

# MIDTOWN



SHAMIN  
HOTELS



*Signature Corner  
Restaurant Opportunity  
Up to 10,000 SF*

**NEW** 46-Acre Mixed-Use Destination in **Richmond, VA**  
Featuring 130,000 SF of Retail, Including  
Premier Grocer & New-to-Market Fitness Concept  
Residential, Hotel, & Office

**Arriving  
2027/2028**

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# MIDTOWN 64

Say hello to Midtown64. Perfectly positioned in the middle of it all, with just the right mix of essentials and favorites, **Midtown64 is where everyday life meets lifestyle.**



## Built With the Audience in Mind

**2M SF**

MIXED-USE PROJECT

**247K**

POPULATION (5 MILE)

**\$126K**

HHI (5 MILE)

**275K**

DAYTIME POPULATION (5 MILE)

**TEMPO**  
by Hilton™

FT. NEW EXCLUSIVE BOUTIQUE HOTEL

**155K**

POPULATION (10 MINUTE)

**\$122.7K**

HHI (10 MINUTE)

**207K**

DAYTIME POPULATION (10 MINUTE)

*According to ESRI*



Retail at Street Level, Wellness at the Core

# MIDTOWN 64



Premier **Grocer** &  
New-to-Market **Fitness**



130,000 SF  
**Retail** & **Restaurants**



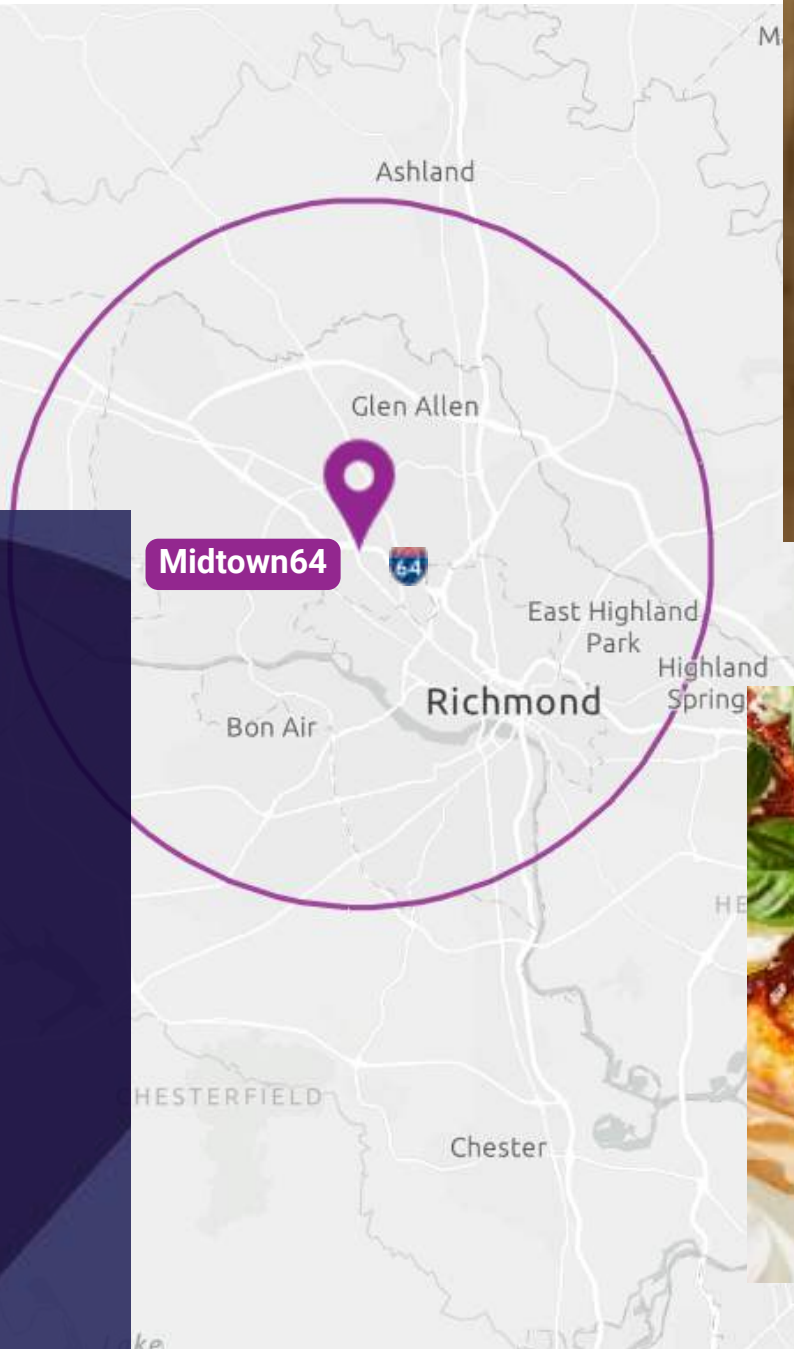
Thoughtfully Curated Community  
**Apartments, Townhomes, & Hotel**



