

A photograph of a long, narrow hallway in a historic jail. The walls are white with significant peeling and cracking of the paint. The ceiling is made of corrugated metal and also shows signs of decay. On the right side, there are several cell doors made of dark metal bars. One door has the number '85' written on it. The floor is dark and appears to be concrete or stone, with some debris scattered on it. The lighting is dim, creating a somber and aged atmosphere.

# Historic Henrico Courthouse, Sheriff's Office, & Jail

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**2125 E MAIN STREET**

**RICHMOND, VIRGINIA**

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Richmond, Virginia

## EXECUTIVE SUMMARY

2125 E Main Street represents a once-in-a-generation opportunity to acquire and reimagine one of Richmond's most compelling historic civic landmarks. Originally constructed in 1896, this 33,660± square foot finished-area complex (37,978± square feet gross building area per City records) encompasses the former courthouse, jail, and sheriff's offices — a collection of interconnected structures that remain remarkably intact.

Unlike traditional redevelopment opportunities, this is not simply square footage. It is a preserved piece of Richmond's civic history, complete with original masonry construction, historic corridors, preserved jail cells, and architectural elements that cannot be replicated in modern construction. The property's authenticity creates an immediate experiential quality — an atmosphere that lends itself to transformative adaptive reuse.

Positioned in the heart of Shockoe Bottom, one of Richmond's most dynamic and evolving urban districts, the property sits within walking distance of Main Street Station, the James River, and the continued expansion of mixed-use residential, hospitality, and experiential retail development. The surrounding momentum supports a bold redevelopment vision.

The scale, configuration, and character of the complex create multiple repositioning pathways, including boutique hospitality, mixed-use residential conversion, experiential hospitality concepts, private membership clubs, destination event space, or creative office environments. The preserved jail and courtroom elements offer a rare foundation for immersive design concepts that distinguish the property from conventional redevelopment projects.

The property's historic character may create opportunities for layered capital strategies, including rehabilitation-based incentives and other redevelopment programs. Combined with its irreplaceable physical presence and urban core location, 2125 E Main Street offers the opportunity not merely to redevelop a building, but to redefine a landmark.



Significant Ceiling  
Heights Throughout

## INVESTMENT HIGHLIGHTS

2125 E Main Street, Richmond, VA 23223

### Former Henrico County Courthouse, Sheriff's Office, & Jail

- › Rare Historic Civic Complex (1896)
- › Significant Ceiling Heights Throughout
- › Gross Building Area: 37,978± SF (includes basement)
- › Historic Tax Credit Eligibility
- › Opportunity Zone
- › High Barriers to Replication

