

2200 E. LABURNUM AVE.

CBRE

RICHMOND, VA 23222



3,025 SF
FOR SUBLEASE

PROPERTY OVERVIEW

RETAIL SUBLEASE OPPORTUNITY

Well-positioned retail opportunity located on one of Richmond's primary commercial corridors at the intersection of E. Laburnum Avenue and Richmond-Henrico Turnpike (US-360). The property features a freestanding retail building totaling approximately 3,025 SF situated on 1.20 acres, providing excellent visibility, multiple points of access, and ample on-site parking.

The site benefits from strong frontage along E. Laburnum Avenue, exposure to significant daily traffic volumes, and proximity to major retail, residential, and employment centers throughout Richmond's east and north submarkets. The property is approximately 1.5 miles from Richmond Raceway, a regional destination that attracts tens of thousands of visitors annually, further enhancing area traffic and consumer activity.

Originally developed as a quick-service restaurant, the building offers an established retail presence with excellent accessibility and visibility for retailers, restaurant users, service businesses, and other customer-facing operations. The property includes approximately 37 surface parking spaces and is zoned B-2, supporting a variety of commercial uses.

3,025

Available Square Footage

1.20

Acres

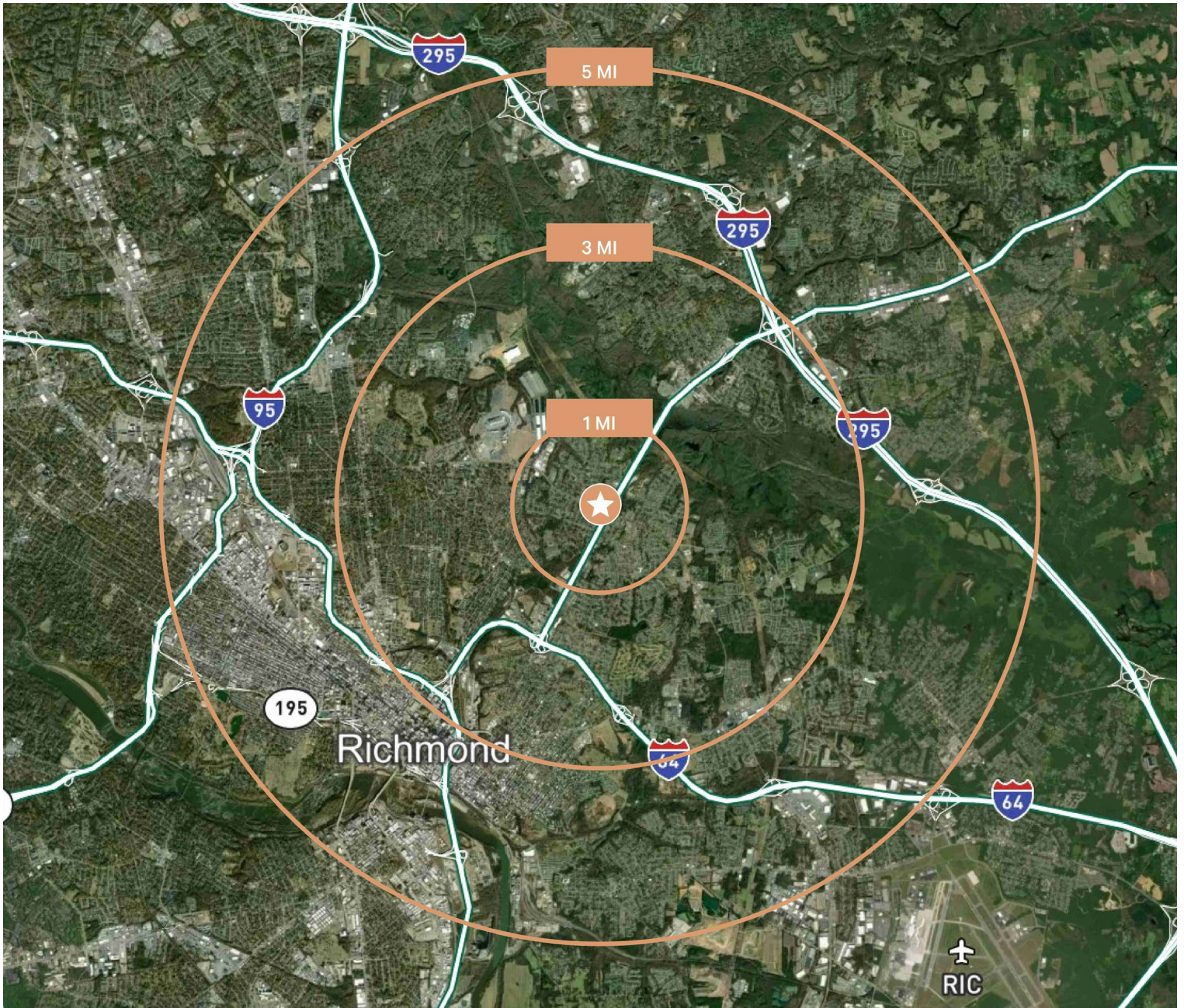
B-2

Zoning



DEMOGRAPHICS

WENDY'S FOR SUBLEASE



10,064

Population (1 Mile)

77,642

Population (3 Miles)

232,346

Population (5 Miles)

4,177

Households (1 Mile)

32,791

Households (3 Miles)

108,091

Households (5 Miles)

\$83,030

Average HHI (1 Mile)

\$79,355

Average HHI (3 Miles)

\$95,078

Average HHI (5 Miles)

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