



LABURNUM PARK

4320-4368 S. LABURNUM AVENUE | RICHMOND, VA 23231

FEATURES

- **LABURNUM PARK SHOPPING CENTER**
- 810 - 4,400 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 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

| | |
|-----------------|------------------------------|
| Space Type | Retail Spaces For Lease |
| Available Space | 810 - 4,400 SF |
| Lease Rate | \$25.00 SF/yr (+ \$4.39 NNN) |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|--------------------------------|----------|----------|
| Total Population | 7,138 | 58,655 | 148,085 |
| Average HH Income | \$54,774 | \$52,177 | \$54,252 |
| Traffic Count | 65,000 VPD on I-64 Interchange | | |



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Taylor Long
PROPERTIES
 Commercial Real Estate



SITE PLAN

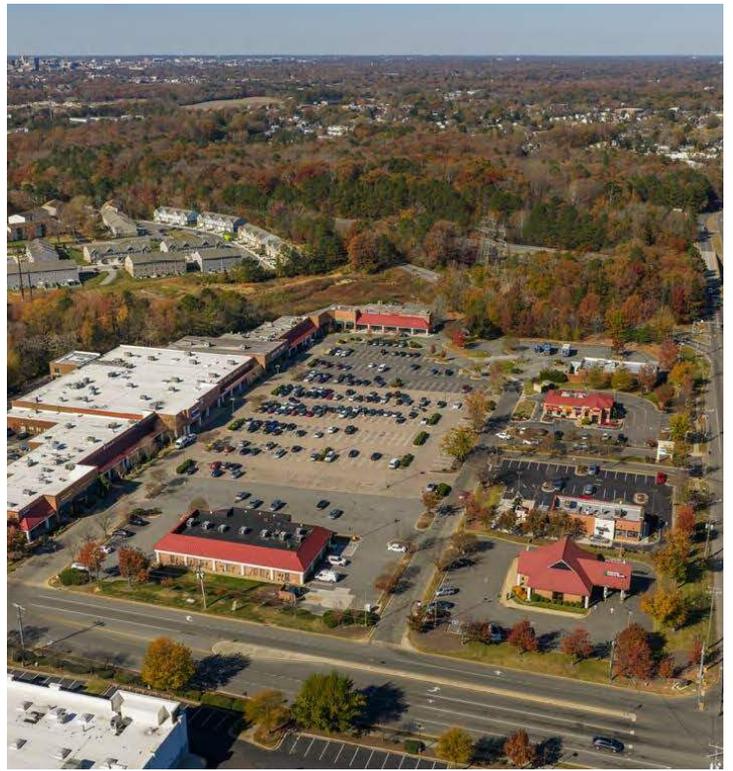


| RETAIL INFORMATION | | | |
|--------------------|---------|-----------------------------|-----------|
| Space # | Suite # | Status | SF |
| 1 | 4368 | Taylor-Made | 1,200 SF |
| 2 | 4364 | Newlook Eyebrows | 2,900 SF |
| 3 | 4362 | R Town Wings | 1,750 SF |
| 4A | 4360 | AVAILABLE | 4,000 SF |
| 5 | 4356 | Maverick Cleaners | 2,000 SF |
| 6 | 4344 | Davita | 2,500 SF |
| 9 | 4340 | Dollar Tree | 10,010 SF |
| 10 | 4338 | Hibachi Grill Modern Buffet | 13,000 SF |
| 11 | 4320-A | AVAILABLE | 4,400 SF |

| RETAIL INFORMATION | | | |
|--------------------|---------|-------------------------|----------|
| Space # | Suite # | Status | SF |
| 12 | 4320-D | gLeaf | 5,500 SF |
| 13 - 14 | 4320-F | 4B Kutz | 3,600 SF |
| 15 | 4320-G | Nail Elite | 1,200 SF |
| 16 | 4374 | AVAILABLE | 1,200 SF |
| 17 | 4376 | AVAILABLE | 900 SF |
| 18 | 4378 | AVAILABLE | 810 SF |
| 19 | 4380 | Herbalife Healthy Place | 1,080 SF |
| 20 | 4382 | Cricket Wireless | 810 SF |
| 21 | 4384 | Tobacco Zone | 900 SF |
| 22 | 4386 | Subway | 1,200 SF |
| 23 | 4390 | Union First Market Bank | 2,600 SF |