#### Multiple Redevelopment Pathways:

##### Hospitality & Experiential

- Boutique hotel
- Event venue
- Speakeasy / destination restaurant

##### Residential

- Residential or mixed-use

##### Commercial

- Office
- Retail / restaurant



## PROPERTY OVERVIEW

2125 E Main Street, Richmond, VA 23223

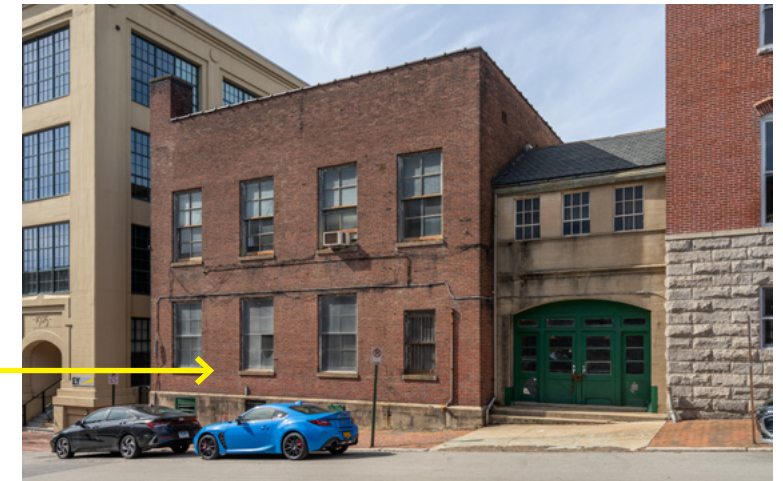
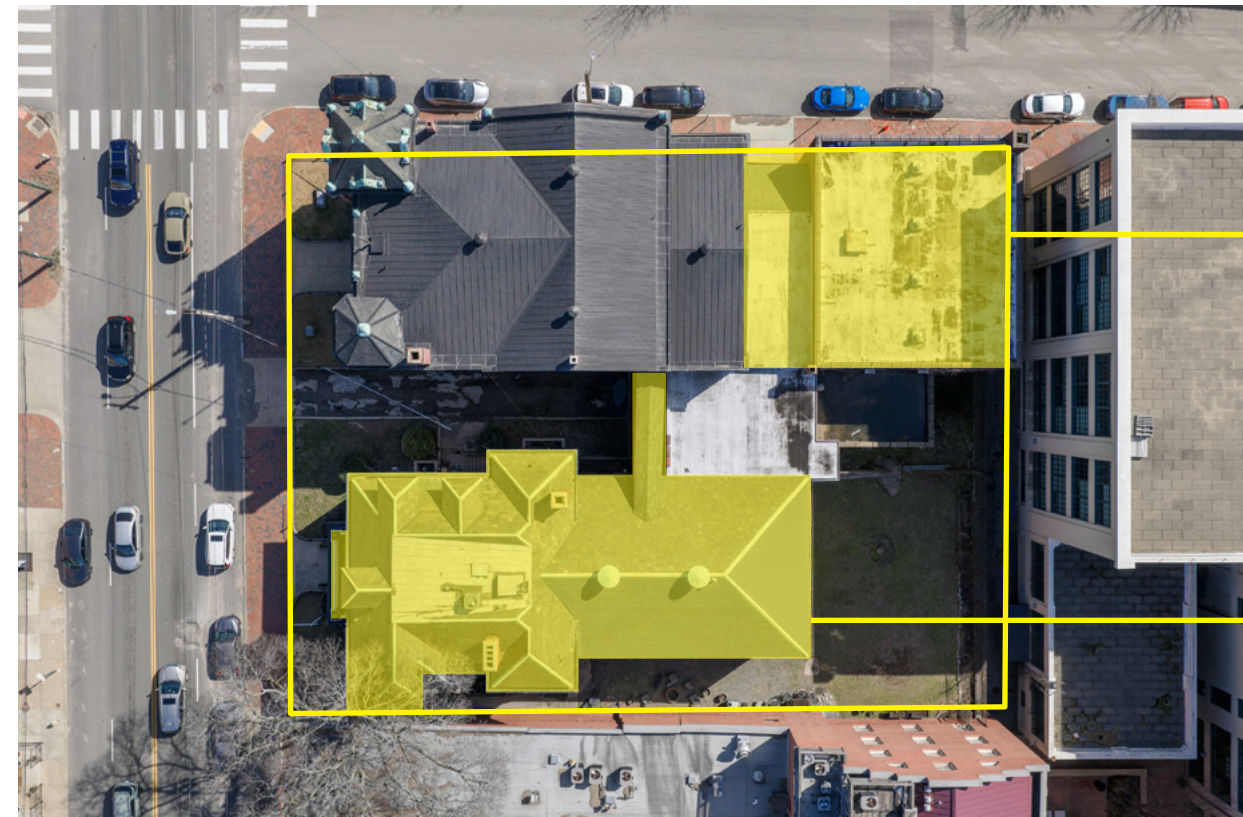
Building 33,660± SF Finished Area  
Size Breakdown 37,978± SF Gross Area

