

LABURNUM PARK SHOPPING CENTER

4320-4368 S. LABURNUM AVENUE RICHMOND, VA 23231



PROPERTY DESCRIPTION

Laburnum Park is located at the intersection of Laburnum Avenue and Gay Avenue with direct frontage on Laburnum Avenue. 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 signalized Intersection.

PROPERTY HIGHLIGHTS

- 900 - 4,000 SF Retail Spaces for Lease, including 4,000 SF fully built-out restaurant space (Space 4).
- 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 and I-64 (± 1-million SF power center).
- Nearly 24,928 businesses and 289,844 employees within a 10-mile radius.
- Close proximity to Richmond International Airport.

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (+ NNN)
Available SF:	900 - 4,000 SF
Lot Size:	7.72 Acres
Building Size:	103,160 SF

SPACES	LEASE RATE	SPACE SIZE
4	\$25.00 SF/yr	4,000 SF
16	\$25.00 SF/yr	1,200 SF
17	\$25.00 SF/yr	900 SF

For more information:

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Taylor Long Properties
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RETAIL PROPERTY FOR LEASE

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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
AVAILABLE	16	4374	1,200 sq ft
AVAILABLE	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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PROPERTIES
Commercial Real Estate



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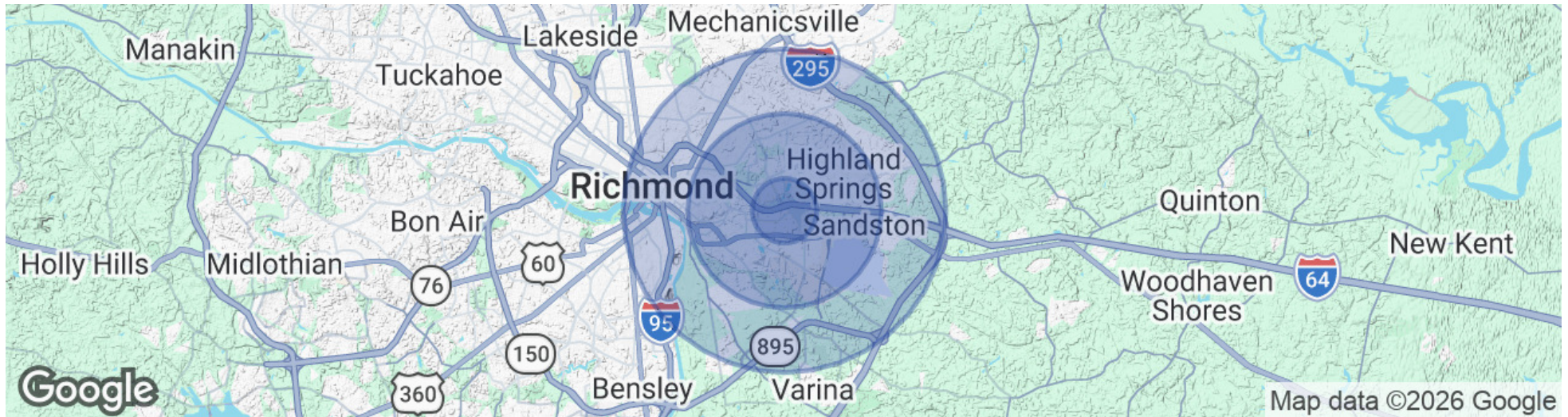
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,138	58,655	148,085
Average Age	39.20	37.70	37.00
Average Age (Male)	37.20	35.90	35.80
Average Age (Female)	40.80	39.20	38.10

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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