

An aerial photograph of the Richmond, Virginia skyline at dusk. The city's lights are on, and the sky is a mix of orange and blue. In the foreground, there's a bridge over a river, with trees and a parking lot visible. The text "RICHMOND, VIRGINIA" is arched across the top of the image.

RICHMOND, VIRGINIA

W E L C O M E

804.690.8273 | cindybennett.net | www.cindybennett.net

ABOUT CINDY BENNETT



I was born and raised in Chesterfield County, and after a few years of moving up and down the East Coast, I returned to RVA, living in the city, and finally landing in Henrico County, where I've been for many years now.

I've been selling real estate since 2003. Before that, I trained as a goldsmith/jeweler, graduated from VCU with degrees in English and Economics, owned a restaurant/catering company, and an eco-friendly retail business, to name a few. I've been nearly quite literally, a butcher, a baker, and a candlestick maker. (Not literally, but pretty darn close!)

Why do I share all of this? Well, because while nothing ever grabbed me the way real estate has, I learned so many skills in those adventures that help me help you. Not to mention, I am one of the best jugglers I know (No, not really, but I can multitask and wear many "hats" like a champ! Trust me, that is a must-have quality in a realtor!) From negotiating and marketing to technology and creative, out-of-the-box thinking, I've got you covered.

I'd love to meet, chat, and learn how I can help you to reach your real estate goals. Let's talk!

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ABOUT RICHMOND



One of the most unique cities you'll find anywhere, Richmond really does have it all. From a growing and thriving downtown, filled with music, arts, entertainment, and some of the finest and most inventive dining in the South. (Oh, and don't forget the breweries, cideries, and now a few choice distilleries to add to the mix.)

There is literally always something to do - top-notch dining, great food trucks, more festivals than I could list here, art, and so much to do around the river. (Paddleboarding, kayaking, running and bike trails, picnic spots, and so much more...) In many states, cities form part of a larger district or are part of a county. But did you know of the 41 independent cities in the US, Virginia has 38 of them? Therefore, Richmond really is just uniquely Richmond - independent and on its own, but with so many different neighborhoods and areas, each with its own character.

A few of the area names you'll hear in Richmond are The North Side, Ginter Park, Lakeside, Church Hill, Jackson Ward, Woodland Heights, Westover Hills, Westhampton, Fulton, Carillon, Carytown, The Museum District, Swansboro, Manchester... just to name a few. Each neighborhood and area has its own vibe and character. Thinking of settling down in the City of Richmond? Think about the lifestyle you want, and there's definitely a fit for you!

VISITRICHMONDVA.COM



Richmond Region Tourism is the official destination marketing and tourism organization for the counties of Chesterfield, Hanover, Henrico, New Kent, and the City of Richmond.

FOR MORE VISITOR INFORMATION CONTACT:

Richmond Region Tourism
401 N. 3rd Street
Richmond, VA 23219
804.782.2777
804.780.2577 FAX
1.888.RICHMOND
VisitRichmondVa.com

 /VisitRichmondVA

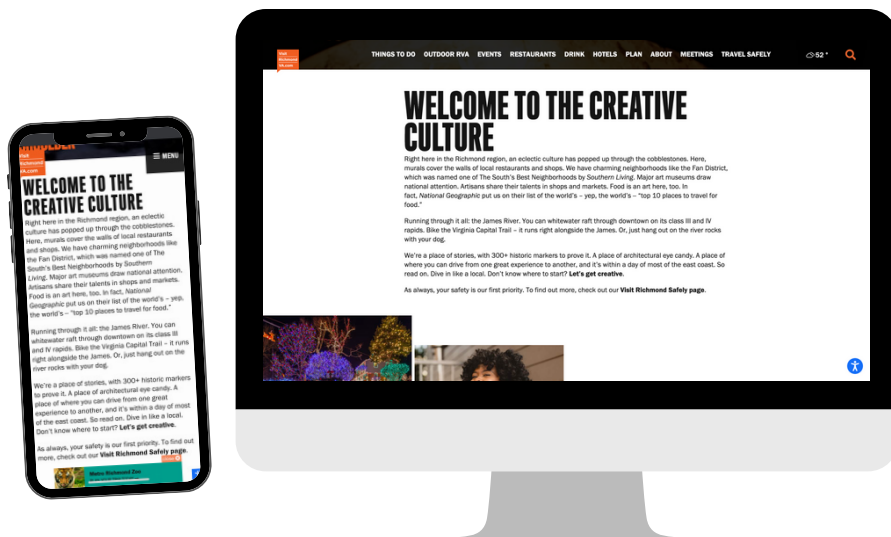
 @VisitRichmond

 @VisitRichmondVA

 /VisitRichmond

OR VISIT:

Richmond Region
Visitor Center
405 N. 3rd Street
Richmond, VA 23219
804.783.7450
VisitRichmondVa.com



VisitRichmondVA.com is the official online presence of the Richmond region. It serves as a destination portal for locals, leisure visitors, meeting planners, sports promoters, and tour operators to research things to do, events, attractions, accommodations, and facilities.

