

ONE SPACE LEFT

LABURNUM PARK SHOPPING CENTER

4360 S LABURNUM AVENUE RICHMOND, VA 23231

Taylor Long
PROPERTIES
Commercial Real Estate



PROPERTY DESCRIPTION

Restaurant Space Available at Laburnum Park.

Located on Laburnum Ave with direct frontage. This 113,992 SF Neighborhood Center is located off I-64 and is directly across from White Oak Village. The property has a dedicated turn lane, pylon signage and a signalized intersection.

PROPERTY HIGHLIGHTS

- LAST SPACE AVAILABLE | 2nd Generation Restaurant Space
- 4,000 SF Fully Built-out Restaurant Space for Lease
- Features a bar, hood and large banquet room for events
- Join Gold's Gym, Dollar Tree, Taco Bell, Cook Out & Culver's
- 113,992 SF shopping center fronting Laburnum Avenue, just south of the I-64 interchange
- Neighbors White Oak Village, the largest retail development in Eastern Henrico
- Close proximity to Richmond International Airport

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Available SF:	4,000 SF
Lot Size:	7.72 Acres
Building Size:	103,160 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,956	23,532	60,960
Total Population	7,138	58,655	148,085
Average HH Income	\$54,774	\$52,177	\$54,252

For more information:

ROBERT MARSHALL

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ELLEN LONG

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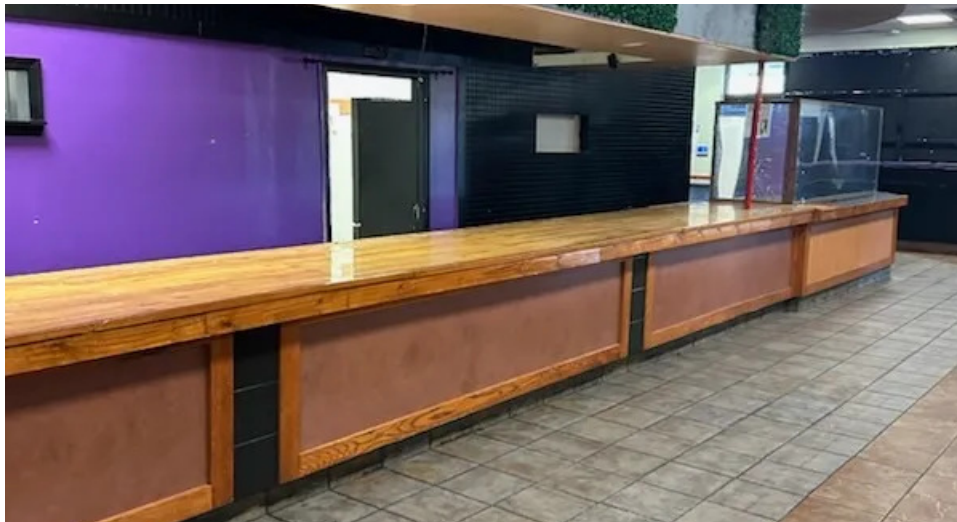
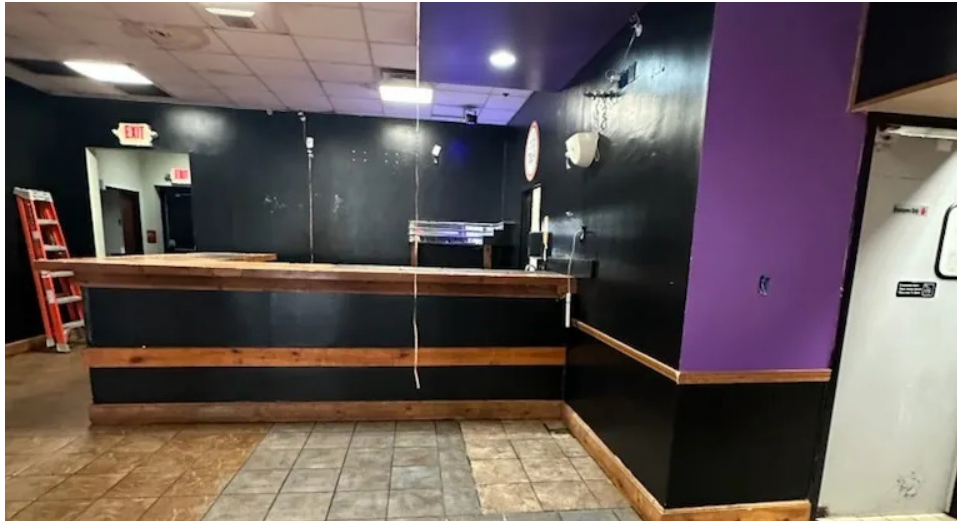
Taylor Long Properties
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FULLY BUILT-OUT RESTAURANT