**Class-A Office** &  
Linger-Worthy Spaces



- Phase II
- Phase III



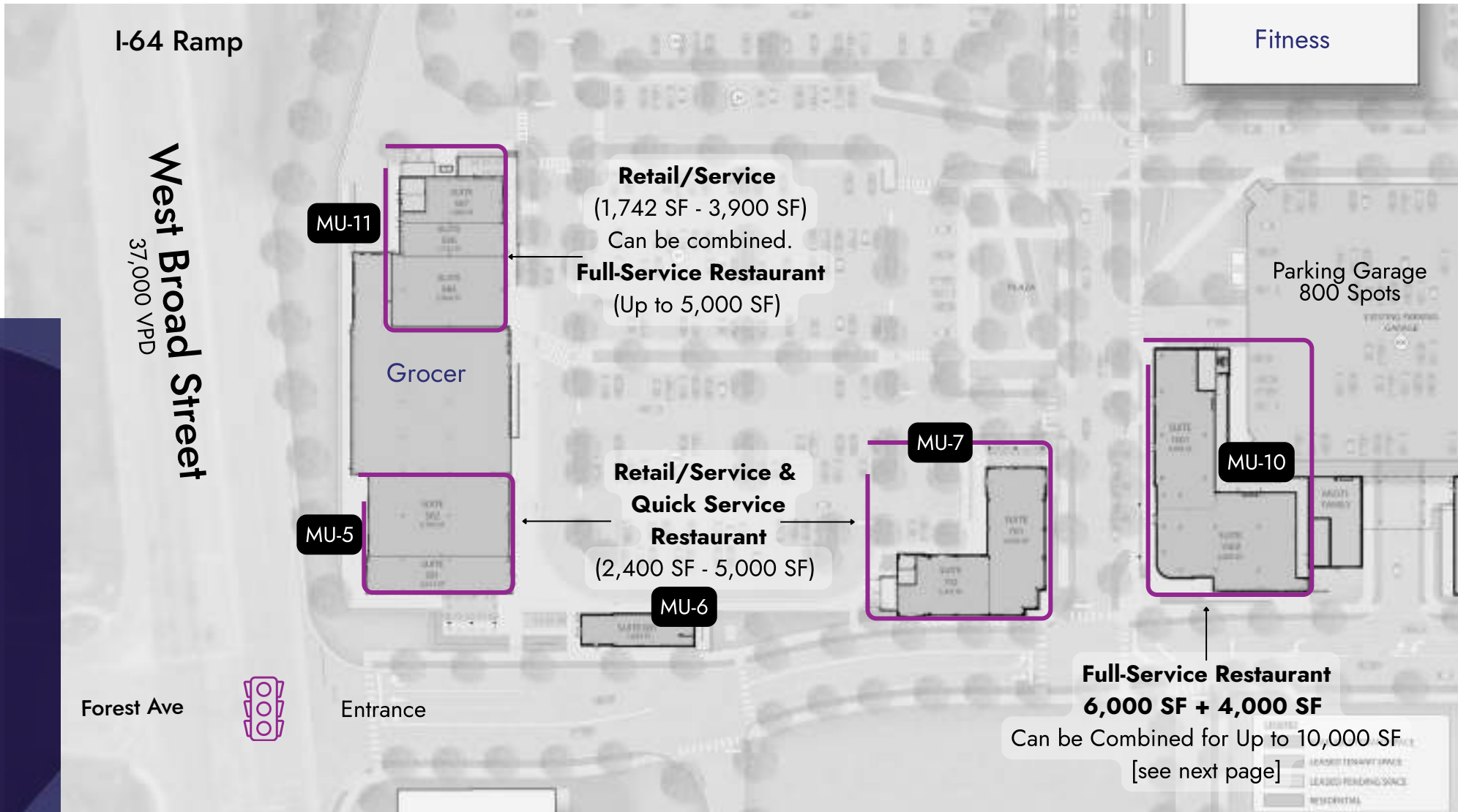
## Landmark Location



Highly visible and easily accessible from I-64.