VISITOR CENTER LOCATIONS

GREATER RICHMOND CONVENTION CENTER

405 N. 3rd Street
Richmond, Virginia

9 am - 5 pm daily

804.783.7450

RICHMOND INTERNATIONAL AIRPORT

1 Richard E. Byrd Terminal Drive, Ste. A
Lower Level - Baggage Claim Area,
Sandston, Virginia 23250

Monday-Friday 9:30 am - 4:30 pm
Saturday and Sunday Noon - 5 pm

804.236.3260

BASS PRO SHOPS

11550 Lakeridge Parkway
Ashland, Virginia 23005

Thursday - Monday
10 am - 6 pm

804.615.5412

WHAT THEY'RE

Saying . . .

Recent acclaim for Richmond

"Newly launched nonstop flights from Florida, Las Vegas, and Los Angeles will make visiting in 2021 a breeze."

- Travel + Leisure, "The 50 Best Places to Travel in 2021"

"Richmond is one of the nation's oldest cities, but you'd never know it. That's because red brick colonial buildings blend seamlessly with inspired street art, creative boutiques, and hip eateries."

- AFAR, "9 of the Most Surprising Cities in the U.S."

"With the James River as an anchor, Richmond reveals a stark natural beauty, that no matter the season, offers a distinctive urban charm and vibrancy."

- The New York Times, "36 Hours in Richmond, Virginia"

"Richmond is hardly lesser-known to Americans; however, it's not often included in international street art roundups. It's teeming with new murals."

- Huffington Post, "The 17 Lesser-Known Cities You Should Visit To See Street Art"

"Here, you'll find fine dining, but it's done playfully and with satirical self-awareness."

- Southern Living, "The South's Best Food Cities 2020"

"Thankfully, Richmond's BLKRVA initiative is making it easy to explore Black history all year round in this city."

- Essence, "Celebrate Black History All Year Long at These Destinations"

"Virginia's capital has long been a destination for good grub, and in recent years, the dining scene has catapulted onto the national stage."

- USA Today, "Made in Virginia: Flavors Only Found in Richmond"

"For outdoor enthusiasts, the mighty James River offers challenging Class III and IV whitewater rafting, a rarity within an American city."

- The New York Times, "52 Places to Go in 2020"

"...Richmond, Virginia: a complex, richly layered city - cultured and refined, yet hard-working and accessible..."

- Food & Wine's FWx.com, "48 Wild Hours in Richmond with the Rappahannock Boys"

Getting Here is Easy



BY PLANE

Richmond International Airport is just 15 minutes from downtown Richmond. Six air carriers provide service to RIC: *Allegiant, American, Delta, Jet Blue, Southwest, and United*. Each offers nonstop flights to major national destinations and connecting flights to cities around the world. Taxi service is available at RIC. James River Transportation provides executive sedan and limo services. Additional transportation options include nine rental agencies and transit service (visit ridegrtc.com for bus routes and schedule). For more information, visit flyrichmond.com.

BY TRAIN

Hop on an Amtrak train and trek to Richmond with ease and comfort. The national rail operator stops at three stations locally. Rail service is located just minutes from I-95 and I-64 at 7519 Staples Mill Road. Passengers also arrive at downtown's Main Street Station at 1500 E. Main St., and Amtrak has a station in the heart of downtown Ashland, at 112 N. Railroad Ave. Stations are handicapped-accessible, and baggage service is available. For more information about Amtrak service, visit amtrak.com/virginia.

BY AUTOMOBILE

Did you know the Richmond region is located within a day's drive of half of the U.S. population? Utilize Interstates 95 and 64, the major corridors traveling through the region. For ease of navigation, vehicle rentals, taxi service, GRTC bus transportation, and Uber service are also available.