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Tenant Name	Space #	Suite #	Square Footage
Taylor-Made	1	4368	1,200 sq ft
Newlook Eyebrows	2	4364	2,900 sq ft
R Town Wings	3	4362	1,750 sq ft
AVAILABLE	4	4360	4,000 sq ft
Maverick Cleaners	5	4356	2,000 sq ft
Davita	6	4344	2,500 sq ft
Dollar Tree	9	4340	10,010 sq ft
Hibachi Grill	10	4338	13,000 sq ft
Premier Cheer	11	4320-A	4,400 sq ft
gLeaf	12	4320-D	5,500 sq ft
4B Kutz	14	4320-F	3,600 sq ft
Nail Elite	15	4320-G	1,200 sq ft
Glaad Services LLC	16	4374	1,200 sq ft
Great Clips	17	4376	900 sq ft
Phone Fix	18	4378	810 sq ft
Herbalife	19	4380	1,080 sq ft
Cricket Wireless	20	4382	810 sq ft
Tobacco Zone	21	4384	900 sq ft
Subway	22	4386	1,200 sq ft

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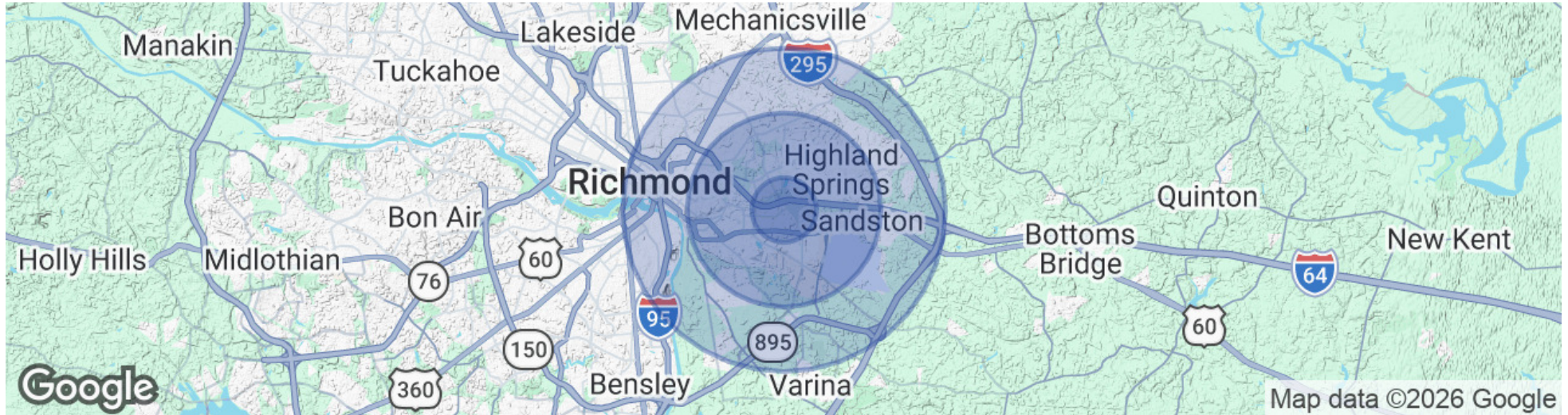
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,138	58,655	148,085
Average Age	39.20	37.70	37.00
Average Age (Male)	37.20	35.90	35.80
Average Age (Female)	40.80	39.20	38.10

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,956	23,532	60,960
# of Persons per HH	2.40	2.50	2.30
Average HH Income	\$54,774	\$52,177	\$54,252
Average House Value	\$139,965	\$146,539	\$155,651

2020 American Community Survey (ACS)

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