



THALHIMER

RIVERFRONT RESTAURANT / EVENT / OFFICE SPACE

Rocketts Landing

Riverfront at Old Delaware St. | Richmond, Virginia



Up to 16,000 SF Available with River Views

For more information, contact:

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Welcome to Rocketts Landing

It's home to hundreds of people and is growing every day. It's a destination for water lovers, foodies and cyclists. Rocketts Landing is Richmond's hip, cool waterfront neighborhood, set right on the James on a site that was once considered the busiest inland port in America.

It's 10 minutes from downtown Richmond, connected by the GRTC Pulse, and right on the Capital Bike Trail. And it's the ultimate place for businesses that want to be where the action is. It's amazing what the river can do for a business.

650±
residences



150,000± SF
of office



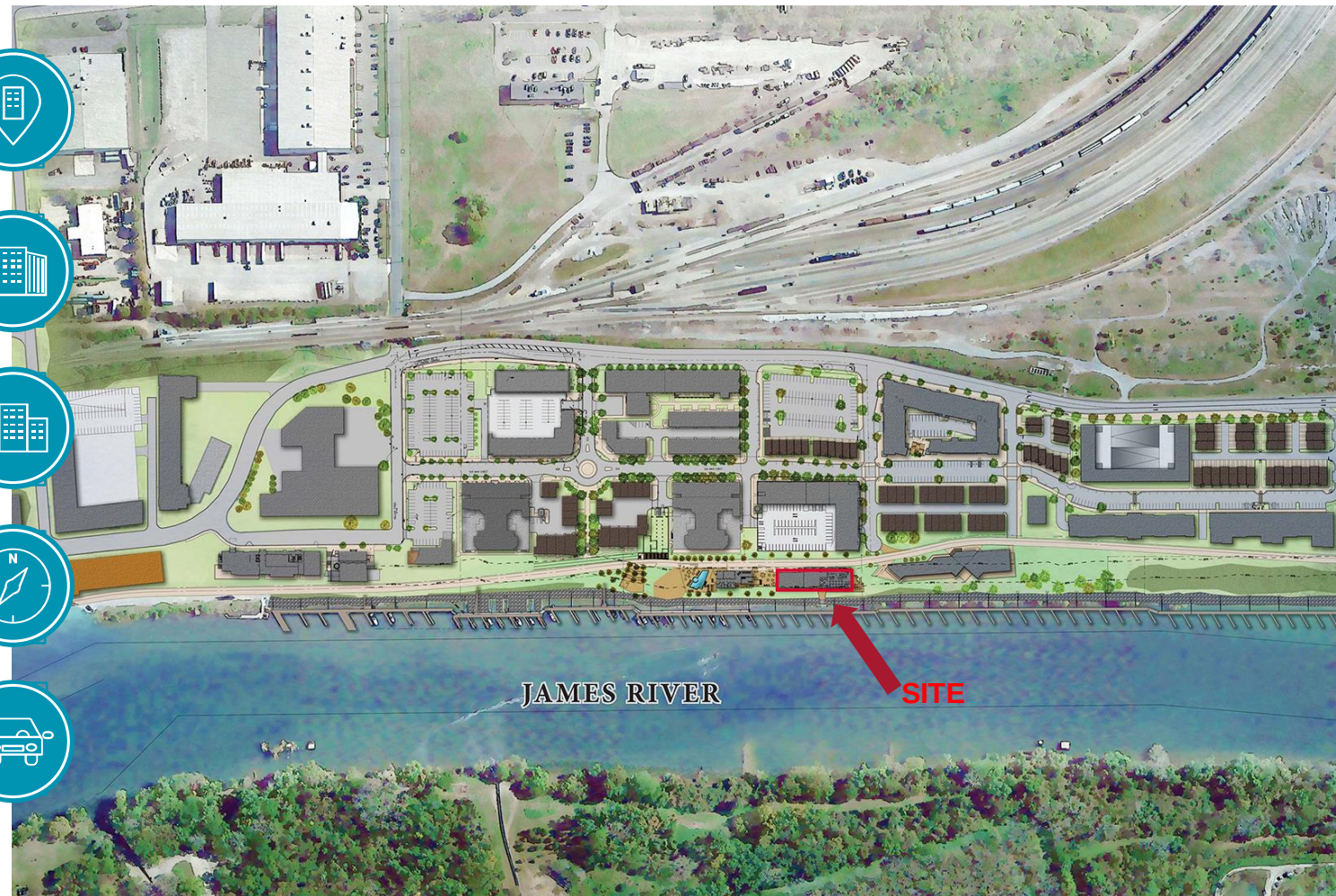
40,000± SF
of retail



3 MINUTES
to downtown CBD



5 MINUTES
to I-95 and I-64



Existing Structure to be custom renovated

Located in Henrico County

Specifications	
Location	Old Delaware Street & the James River
Total Available SF	Up to 16,000 SF, on two floors, with river views
Parking	4 spaces per 1,000 SF Parking deck under construction