CLIMATE

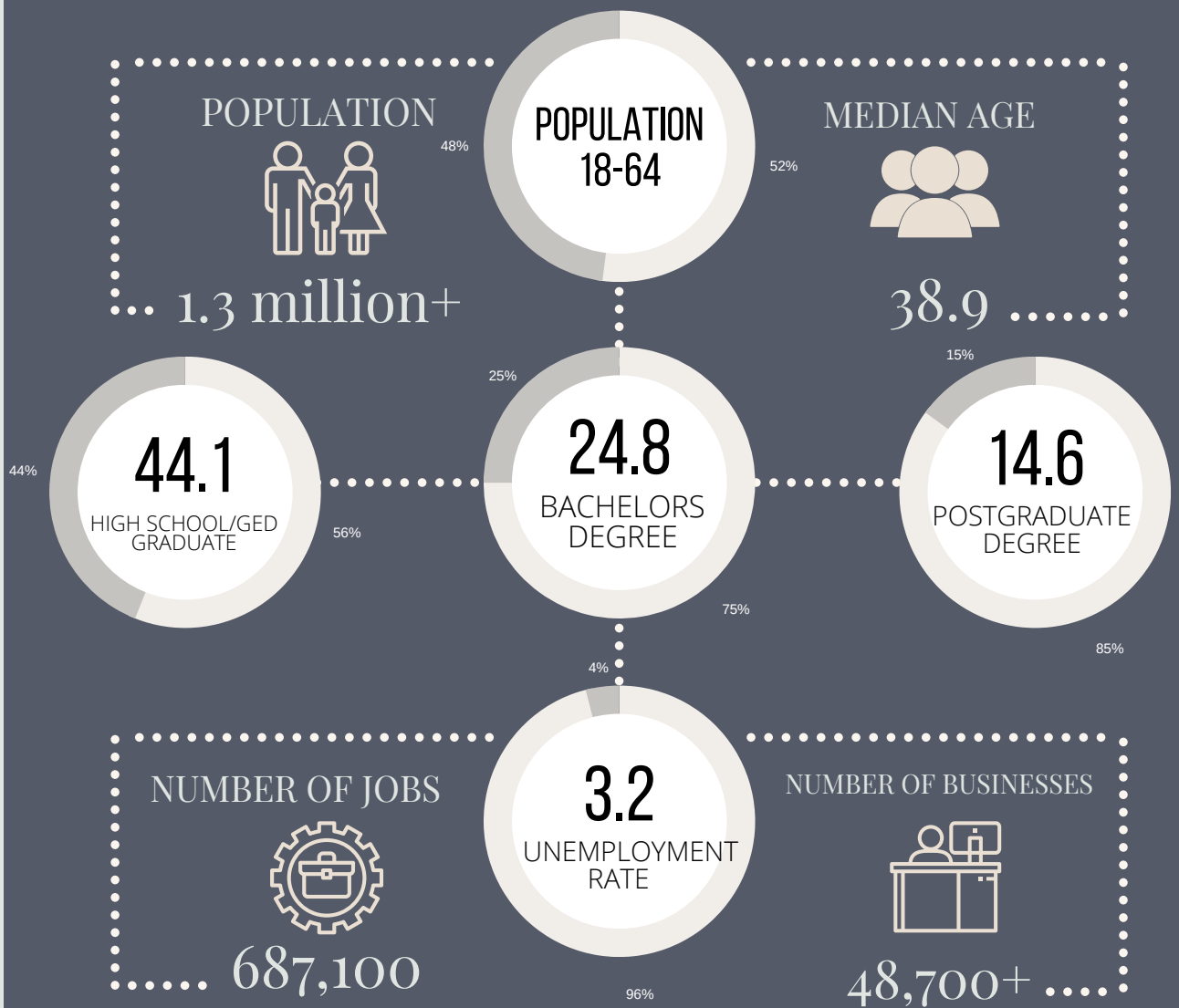
Virginia is a place where you can experience pretty much any temperature throughout the year. You will see temperatures in the upper 80s and lower 90s for most of the summer and the beginning of fall. During winter months, it will probably hover between the mid-20s and mid-40s. Sometimes though, you can find that one day will be 70 and sunny, and then the next day it will be in the 20s and snowing.

