

OLD
No 8
MILL

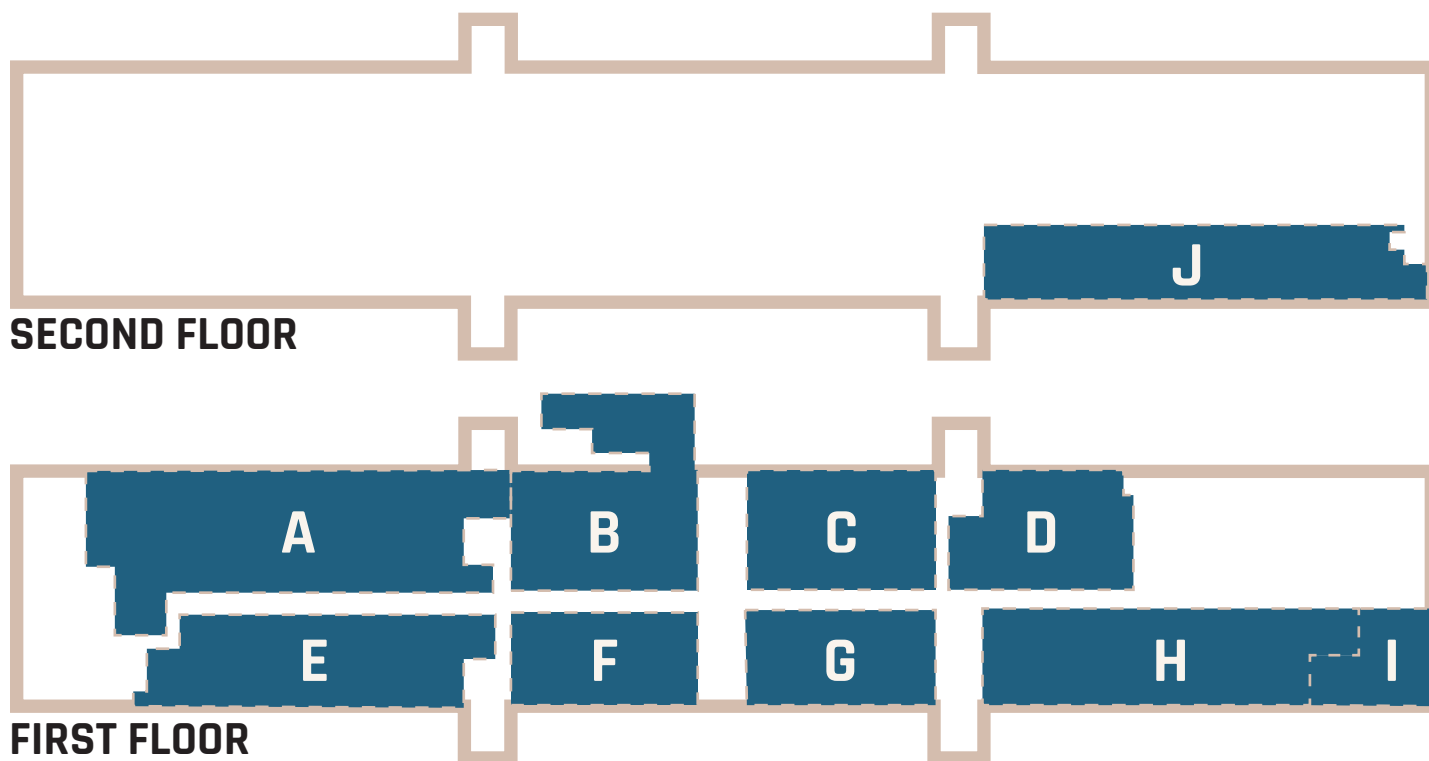
DAN RIVER
Falls

EST. 1921

AVAILABLE COMMERCIAL
SPACES FOR LEASE



424 Memorial Drive, Danville VA 24541

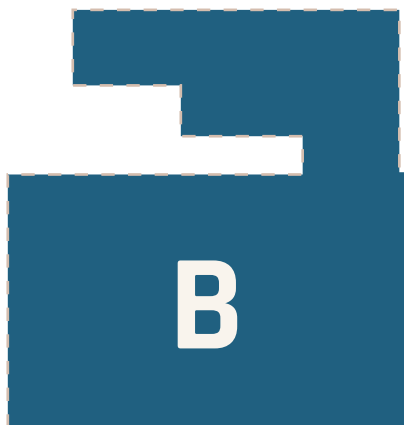


CITY OF DANVILLE, ECONOMIC DEVELOPMENT & TOURISM

427 Patton Street | Suite 203 | Danville, VA 24541 | 434.793.1753 | www.discoverdanville.com



SPACE A:
SQUARE FEET: 17,608 SF
BEST USE: Office



SPACE B:
SQUARE FEET: 8,029 SF
BEST USE: Restaurant



SPACE C:
SQUARE FEET: 8,030 SF
BEST USE: Restaurant



SPACE D:
SQUARE FEET: 7,204 SF
BEST USE: Retail/Office



SPACE E:
SQUARE FEET: 10,680 SF
BEST USE: Retail/Office



SPACE F:
SQUARE FEET: 6,294 SF
BEST USE: Retail



SPACE G:
SQUARE FEET: 6,294 SF
BEST USE: Retail



SPACE H:
SQUARE FEET: 13,297 SF
BEST USE: Retail/Office
(can be subdivided)



SQUARE FEET: 1,203 SF
BEST USE: Restaurant



SQUARE FEET: 10,506 SF
BEST USE: Office



DAN RIVER FALLS

The "White Mill" originally known as Mill No. 8 was built by Dan River Inc and operated from 1921-1996, closing in 2006. The 550,000 sqft building housed a textile powerhouse (Dan River Fabrics) and employed 14,000 at one point.

Dan River Falls will be redeveloped into a multi-use project that will feature 120,000 square feet of commercial space and 150 apartments. Another 40 apartments are planned in a future phase. The first phase is currently projected to generate a minimum total investment of \$86.5 million. The first floor will be reserved for commercial space, with the lower level of the building being converted into 219 interior parking spaces for tenants. The 150 apartments will be built on the top three floors of the western two-thirds of the building and will include one-, two-, and three-bedroom units. Some will be in a loft-style. The Alexander Company has over 40 years of experience specializing in historic preservation, urban infill development, and urban revitalization.