EXTERIOR PHOTOS





SIGNAGE



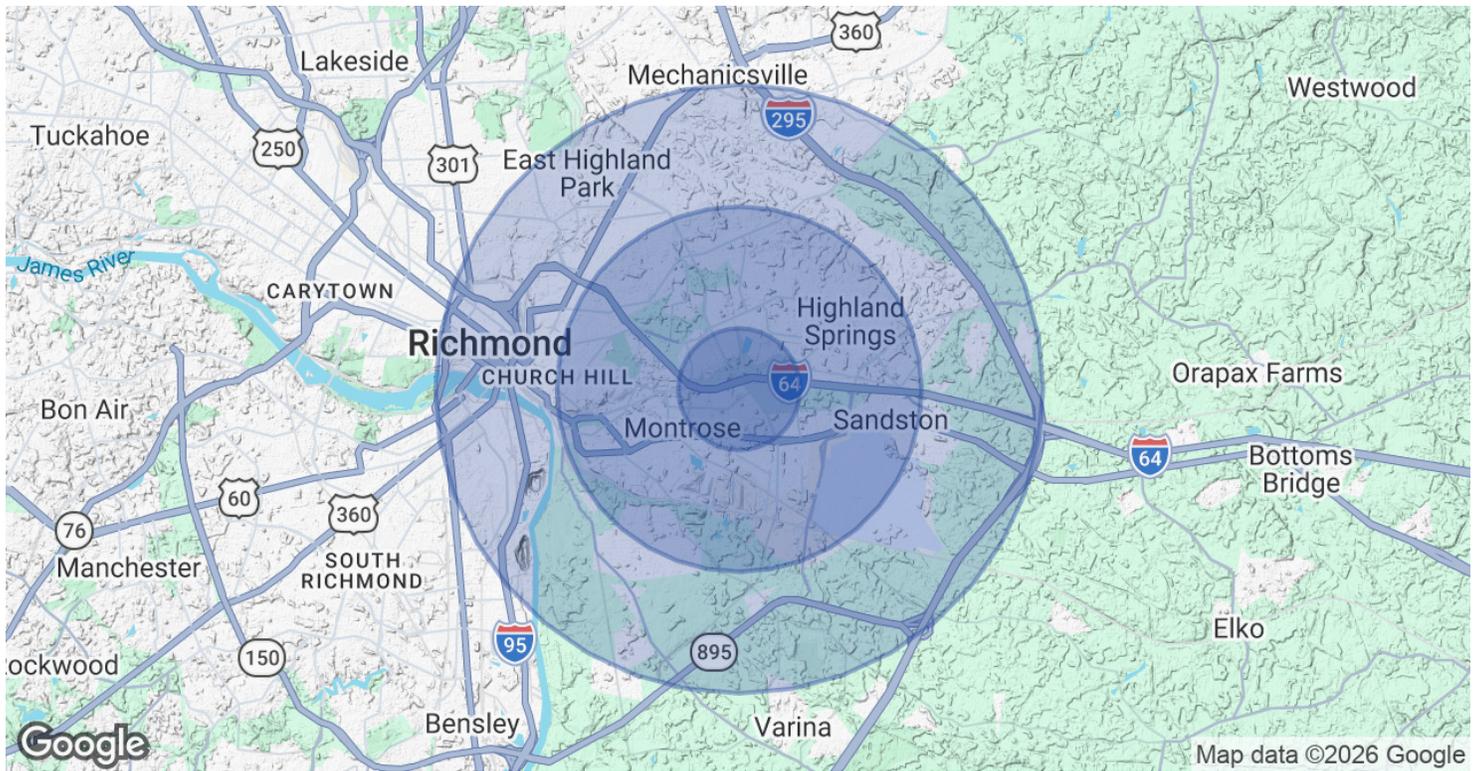


RETAILER MAP





DEMOGRAPHICS MAP & REPORT



| 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)