COST OF LIVING

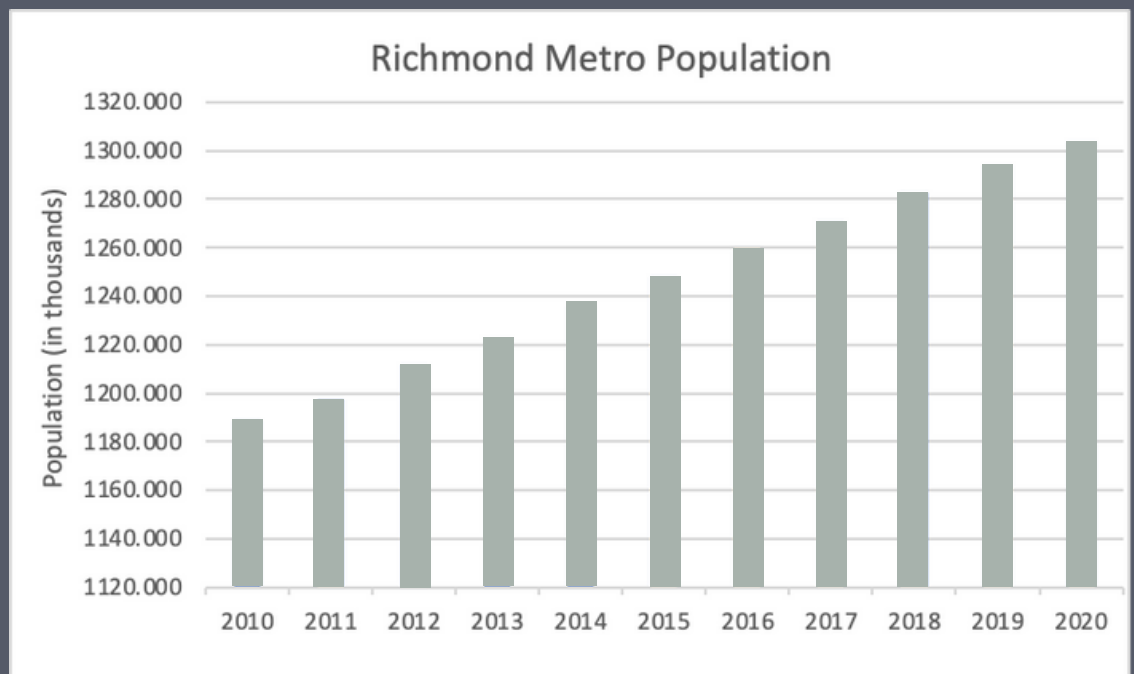
The Greater Richmond area offers a high quality of life on par with the national average. The cost of living is 96.5%, over three percent below the national average.

Composite Index (100%)	96.5
Grocery Items (14%)	89.3
Housing (28%)	90.3
Utilities (9%)	101.2
Transportation (9%)	94.1
Health Care (5%)	111.3
Misc. Goods & Services (35%)	101.7
100=U.S. Average	

DEMOGRAPHICS



HISTORICAL POPULATION TRENDS



EMPLOYMENT



TOP 10 EMPLOYERS IN RICHMOND MSA

- VCU / VCU HEALTH SYSTEM
- CAPITAL ONE
- BON SECOURS RICHMOND
- HCA VIRGINIA HEALTH SYSTEM
- DOMINION
- TRUIST
- AMAZON
- ALTRIA GROUP INC.
- FEDERAL RESERVE BANK
- ANTHEM BLUE CROSS BLUE SHIELD

HOME TO 8 FORTUNE 500 COMPANIES



- CARMAX
- ALTRIA GROUP
- DOMINION ENERGY
- MARKEL
- PERFORMANCE FOOD GROUP
- OWENS & MINOR
- GENWORTH FINANCIAL
- ARKO CORP.

ANNUAL EVENTS

RICHMOND FOLK FESTIVAL EARLY OCTOBER

One of our premier events, the Richmond Folk Festival draws thousands to the riverfront to enjoy 30+ artists, dining, marketplace, kids areas and more. This is a free three day event.



ST. BENEDICT OKTOBERFEST MID SEPTEMBER

Everything you'd want in an Oktoberfest event - great food, music, music, dancing, family activities, and of course, beer. Tons of fun! (And free!)



FIRST FRIDAYS FIRST FRIDAY EVERY MONTH - YEAR ROUND

Come down to the Arts District on any first Friday and discover the arts scene. Galleries, shops, restaurants, non-profits, and more open their doors in celebration of art and community.



ANNUAL EVENTS

FRIDAY CHEERS

MAY TO JULY

It's not summer in Richmond until Friday Cheers kicks off! Great bands, loads of food and beverage trucks, and all ages make their way to Brown's Island to get the weekend started.



FOOD FESTIVALS

MULTIPLE DATES

With a staggering number of food festivals, it's hard to choose just one. But to name a few of the larger ones - Greek, Jewish, Armenian, Festival of India...the list goes on. Check them out!

ARTS IN THE PARK

EARLY MAY

One of the largest events in the area, Arts in the Park is a juried show that features over 350 exhibitors showing and selling their works, in the setting of beautiful Byrd Park. One not to miss.



HOSPITALS



The Greater Richmond area is home to many amazing hospitals. From the renowned teaching hospital of VCU Medical Center to the specialty centers at both HCA and Bon Secours Health Systems, Richmond is definitely a healthcare hub.

VCU Medical Center	800-762-6161
Chippenham Hospital	804-483-0000
St. Mary's Hospital	804-285-2011
Henrico Doctor's Hospital	804-289-4500
St. Francis Medical Center	804-594-7300

PUBLIC SCHOOLS

Chesterfield County Public Schools

Goochland County Public Schools

Hanover County Public Schools

Henrico County Public Schools

Richmond Public Schools

Above are the 5 main school districts within the Greater Richmond Metropolitan Area. Within them, you'll find many elementary, middle, and high schools.

