

Libbie Mill - Midtown

Site

Libbie Mill W Blvd

Libbie Ave

W Broad St



Accelerating success.

Libbie Mill - Midtown

2.2 Acre Site Available
For Ground Lease

Located on Libbie Avenue
near W. Broad Street

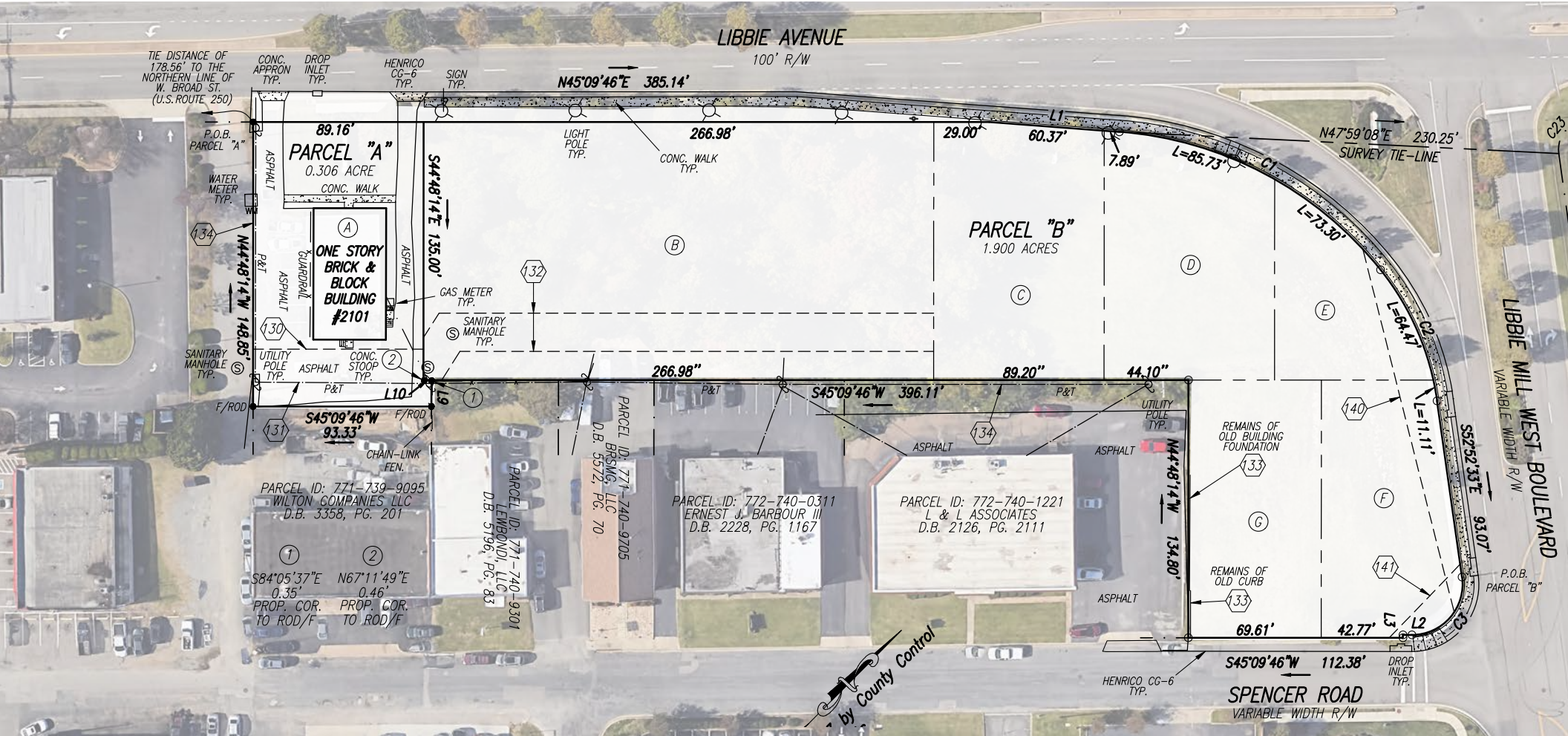
Libbie Mill - Midtown

Ground Lease Opportunity

Rare undeveloped parcel in Richmond's Midtown submarket, located at one of the main entrances to Libbie Mill - Midtown. Libbie Mill - Midtown is one of Richmond's most dynamic mixed-use communities centrally located in Henrico County just off Broad Street with quick access to I-64 (123,000 VPD). The project consists of over 207,000 SF of commercial space, 1,470 high end apartments and 293 condos and townhomes at full build. Additionally, the project is home to a 60,000 SF Henrico County Library that generates over 300,000 visitors annually.

