent to the recently redeveloped Väsen Brewing southside location, Riverside Tavern, and The Locker Room. Longtime neighborhood establishments nearby include Little Nickel, O'Toole's, The Galley, and Gramophone. Westover Hills is an established residential neighborhood with strong walkability and local patronage.



★ WESTOVER PLACE · NUMBERED PINS KEYED TO THE TABLE BELOW ·

CORRIDOR TENANTS · RADIAL DISTANCE FROM THE PROPERTY

1	Riverside Tavern	5057 Forest Hill Ave	0.02 mi
11	Charm School Study Hall	4930 Forest Hill Ave	0.04 mi
2	Väsen Brewing & Kobop	5047 Forest Hill Ave	0.05 mi
3	Blanchard's Coffee	4930 Forest Hill Ave	0.06 mi
4	Stella's Grocery	4930 Forest Hill Ave	0.06 mi
5	The Locker Room	5035B Forest Hill Ave	0.07 mi
6	The Veil Brewing / Y Tu Mamá	4910 Forest Hill Ave	0.08 mi
12	CVS	5001 Forest Hill Ave	0.11 mi
13	Westover Hills Library	1408 Westover Hills Blvd	0.12 mi
17	Walgreens	1214 Westover Hills Blvd	0.16 mi
7	Gramophone Winery	4827 Forest Hill Ave	0.17 mi

14	Outpost Richmond	4813 Forest Hill Ave	0.18 mi
15	Maldini's Ristorante Pizzeria	4811 Forest Hill Ave	0.19 mi
16	River Fox Realty	4803 Forest Hill Ave	0.20 mi
8	O'Toole's Restaurant & Pub	4800 Forest Hill Ave	0.23 mi
9	Janet's Cafe & Bakery	4701 Forest Hill Ave	0.24 mi
9	The Evelyn	4701 Forest Hill Ave	0.25 mi
9	Lucky AF: Asian Fusion & Sushi	4701 Forest Hill Ave	0.25 mi
9	TAOU Studio	4701 Forest Hill Ave	0.25 mi
10	Little Nickel	4702 Forest Hill Ave	0.28 mi
—	Galley	2805 Hathaway Rd	1.87 mi

ALSO NEARBY

GALLEY · Nate's Bagels · SHEETZ



THE SITE UNDER CONSTRUCTION, AUGUST 2026



THE NICKEL BRIDGE, MINUTES NORTH

LEASING CONTACT

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