These school districts are broken down by county. When moving to a particular county/city and looking more in-depth into a particular school district, you can find out more about the specific schools within each. For more information on schools, check out the county-specific sites or greatschools.org.



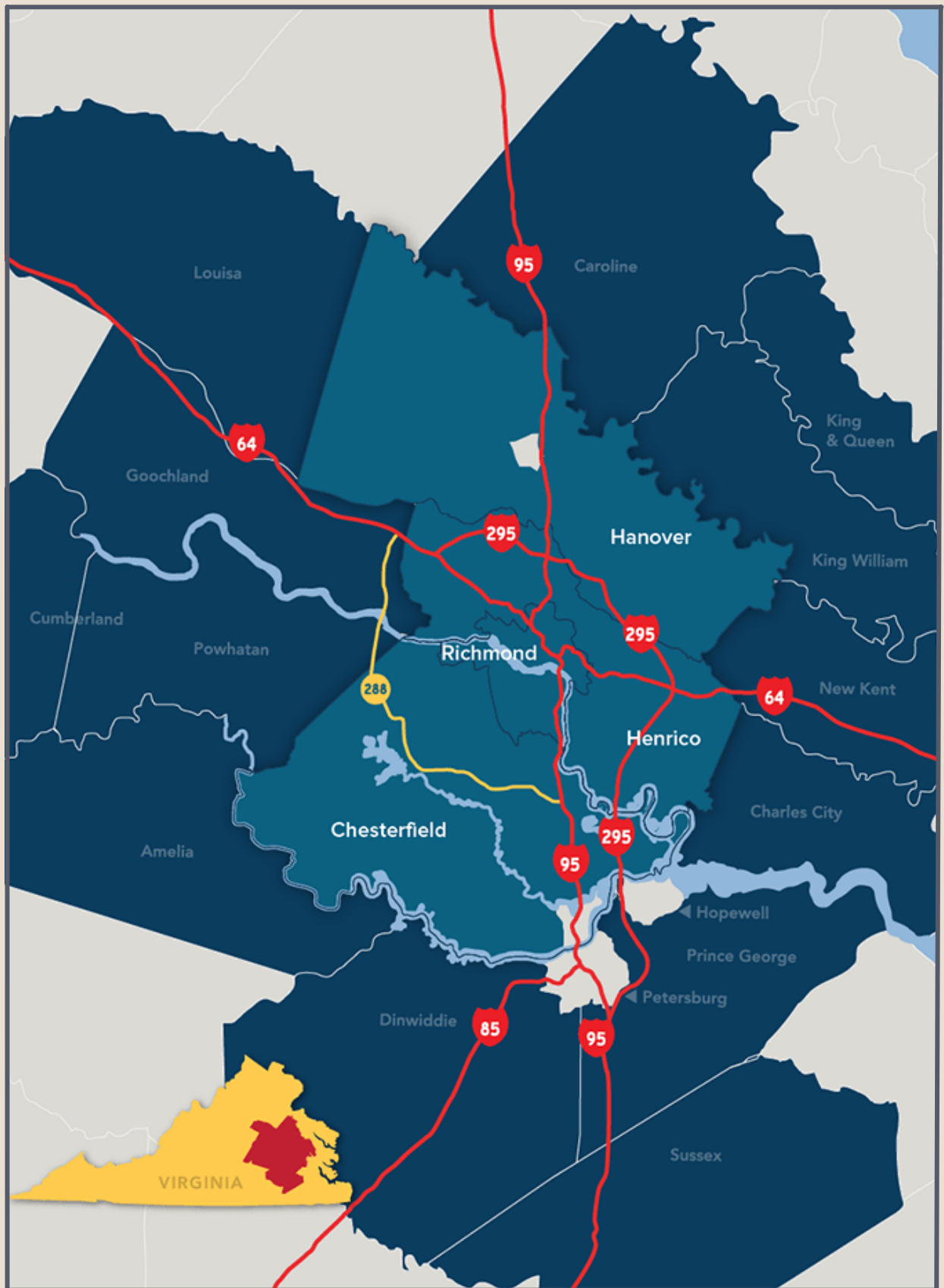
PRIVATE SCHOOLS

There are many private schools located throughout the Richmond area (including the surrounding counties). Listed below are just a few examples of ones you will find in the Richmond area.

St. Catherines
St. Christophers
Collegiate
Benedictine
The Steward School
Trinity Episcopal
Saint Gertrudes
Sabot at Stony Point
Chatham Hall
Veritas School



MAP OF THE REGION



THINGS TO DO



Get outdoors! One of the best things about the Richmond area is its outdoor life. From the James River Park System to the easy proximity to the beach, the mountains, and more, Central Virginia is a great place to be if you love the outdoors.



The arts! Another thing we love here in the Richmond area is the arts. We have a vibrant, thriving artistic community, as well as world-class museums and galleries. Whether you're an artist (or want to be) or an art lover, Richmond's art scene has you covered.