The mill bridge that crosses the river from the Dan River Falls building to the former Long Mill site will be converted to a pedestrian bridge to connect the Riverwalk Trail on the north and south banks of the river.



DANVILLE RIVERFRONT PARK

The Parks and Recreation Department is overseeing a planned four-acre Riverfront Park that will adjoin the White Mill property on the east side. The park is in the engineering phase and will include an urban splash pad that will double as an artistic fountain, small performance area, river overlook, custom playground area and river access.

Parks and Recreation also is overseeing the plans for a whitewater channel that will utilize much of the old canal system visible in front of Dan River Falls. The whitewater channel is being designed to allow control of the amount of water coming through the canal, which will make it appropriate for tubing, whitewater paddling, competitions, and river rescue training. The Olympic-grade course will be more than 2,000 feet long, offer about 13 feet of vertical drop, waves up to six feet tall, and numerous features. Flow will be controlled by a mechanized gate system and, because water levels on the Dan are reliably consistent, require no electric pumps. There are plans to host events like races, whitewater kayaking camps, and swift water training seminars for first responders. Amenities like outdoor food and drink vendors, comfy seating areas along the canal, and an overlook bridge will encourage spectators.

**RIVER DISTRICT
INVESTMENTS**

\$52M PUBLIC

\$360M PRIVATE



River District Employees
2022 in 3 mile radius

24,564



River District Residents
2022 in 1/2 mile radius

2,171



River District Employees
2022 in 1/2 mile radius

4,232



River District Businesses
2022 in 1/2 mile radius

326

SOURCE: ESRI 2023

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