Built 1896

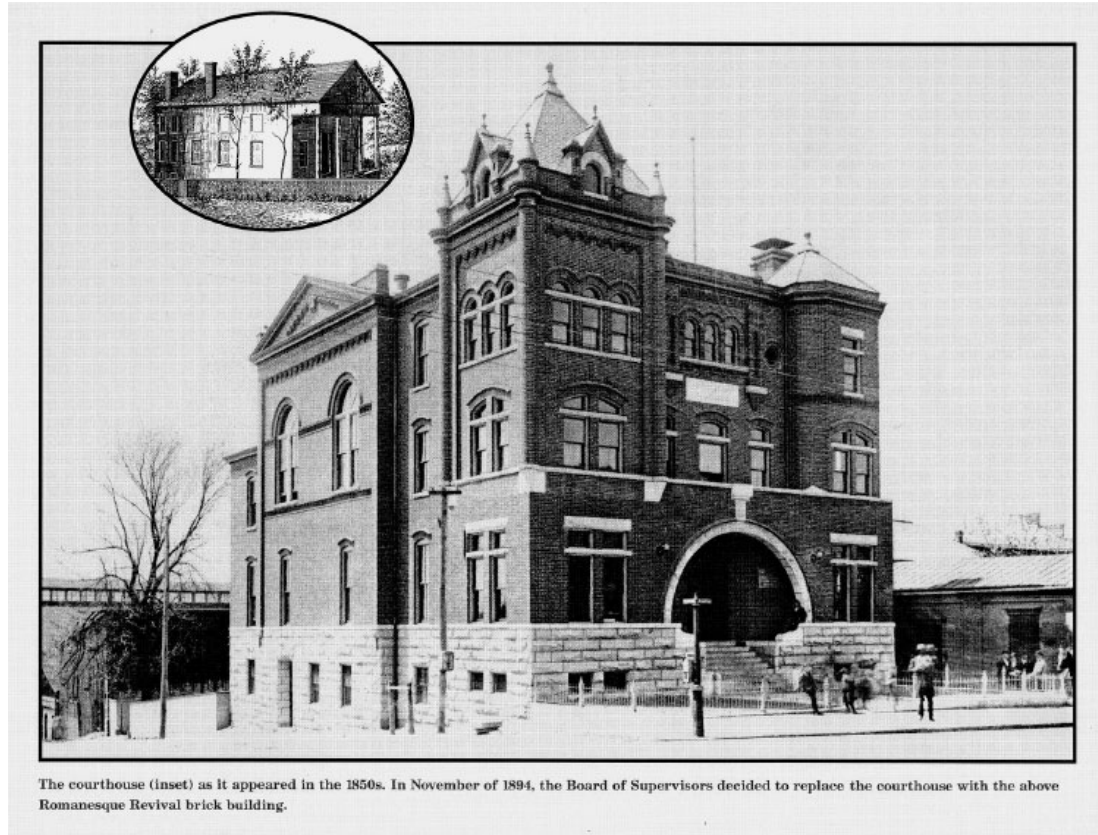
**Courthouse Roof:** New standing seam copper in 2012 (75+ yr lifespan)  
**Jail/Sheriff Roof:** Restored original slate with copper valleys, linings, fasteners in 2012 (slate-alternative on a portion)  
Exterior Full-building repoint using historically accurate lime mortar (2012)  
Premium copper-integrated drainage system for maximum moisture protection

Zoning M-1 -> Currently mapped to MX-5 in Richmond 300 which allows a mix of uses by-right

Asking price **\$4,850,000**



## HISTORIC SIGNIFICANCE & ARCHITECTURAL CHARACTER



The 1752 Henrico Courthouse, a colonial-style brick structure, was built in Richmond in the middle of 22nd and East Main streets. The Declaration of Independence was read publicly for the first time from its steps on August 5, 1776. In 1824, the courthouse was in need of repair and a committee decided to completely rebuild the structure. It opened in November of 1825 and stood in the middle of 22nd Street like its predecessor. It was described as a building 70 by 46 feet, one story high, with a gallery around the courtroom. It was made of brick and was fronted by Doric portico with four columns. In 1843, the courthouse was dismantled and rebuilt on the corner of 22nd and East Main streets opening the road to traffic. This structure was damaged during the Civil War in the evacuation fire of April 1865. It was replaced in 1896 by a new courthouse designed to house all the county's offices. Annexation by the City of Richmond expanded beyond the boundaries of the courthouse parcel part Henrico in order to maintain its county jurisdiction.



The Declaration of Independence was first read publicly from this site on August 5, 1776.



