



# OAKHILL

12638 PATTERSON AVENUE | RICHMOND, VA 23238



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# PROPERTY OVERVIEW

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Located at the front door to West Creek and at the intersection of Route 288 and Patterson Avenue, one of Richmond's busiest intersections, Oak Hill is poised to become a high-end destination for restaurant and retail shops.

## OFFERING SUMMARY

Total GLA	33,672 SF
RETAIL SPACE	22,146 SF
OFFICE SPACE	11,526 SF

## RETAIL SPACE AVAILABLE SF

Retail Space	1,200 - 5,600 SF
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## PROPERTY HIGHLIGHTS

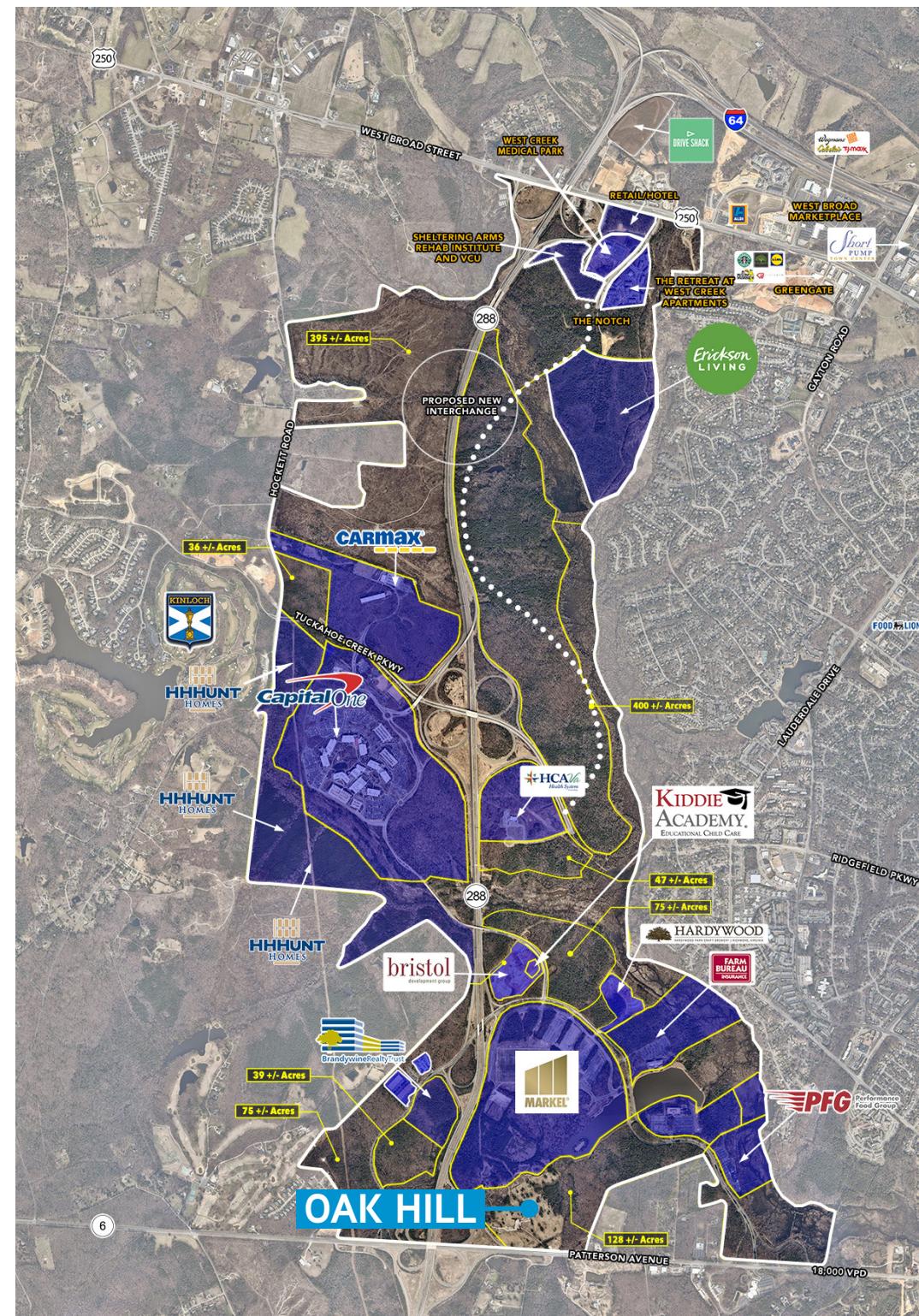
- The development is part of a master planned mix-use component of West Creek that is over 150 acres and includes the retail component of Oak Hill, an 18 acre apartment site (slated for 300+ units), which could include additional office buildings overlooking the lake.
- Located on the southernmost portion of West Creek, which is home to 12,000 daytime employees, Oak Hill will capitalize on the very underserved restaurant and retail market along the Patterson Avenue corridor.
- 54,000 VPD on Route 288 and 18,000 VPD on Patterson Avenue

## DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
Population	23,860	86,782	357,151
Growth (2017-2022)	0.68%	1.07%	1.03%
Households	10,080	34,688	142,525
Median Age	44.7	42.8	39.8
Average HH Income	\$115,158	\$132,029	\$110,724

# WEST CREEK BUSINESS PARK

Oak Hill is positioned along Patterson Avenue on the southern boundary of West Creek, home to some of the region's most prestigious businesses, including Capital One, CarMax, Virginia Farm Bureau, Hospital Corporation of America (HCA), Performance Food Group, and which currently totals 12,000 daytime employees, Oak Hill is strategically positioned to service the business park and surrounding residents while also servicing traffic along the busy Route 288 corridor.

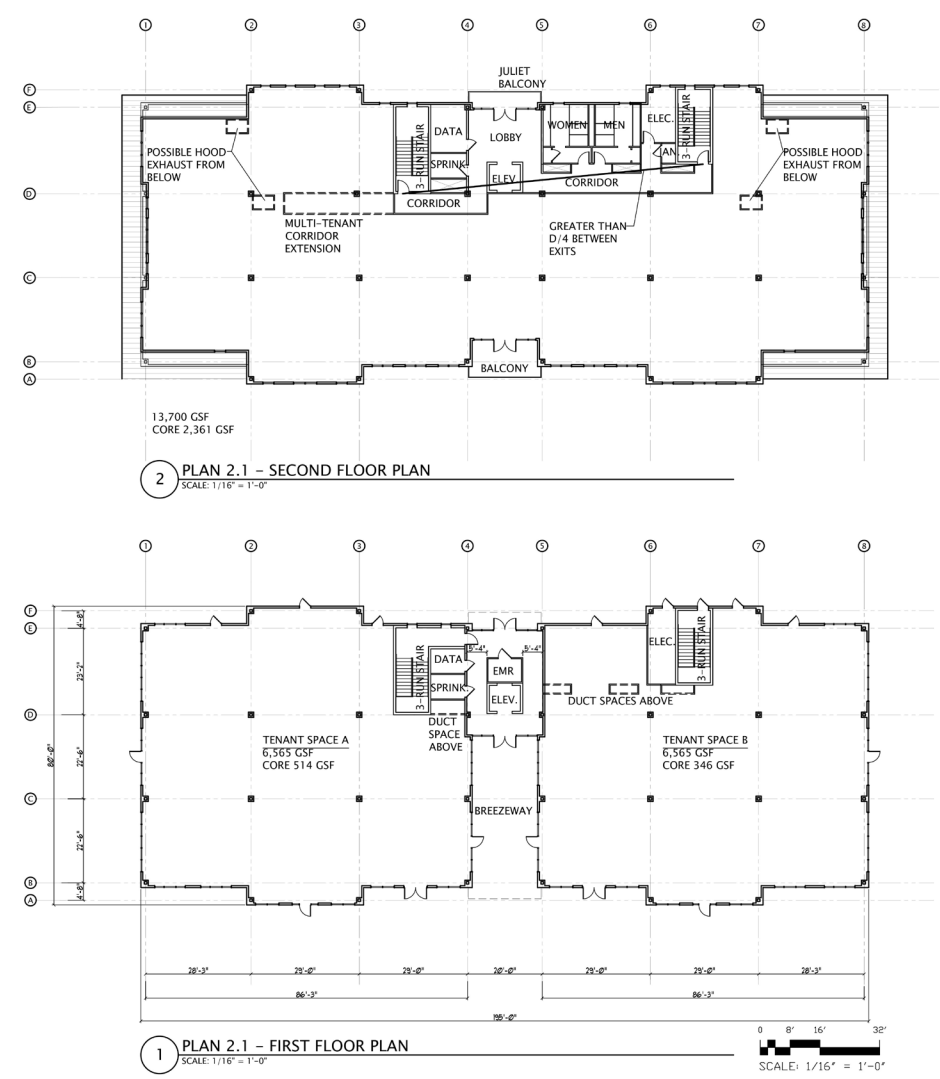