Richmond has some of the best breweries in the country. RVA is known for its multitude of incredible breweries. There are more than 30 kraft breweries for you to check out, all located along the Richmond Beer Trail.



World renowned dining. We love our food here in RVA, and it shows. (No, not in that way.) Love to explore unique foods or try different cuisines? Looking for restaurants with national and world acclaim? We've got it all.

TOP 19 THINGS TO DO

VIRGINIA MUSEUM OF FINE ARTS

This Museum District standout is known for its 5 Faberge eggs, famous works of art, and large collections of African, Indian, and Tibetan art. General admission is free, with the occasional exception for special exhibits.



VIRGINIA STATE CAPITOL

The Capitol building was designed by Thomas Jefferson and was first occupied in 1788. The east wing is designated for the House and the west wing for the Senate. There are free guided tours given daily, but you can also tour on your own.



LEWIS GINTER BOTANICAL GARDEN

Lewis Ginter is a beautiful 50-acre garden, including a domed conservatory (the only one of its kind in the mid-Atlantic). Several times a year, special events such as the GardenFest of Lights. No matter the time of year, you won't be disappointed.



RICHMOND BREWERIES

Richmond is home to over 30 craft breweries. If you want to check some, or even all of them out, follow the Richmond Beer Trail.



TOP 19 THINGS TO DO

CARYTOWN

Adjacent to Richmond's Museum District is what most consider to be the city's hippest shops and restaurants. When visiting, don't expect to come across big chain stores, and boutiques reign. You can even see a movie at the historic Byrd Theatre (a preserved Richmond movie house with \$4 tickets).



KINGS DOMINION

About 25 minutes north of the city sits a 400-acre water and theme park. Enjoy water rides, roller-coasters, and other attractions perfect for a fun-filled family day.

VIRGINIA MUSEUM OF HISTORY & CULTURE

Run by the Virginia Historical Society, this museum boasts an exhaustive collection of historic artifacts. The main exhibit, "The Story of Virginia," catalogs the history of Virginia from Native American tribes that inhabited the area thousands of years ago.



VIRGINIA HOLOCAUST MUSEUM

Besides its fair share of Civil War History, Richmond is also home to a moving and impressive Holocaust museum. Founded in 1997 by one of Richmond's youngest Holocaust survivors, visitors have called it one of the best in the nation due to the moving and artistic exhibits showing the role the Holocaust played in both global history and the founder's family.

TOP 19 THINGS TO DO

HOLLYWOOD CEMETERY

Since 1847, this cemetery has become the final resting place for many famous individuals. You can visit Presidents such as James Monroe, John Tyler, and Jefferson Davis. This 135-acre cemetery was created as a garden cemetery featuring manicured gardens, lawns, and trees that locals can use as park space. Today, it is a registered arboretum.



BLACK HISTORY MUSEUM & CULTURAL CENTER OF VA

Upon entering you will enjoy a blend of both traditional, and interactive touchscreen, presentation exhibits. These trace the history of Black Americans, with emphasis on Black Virginians. Along with the permanent exhibits, there are also temporary specialty displays and monthly events.



MAYMONT

This 100-acre property used to be the home of wealthy Richmond residents, but upon their deaths was left to the city. Located within the grounds you will find Japanese Gardens, a carriage collection, petting, and more. You can tour this 12,000 sqft mansion and get a glimpse into the lives of the previous owners in the gilded age.



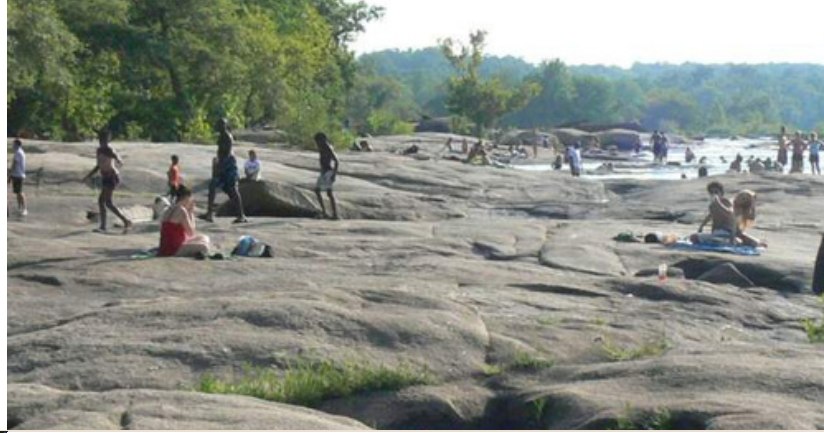
SCIENCE MUSEUM OF VIRGINIA

Take a trip downtown and enjoy the interactive elements throughout the museum. There is something for everyone, not just kids. Along with the permanent exhibits that focus on topics such as motion, time, etc. the museum also hosts specialty exhibits that dive deeper into specific topics.