Built long before brick veneer, the structure features heavy masonry and course stone intended to convey the "strength and solidity" of the county.



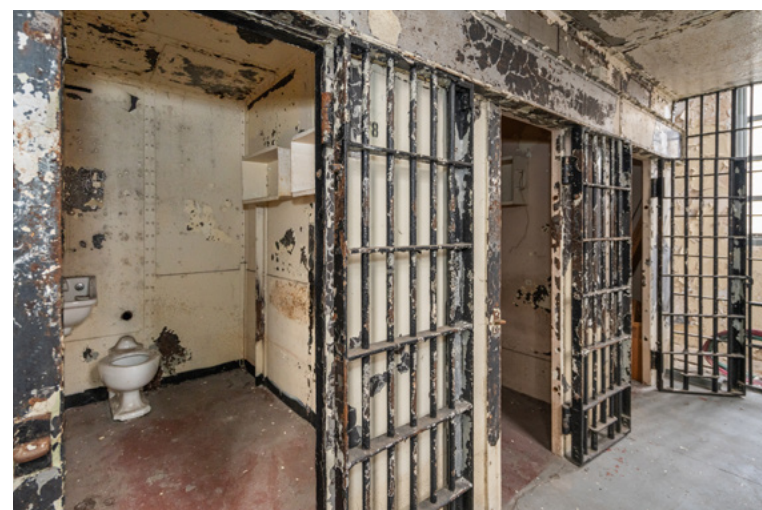
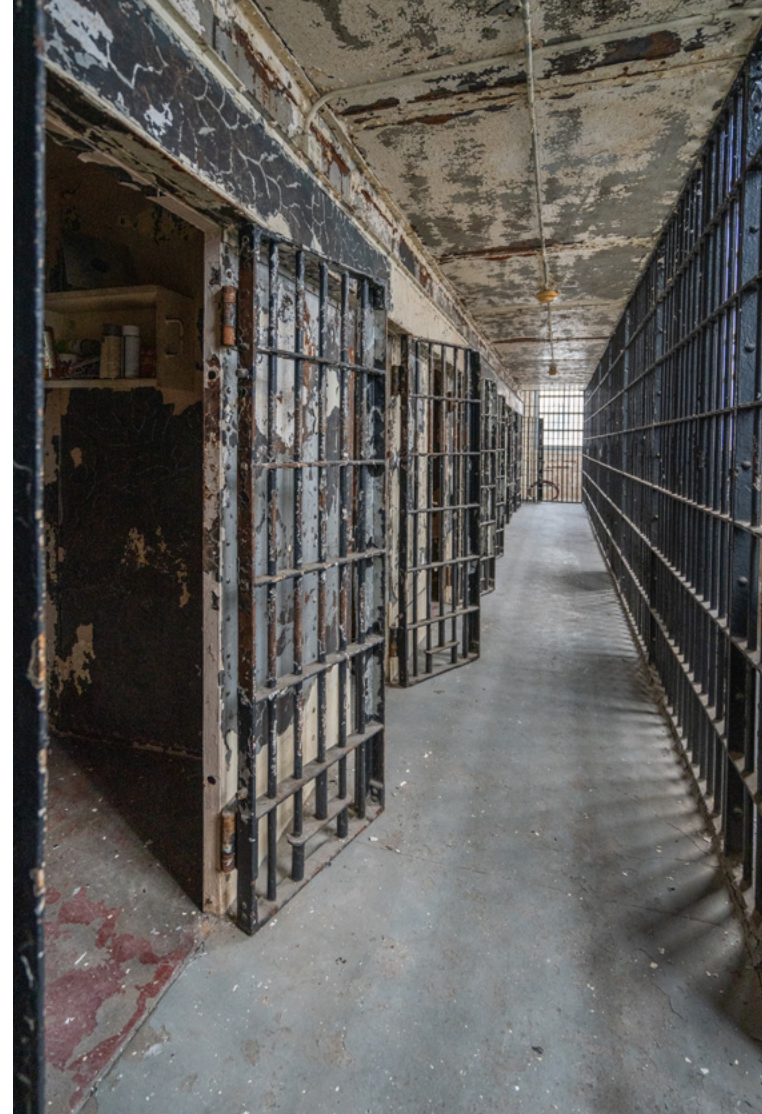
Designed by the prolific German architect Karl Ruehrmund, the building is a "grand statement" of a style typically reserved for major northeastern cities and high-budget public works.