Ideally centered in a well-established, affluent Richmond suburb. Perfectly located at popular and easy access roads. High traffic counts include:

- I-64 VPD: 108,000
- West Broad Street: 37,000

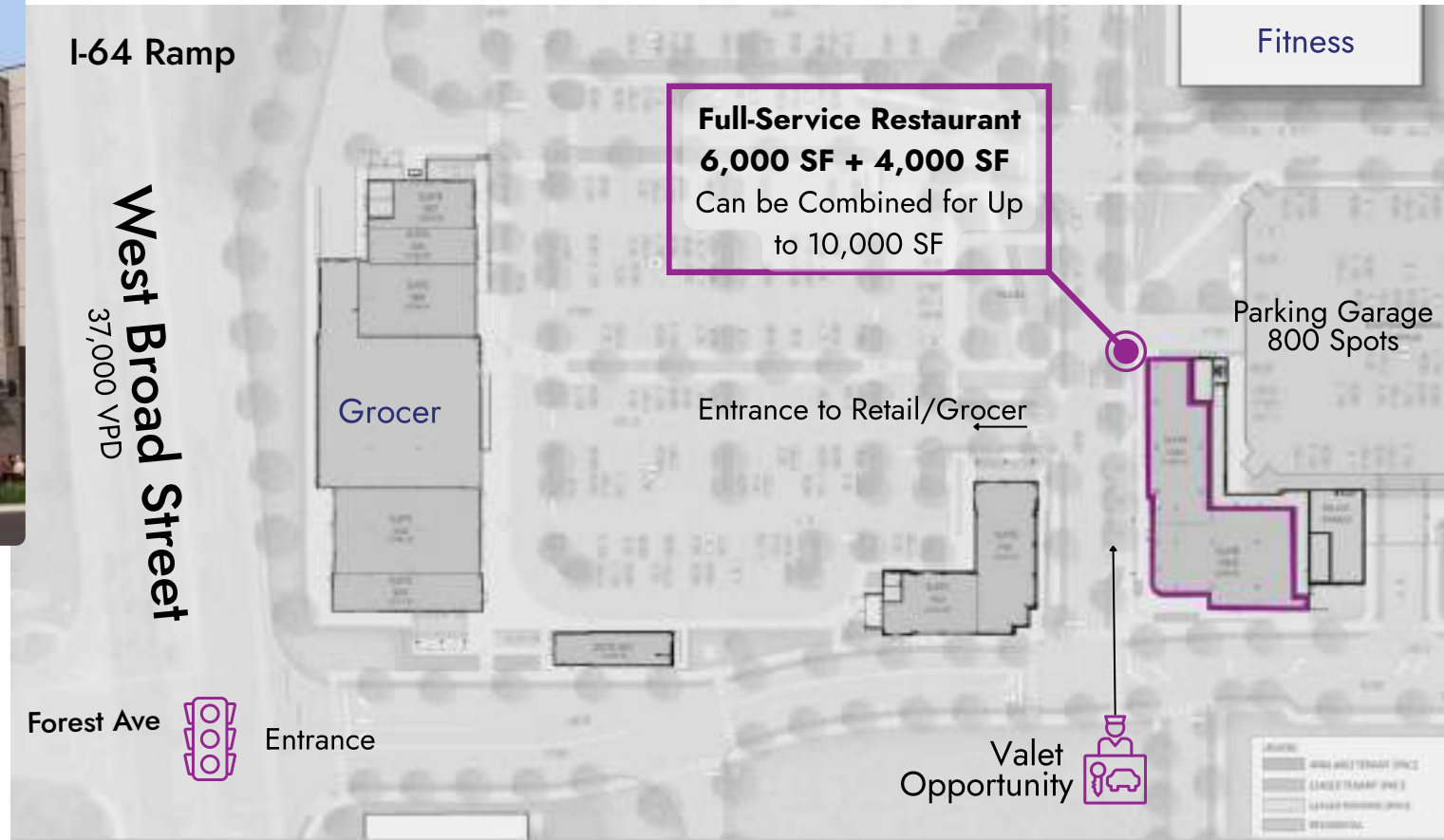


Full-Color Site Plan



# A Marquee Moment for a Standout Restaurant up to 10,000 SF

Signature corner position at project's main intersection attached to luxury 346-unit apartment building, 800-spot garage, and valet outside your door, with office community and a 226-room boutique hotel just steps away.