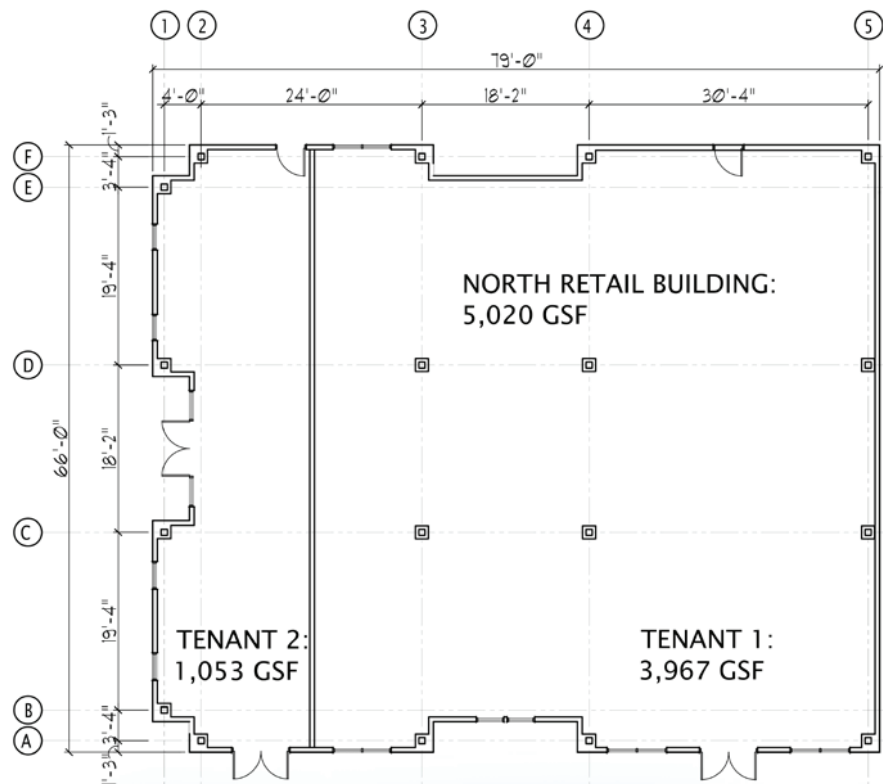
# SITE PLAN



# MULTI-USE FLOOR PLANS



# NORTH RETAIL FLOOR PLAN

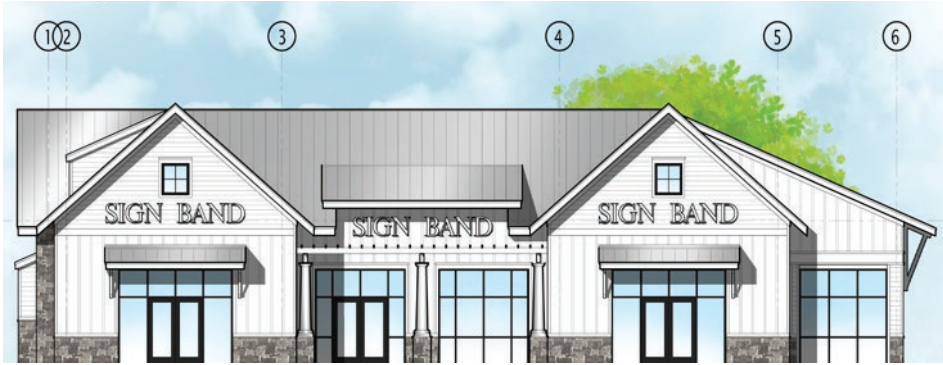
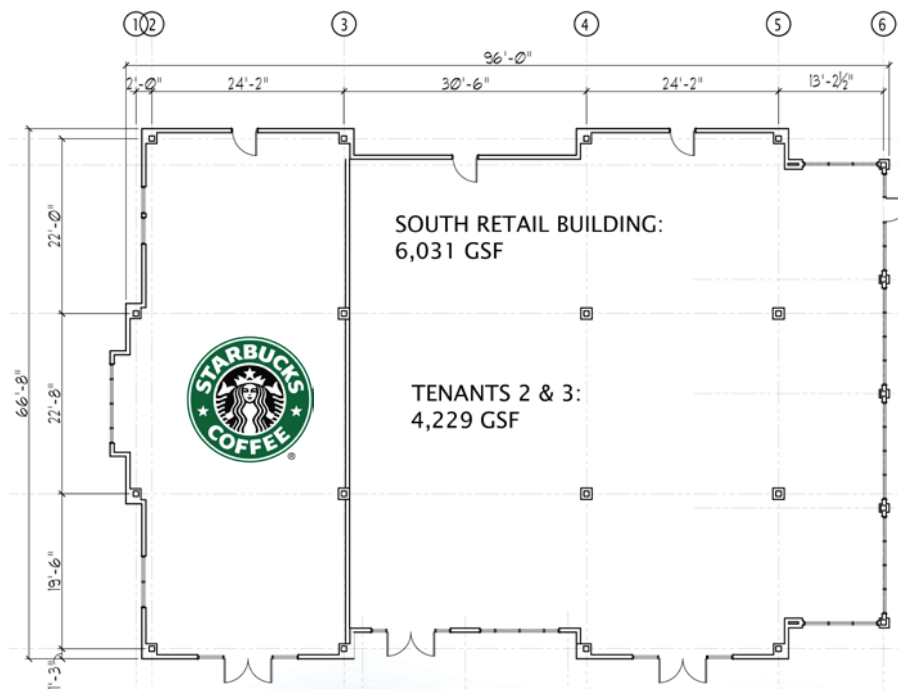


*East Elevation*

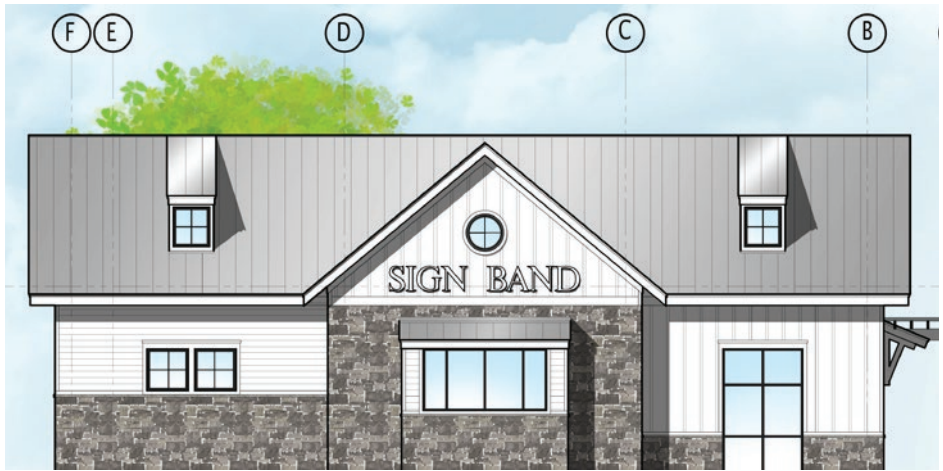


*South Elevation*

# SOUTH RETAIL FLOOR PLAN



East Elevation



South Elevation

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