The southeast corner features a massive square tower rising to a standing seam copper roof with dormers, while the entrance is marked by a grand masonry arch.



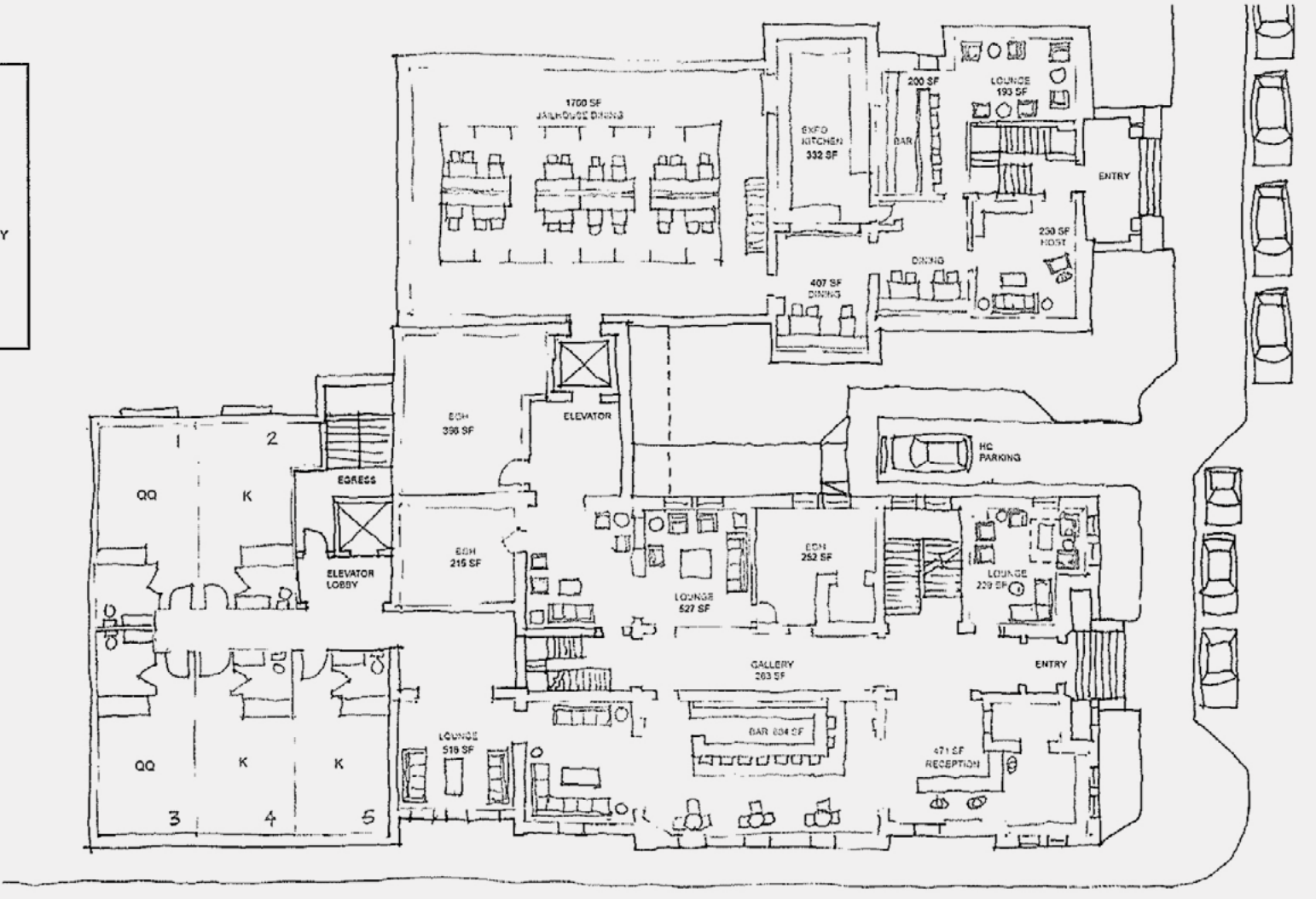
For nearly two and a half centuries, this property existed as a unique "small island" of Henrico County jurisdiction entirely marooned within the City of Richmond. Maintained by legislative fiat, this legal anomaly created a world where a person standing on the courthouse steps was legally in the county, while the adjacent alley and its streetlights belonged to the city. This status fueled generations of local lore and logistical puzzles, such as requiring the city police to respond to a fallen streetlight in an alley while county police handled infractions in the courthouse parking lot. This historic "island" finally dissolved back into the City of Richmond in 1988.