Full-Color Site Plan



Multi-Family Building with Ground-Level Signature Restaurant Opportunity [MU-10]



Retail Building with Limited Space Available [MU-11]



Corner Retail & QSR Opportunity [MU-5] & Jewel Box Patio [MU-6]

# MIDTOWN 64



Phase I Apartment Building (346 Units)



Class-A Office Building

# MIDTOWN 64



Perspective from Southwest

# MIDTOWN 64



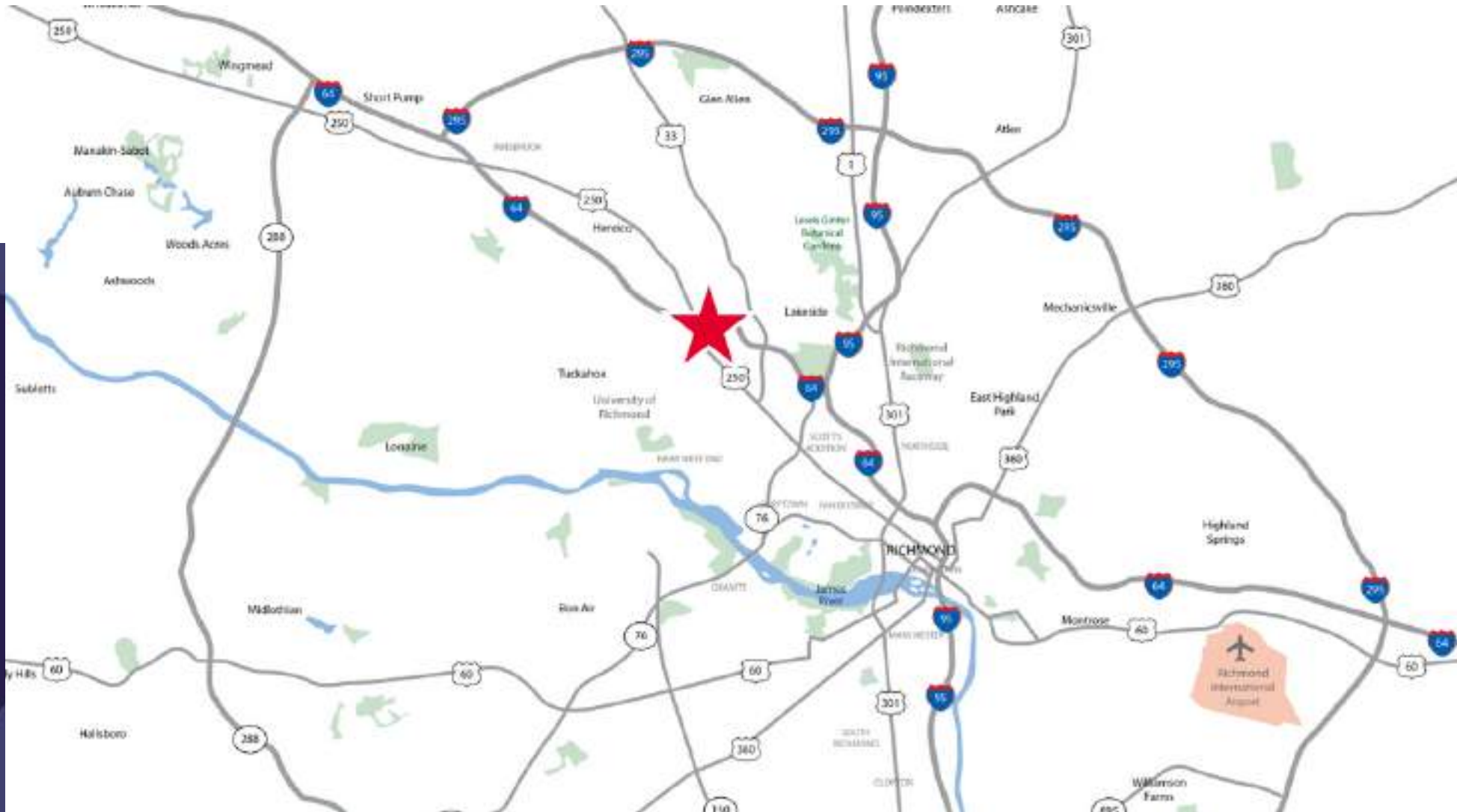
Perspective from North

# MIDTOWN 64



Richmond Int. Airport	15.3 miles	18 min
Washington, DC	107 miles	2 hr

Perfectly Positioned in the **Middle of it All.**

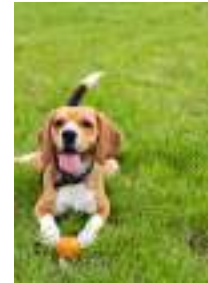


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**SITE PLAN**

# MIDTOWN 64



# MIDTOWN 64

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We can't wait to  
say **hello to you!**



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