

7,189 SF RETAIL SPACE FOR SALE, LEASE OR GROUND LEASE

CBRE



4415

**S Laburnum Avenue**

RICHMOND, VA 23231





# PROPERTY OVERVIEW

4115 S Laburnum Avenue is a former Red Lobster and 7,189 SF full-service restaurant space for sale, lease or ground lease. The property is subject to the White Oak Village Operating Agreement/ECCR. The property has great visibility along Laburnum Avenue which sees over 32,000 Vehicles Per Day (VPD).



**7,189**  
**SQUARE FEET**

**1.802**  
**ACRES**

**B-3C**  
**ZONING**

**\$35.00**  
**BACKFILL LEASE**  
**(PSF NNN)**

**\$150K**  
**GROUND LEASE**  
**(PER AC)**

**\$4.5M**  
**SALE PRICE**



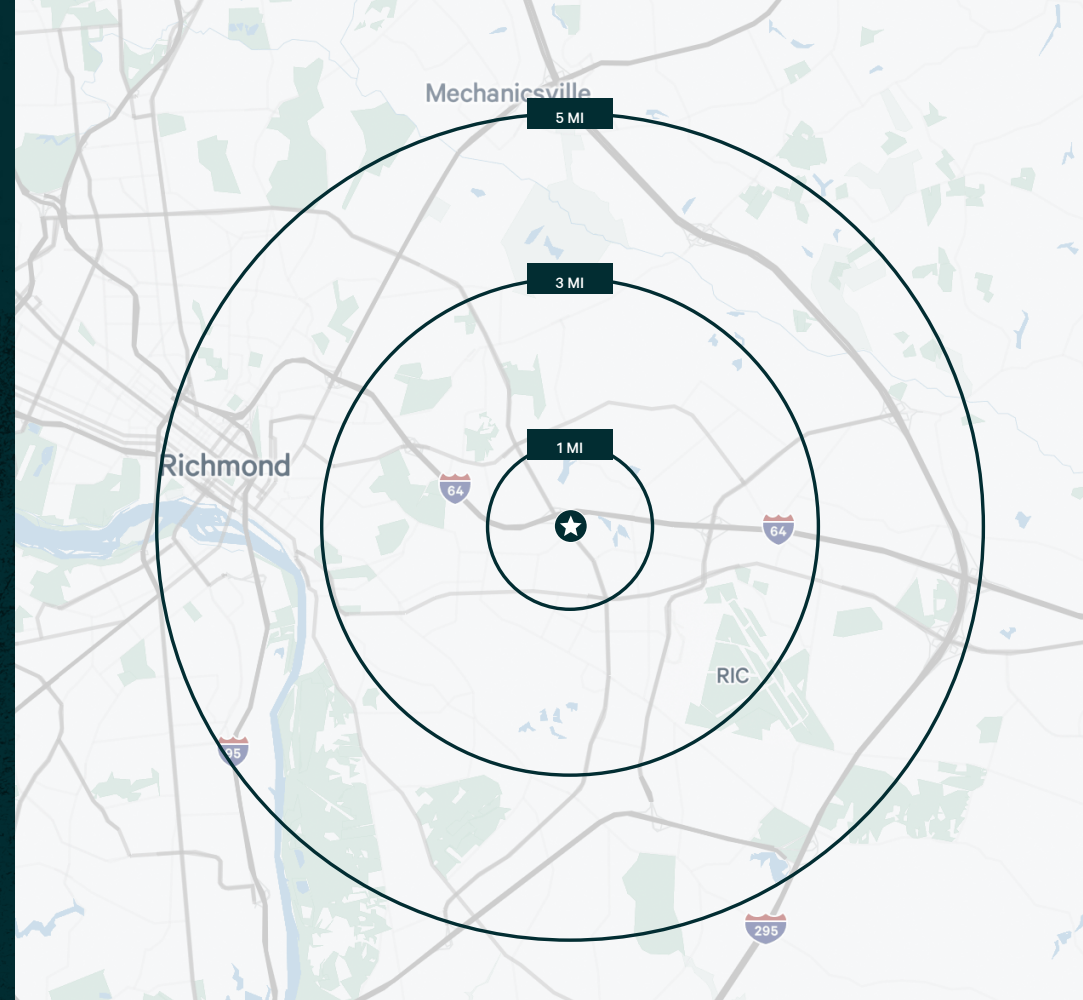






# DEMOGRAPHICS

DEMOGRAPHIC	1 MILE	3 MILES	5 MILES
Population	7,519	61,249	144,485
Population Growth Rate	0.82%	0.43%	0.92%
Median Age	40.4	37.3	34.7
Households	3,131	25,140	64,606
Avg. Household Income	\$70,619	\$72,429	\$78,345
Daytime Workers	4,294	24,626	111,228



## NEARBY RETAILERS AND TENANTS





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