# SITE PLAN & BUILDING LAYOUT



AREA LEGEND	
(10) QUEEN QUEEN ROOMS	
(20) KING ROOMS	
BRIDAL SUITE	
4,451 SF BOH	
7,811 SF DINING/LOUNGE/BAR/GALLERY	
471 SF RECEPTION	
2,032 SF PREFUNCTION	
550 SF RESTROOM	



FIRST FLOOR: 1/16"

## MARKET OVERVIEW

### WATERFRONT SNAPSHOT



### CANAL WALK

Richmond's Riverfront Canal Walk is a 1.25-mile paved trail that winds along the James River and the historic Kanawha and Haxall canals, offering a scenic urban stroll. The route features notable historic landmarks, colorful street art murals, and seamless connections to Brown's Island and the Virginia Capital Trail. Open to both pedestrians and cyclists, the walk is easily accessible and surrounded by a variety of nearby dining options.



### FRIDAY CHEERS

Friday Cheers is Richmond's longest-running outdoor concert series, held on Brown's Island along the James River and produced by Venture Richmond. Established in 1984, the weekly spring and early-summer event features national touring artists, emerging acts, and regional favorites, drawing consistent crowds to the downtown riverfront and reinforcing Brown's Island as a central cultural and entertainment destination within the urban core.



photo credit: rockettsvillage.com

### ROCKETTS LANDING

Rocketts Landing is a master-planned, mixed-use riverfront neighborhood along the north bank of the James River, located just minutes east of Downtown Richmond. Designed as a walkable, new-urbanist community, it blends residential, office, and retail uses with direct access to the Virginia Capital Trail, a marina, and popular waterfront restaurants, including Island Shrimp Co., creating a lifestyle-driven destination anchored by outdoor recreation and riverfront dining.



### BELLE ISLE

Belle Isle is a 54-acre island park within the James River Park System, located in the heart of downtown Richmond and accessed by a suspended pedestrian bridge beneath the Lee Bridge. A major recreational and scenic destination, the island offers wooded trails, riverfront overlooks, historic industrial ruins, and views of the James River's Hollywood Rapids, making it one of the city's most recognizable outdoor amenities and a dramatic gateway between the downtown riverfront and the south bank.

## MARKET OVERVIEW

### SHOCKOE BOTTOM SNAPSHOT

Shockoe Bottom in Richmond, Virginia, is a neighborhood rich in history and currently experiencing dynamic growth. The neighborhood is known for its loft-style apartments in converted tobacco warehouses.