TOP 19 THINGS TO DO

BELLE ISLE

Looking to get some fresh air, while still taking in all Richmond has to offer? This is one of the most popular areas for locals and tourists alike. A section of the James River Park system, there is everything from bike and hiking trails to accessible fishing and a rock climbing wall. The island was also once home to a nail factory and the Confederacy's largest prison during the Civil War.



ST. JOHN'S CHURCH

In 1775, Patrick Henry said, "Give me liberty or give me death!" at this historic church. While visiting the church you can also find Elizabeth Poe (mother of Edgar Allen) and George Wythe, a signer of the Declaration of Independence. If you want to truly immerse yourself in history, you can attend one of the reenactments.

THE AMERICAN CIVIL WAR MUSEUM

Made up of three sites, the museum explores the history of the civil war and how it affected the world we know today. Whether you visit Historic Tredegar, the White House of the Confederacy, or the Museum of the Confederacy-Appomattox, you will certainly experience history.



EDGAR ALLAN POE MUSEUM

This museum on Main Street is the perfect stop for people who love literature and/or have a passing interest in Edgar Allan Poe. While the exhibits themselves may be limited, the guided tour is a great option for those wanting to learn more. You can also view some of his childhood items and other belongings.

TOP 19 THINGS TO DO

THE VALENTINE

The Valentine has been collecting, preserving, and interpreting Richmond Stories for over a century. The building is located in the heart of the historic downtown. Experience bold exhibits and innovative tours for special community events. They are committed to engaging with the community and visitors about the city and its history.



MAGGIE L. WALKER NATIONAL HISTORIC SITE

Maggie L. Walker devoted her life to civil rights advancement, economic empowerment, and educational opportunities for Jim-Crow era African Americans and women. She was an inspiration of pride and progress. Today, her home is preserved as a tribute to her legacy of vision, courage, and determination.



AGECROFT HALL

With its unique history spanning back to Tudor and early Stuart England, Agecroft Hall and its gardens have been preserved to show its evolution into the 20th-century American country house that it stands as today. Visit and explore the home, grounds, and artifacts. If you plan it right you may even be able to catch their annual Shakespeare Festival.

Cindy's

LOCAL FAVORITES

1 Favorite Coffee Shop

Ironclad Coffee Roasters

📍 1805 E. Grace St

2 Favorite Farmers Markets

GrowRVA

📍 Multiple Locations

St. Stephen's

📍 6000 Grove Ave

3 Favorite Brunch Spot

SB's Lakeside Love Shack

📍 6935 Lakeside Ave

4 Favorite Brewery

Hardywood Park

📍 3408 Ownby Ln

📍 820 Sanctuary Ln

5 Favorite Local Shops

Stella's Grocery

📍 Lafayette Ave

📍 Scott's Addition

📍 Forest Hill Ave

Shyndigz

📍 1833 W. Cary Street

Shops at 5807

📍 5807 Patterson Ave

Relics to Rhinestones

📍 5726 Patterson Ave



6 Favorite Local Restaurants

Pad Thai

📍 18460 Meadowbridge Rd

Pepe's

📍 9550 Midlothian Tnpk

Galley

📍 2805 Hathway Rd

7 Favorite Bike Path

Capital Trail

📍 2803 Dock St.

8 Favorite Park

James River Park System

📍 Throughout Richmond

9 Favorite Gym

American Family Fitness

📍 Multiple Locations

10 Favorite Yoga Studio

Hot House Yoga

📍 9665 West Broad St.

SHOPPING



Whether you are looking for the "big ones," like Macy's, Best Buy, Home Depot, and the like, or smaller, independent shops, the Richmond area has it.

Some of our more central shopping destinations are:
Short Pump Towne Center: Our largest mall, outdoors, featuring Macy's, Dillard's, Orvis, Apple, LL Bean, Anthropologie, Crate and Barrel, and Pottery Barn, to name a few.

Stony Point Fashion Park: Smaller, outdoors, and dog friendly, features include Dillard's, Saks, Anthropologie, and a few local spots too.

Carytown is the jewel in our proverbial shopping bag, with lots of fun, eclectic local shops featuring everything from vinyl records to high fashion, toys, and more. We love local!

One of our favorite spots for shopping in Richmond is Carytown - a mile-long stretch of terrific shops, fantastic restaurants, and more. Most of them are local and it's a great place to stroll or do serious shopping for just about anyone!



We've got many other shopping centers and areas, so you're never too far from whatever you need, really, from the cities to the suburbs.

Here are a few notable ones...