Amenities	- Enjoy riverfront access - Adjacent to the Virginia Capital Trail - Three restaurants currently open on site



Restaurant Trade Area by Drive Times	10 minutes	15 minutes	20 minutes
Population	65,509	214,409	430,219
Employees	84,975	220,490	332,882
Average Household Income	\$62,319	\$68,920	\$72,460



Conceptual Rendering



Existing Conditions

Location Steam Brewery Ct and the James River

Total Available SF Up to 7,000 SF

Parking Abundant, in nearby parking deck

Amenities

- Enjoy riverfront access
- Adjacent to the Virginia Capital Trail
- Three restaurants currently open on site

JAMES RIVER STEAM BREWERY

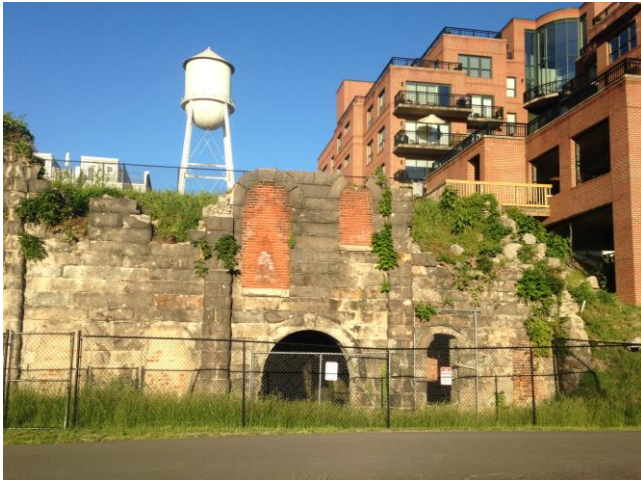
Proposed: 7,000 SF restaurant

The former James River Steam Brewery is a unique treasure in RVA's rich history. The caves, measuring between 45' – 95' in length, are remnants of a brewery opened by D.G. Yuengling, Jr. in 1860.

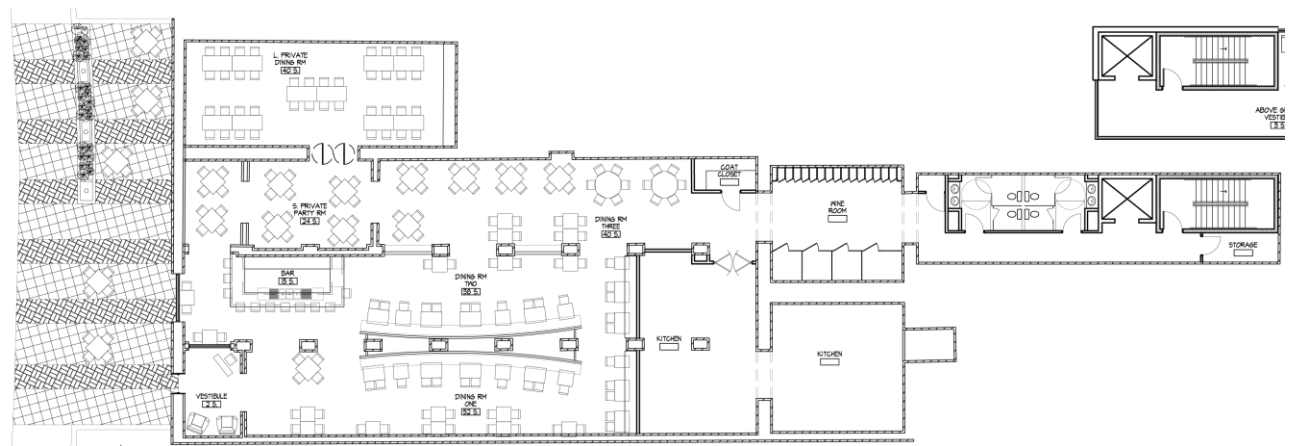
A beer garden also once existed on the grassy area above the beer caves. The James River Brewery closed in 1879 but the beer garden still attracted people to its stunning river view. Despite a fire that blazed the beer caves in 1891, their remnants have remained amazingly intact since that time.