#### Shockoe Bottom Apartments:

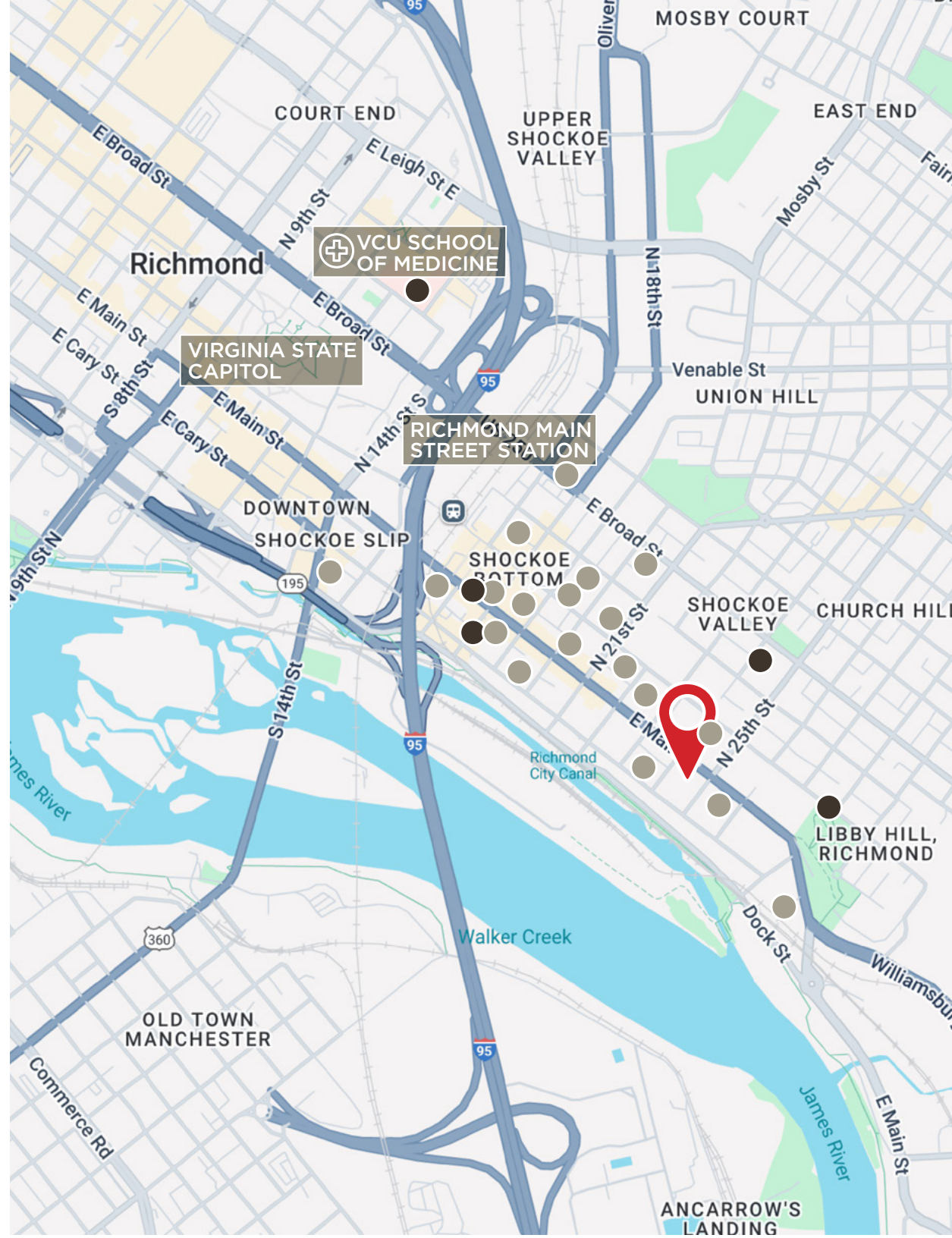
- 2001 East Apartments
- American Tobacco Center
- The Bakery
- Dill Building
- The Flats at Walnut Alley
- Fording Flats
- Lofts & Upper Lofts at Canal Walk
- The Lofts at Shiplock Watch
- Main2525
- Market Slip Apartments
- Market Villas
- The Masonry Apartments
- Overview Apartments
- Pohlig Box Factory Apartments
- The Poythress Apartments
- Raven Place
- The River Lofts at Tobacco Row
- Shockoe Center Apartments
- The Watkins

#### Museums:

- The Shockoe Institute - \$250M+ investment - Phase 1 Underway
- The Poe Museum
- Virginia Holocaust Museum
- Chimborazo Medical Museum
- St. John's Church
- The Valentine



#### Retail/Restaurants:



Virginia Capital Trail  
52 miles along the scenic  
Route 5 corridor



Shockoe Bottom a  
walkable urban location



Within walking distance  
to numerous restaurants  
and coffee shops



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