Pamela S. Belleman

Partner

Richmond

pam.belleman@troutman.com

D 804.697.1456



Pam advises major retailers, developers, and owners on a range of real estate matters. Her clients appreciate her efficient guidance as they navigate the nuances of the retail sector.

OVERVIEW

Pam advises clients on all aspects of commercial real estate matters, including the development, construction, acquisition, sale, and leasing of commercial property. With decades of experience in the retail sector, she regularly works on matters involving distribution, fulfillment, office, and warehouse spaces, in addition to retail locations of all sizes. Pam has handled transactions throughout the U.S.

Pam counsels clients on issues as they arise throughout the deal lifecycle, including construction law, land use and zoning, workouts and foreclosures, and mechanics' liens. She is recognized for providing creative solutions in order to resolve hurdles and close deals.

REPRESENTATIVE MATTERS

- Represents national retailers in the acquisition, leasing, and development of new locations and expansions in the Mid-Atlantic Southeastern portions of the U.S.
- Represented a client in its acquisition, financing, development, construction, and leasing of shopping centers in Virginia, including Columbus Village East Shopping Center in Virginia Beach, VA; Jefferson Plaza in Newport News, VA; Harrisonburg Crossings Shopping Center in Harrisonburg, VA; Northlite Shopping Center in Concord, NC; and College Plaza Shopping Center in Bluefield, VA.
- Represents clients with regard to developing logistics centers to be used for the receiving, storing, shipping, and selling of products, materials, and merchandise, as well as distribution centers throughout the U.S.
- Represents a client in its lease of space to be used for executive offices, tractor and trailer storage, maintenance, and employee training.

AWARDS

- *Best Lawyers in America®:* Real Estate Law (2020-2027)
- *Virginia Business*: "Legal Elite" in Real Estate Land Use (2025)
- Class of 2023 Hall of Fame, *Virginia Lawyers Weekly* (2023)

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- Rising Star Award, School of the Performing Arts in the Richmond Community (2016)
- Woman of Achievement, Metropolitan Richmond Women's Bar Association (2010)
- Richmond's Top 20 Women in Commercial Real Estate, Commercial Real Estate Women (CREW) Richmond, as published in *Richmond Magazine* (2010)
- Influential Women of Virginia, *Virginia Lawyers Weekly* (2009)
- YWCA Outstanding Woman in Law (2008)
- Martindale-Hubbell's highest rating for legal ability and ethical standards
- Virginia Super Lawyer in Real Estate (2006, 2010-2013)

TOP AREAS OF FOCUS

- Investment, Acquisition + Disposition
- Land Use + Zoning
- Real Estate
- Real Estate Leasing

ALL AREAS OF FOCUS

- Investment, Acquisition + Disposition
- Land Use + Zoning
- Real Estate
- Real Estate Joint Ventures + Investments
- Real Estate Leasing

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Fellows Class of 2020, Virginia Law Foundation
- President, Board of Directors of the School of the Performing Arts in the Richmond Community (2018-2022)
- Chair, Development Committee of the School of Performing Arts in the Richmond Community (2012-2016)
- Member, Board of Directors of Sabot at Stony Point School (2011-2015)
- President, Board of Directors of YWCA of Richmond, VA (1998-2001)
- Member, International Council of Shopping Centers, Southern Virginia Program Planning Committee (2010, 2011)
- Member, American Bar Association – Real Property, Probate and Trust Law Section/Real Property Division; co-chair, Emerging Lease Issues and Specialty Leases Committee; member, Committee on Committees; co-chair, Workouts, Foreclosures and Bankruptcy Committee (1997-2001); vice chair, Foreclosures and Related Remedies Committee (1994-1997)
- Member, Virginia State Bar; chair, Young Lawyers Conference Admission and Orientation Committee (1989)
- Member, Metropolitan Richmond Women's Bar Association
- Member, Commercial Real Estate Women (CREW) Richmond
- Member, Geoprofessional Business Association
- Member, American College of Mortgage Attorneys (2000-2003)
- Member, Virginia Bar Association Real Estate Section – Board of Editors; Young Lawyers Section; Virginia Lawyer Committee (1989-1995)

- Member, Richmond Bar Association Real Estate Section – Executive Committee (1991-1992)

EDUCATION AND CERTIFICATIONS

EDUCATION

- University of Richmond, J.D., 1986, *University of Richmond Law Review*, Phi Delta Phi Law Fraternity
- University of Richmond, B.A., B.S., *cum laude*, 1983, E. Claiborne Robins School of Business Administration

BAR ADMISSIONS

- Virginia
- District of Columbia
- New York

PUBLICATIONS

- Contributing author, *Marketing Success Stories, Personal Interviews with 66 Rainmakers* (Hollis Hatfield Weishar, American Bar Association, Law Practice Management Section).
- Contributor, *Foreclosure Law & Related Remedies, A State-By-State Digest* (Sidney A. Keyles, Editor, American Bar Association, Real Property, Probate and Trust Law Section).