SHORT PUMP TOWN CENTER

CARYTOWN SHOPPING CENTER

CHESTERFIELD TOWN CENTER

STONY POINT FASHION PARK

RIVER ROAD SHOPPING CENTER



PLACES TO EAT

The Daily Kitchen & Bar
Local/Organic Food

Lola's Farmhouse Bistro
Farmhouse setting/wonderful food

Edo's Squid
Traditional Italian

Casa Italiana
Italian American

Mosaic Cafe
Local, seasonal, with outdoor dining

Peter Chang
Authentic, chef driven Chinese

L'Opossum
World Class Fine Dining

Conejo
Upscale Mexican Concept

Wood and Iron Gameday
Sports Bar

Tazza Kitchen
New American Wood Fired Kitchen

Mellow Mushroom
Unique Pizza

Plaza Azteca
Traditional Mexican- multi locations

The Stables at Belmont
New American fine dining

Laura Lee's
New American South of the James River

Southbound
Southern food, fine-dining style

ZZQ Barbecue
Barbecue done right



A BEVY OF BREWS

Richmond is one of the best-known craft beer regions in the country and what better way to experience that local brew culture than following the Richmond Beer Trail? With 23 stops, there are plenty of thirst-quenching options. If you complete 5 stops, you can earn limited-edition gear. For more details and to download the map visit richmondbeertrail.com.

Hardywood Park Craft Brewery
Veil Brewing Company
Strangeways Brewing
Center of the Universe Brewing Co.
The Answer Brewpub





The greater Richmond area is home to many beautiful parks and trails for you to explore. Take a walk along the James River, through downtown Richmond, and so many more wonderful places. There is something for everyone, whether you want to be away from the hustle and bustle of the city or right in the heart of everything.

There are two state parks in close proximity to the Richmond area where you can go for a serene nature walk, bike ride, or a fun picnic with friends.

For more information visit the Virginia State Park website at: www.dcr.virginia.gov/state-parks

Belle Isle	Byrd Park
Deep Run Park	Echo Lake Park
Maymont	Mid-Lothian Mines Park
Pocahontas State Park	Powhatan State Park
Robious Landing	The Canal Walk

MAP OF PARKS



THE TEAM

Born and raised in Goochland County, Allie graduated from Virginia Tech with a bachelor's degree in management and real estate in May of 2021. She's known she wanted to pursue real estate in Richmond since middle school.

Throughout high school and college, she held a few different retail jobs which taught her a lot of valuable lessons, but even in this short time working within the real estate industry, she knows this is what she wants to do.

In her free time, she loves spending time with friends and family, relaxing with a good book (from start to finish if she can), and making sweet treats from time to time. She loves music, and many genres ranging from mainstream pop to country. (If you were to make her choose a favorite artist, it would be hands down Taylor Swift!)

She looks forward to working with you when you choose Cindy to represent you with your real estate needs.



Allie Wilckens

.....
Real Estate Assistant
and
Transaction Coordinator
.....

E: allie@cindybennett.net

C: 804.512.5772

www.cindybennett.net
.....

Maison Real Estate Boutique
505 Libbie Ave
Richmond, VA 23226



Cindy Bennett

Associate Broker, ABR, GRI, GREEN

The Richmond area is a great place to live and work, which is why Cindy Bennett chooses to call it home. Born and raised in Chesterfield, Cindy has lived there, in the City of Richmond, and now makes her home in Henrico County.

Real estate is a passion for Cindy, but seldom because of houses. She loves helping people achieve their real estate goals. Whether that's buying the perfect first home, finding a great "step down" home, or anything in between; beginning or adding to an income-producing portfolio, or selling a home to get ready for new adventures.

Cindy has been a part of the Maison family since 2019, but she's been in real estate since 2003. She loves Richmond and all the surrounding areas, and has been involved in the community, and making connections in it, for many years.

When Cindy isn't selling real estate, you can find her exploring RVA's great restaurants, working out, or meeting new people.

CREDENTIALS

BACHELOR'S DEGREE, 1997
Virginia Commonwealth University

ASSOCIATE BROKER, 2006

SAVING TIME

By spending time in our consultation getting to know your wants & needs in a home, we can head into the search process laser-focused.

VAST NETWORK

My access to targeted search software & properties before they even go on the market - helps to put you ahead from the start. I work with the most qualified inspectors & contractors who can help assure that you are making a smart investment.

EASY PROCESS

I can help you navigate the complexities of the real estate transaction - from contract to close so you can enjoy a seamless experience.

MORE EXPERTISE

My years of experience knowing market trends, local neighborhoods, & what to pay attention to - helps to ensure you're on track to finding the right home before you make an offer.

20

Years In Business

246

Clients Served

61

Repeat Clients

31

Clients Served in 2022

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www.cindybennett.net

CINDY BENNETT
REAL ESTATE