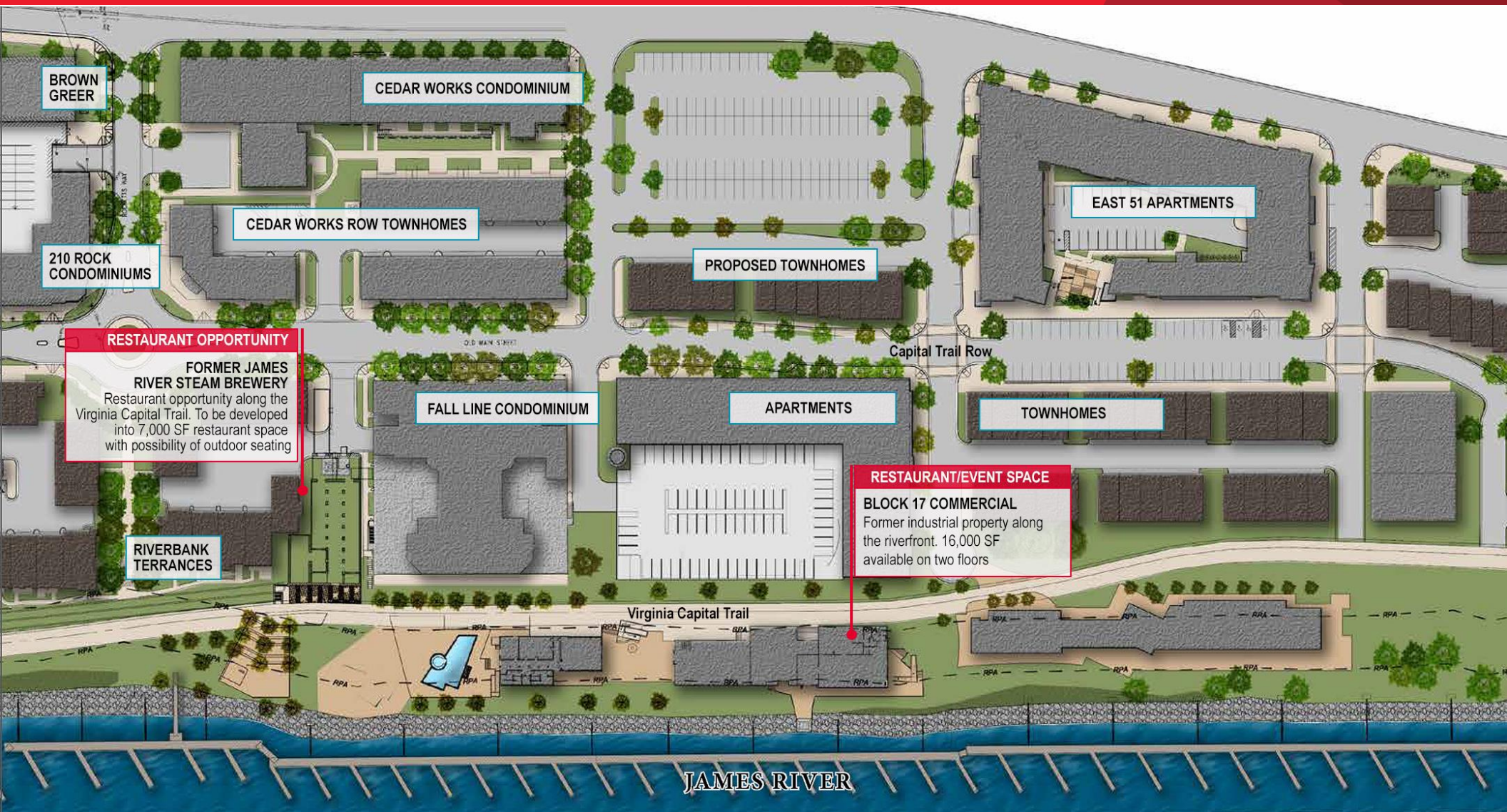
Though the caves have remained unused since the 19th century, there are great plans in store to revitalize this historic gem into a one-of-a-kind underground restaurant.

Proposed James River Steam Brewery



Prospective Restaurant Layout





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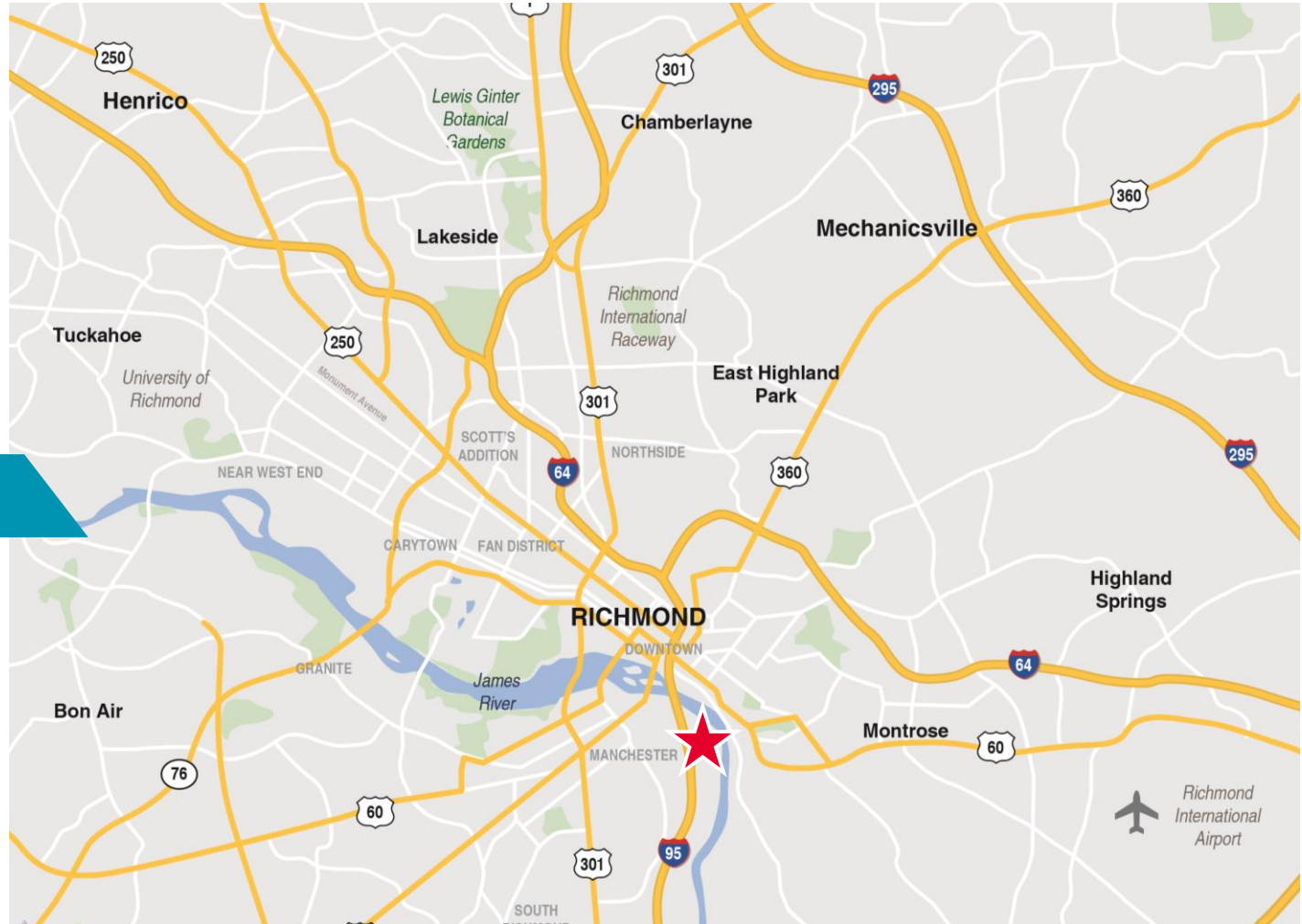
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With so many people coming here to live and play, businesses located at Rocketts have become some of the area's major attractions. Offices at Rocketts Landing benefit greatly from the community's walkability, with The Boathouse, Conch Republic, the Virginia Capital Trail and the James River just a block away, and the view is enough to make anyone want to work here. It's also located in tax-friendly Henrico County, just minutes from the central business district.

For more information visit rockettsvillage.com



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