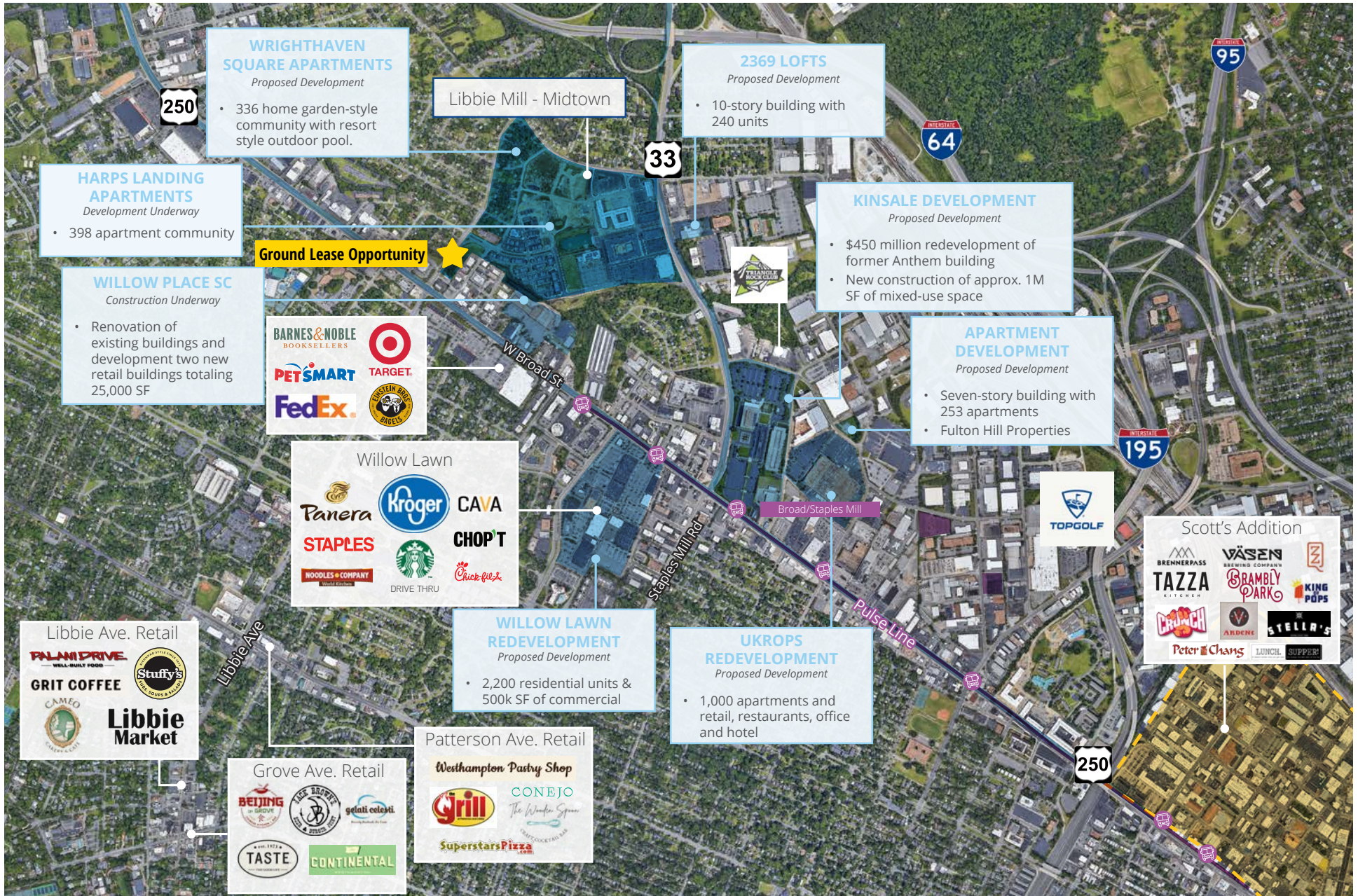
Features

- 2.2 acres.
- Located on hard corner entrance to Libbie Mill.
- Can accommodate retail, medical office, and general office.



Libbie Mill - Midtown

Join A Thriving Market With Continued Growth





LIBBIE MILL MIDTOWN

**GROUND LEASE
OPPORTUNITY**

The Neighborhood
OF LIBBIE MILL - MIDTOWN

**WRIGHTHAVEN SQUARE
APARTMENTS**

**JORDAN'S BRANCH
APARTMENTS**

**FUTURE
CONDOMINIUMS**

**HARP'S LANDING
APARTMENTS**

**Henrico
County
Public
Library**

**WELLSMITH
APARTMENTS**

**PENSTOCK
QUARTER
APARTMENTS**

DOG PARK

**CORNER
SHOPS**

**TANNER
ROW**

**EMMER
ROW**

**JORDAN'S
BRANCH
TRAIL**

**LL FLOORING
CORPORATE OFFICE**

PENSTOCK QUARTER RETAIL

- All Star Orthodontics
- Blue Ridge Cyclery
- Burn Boot Camp
- Capital Eye Care
- Cardinal Title Group
- HBA Architecture
- River Run Dental
- Samson Properties
- Solidcore
- The Stables Market

EMMER ROW

- Annalise Bridal Boutique
- The Brass Tap Craft Beer Bar
- Gumenick Properties
- Midtown Design Gallery
- Radiant Nail and Spa
- RMHF
- Sage Salon
- Shagbark
- Towne Bank

TANNER ROW

- Airrosti
- Crafted
- Marsh & McLennan Agency
- State Farm

CORNER SHOPS

- ACACIA Midtown
- Athletico Physical Therapy
- Block Advisors
- 9Round Kickboxing Fitness
- Starbucks



Libbie Mill - Midtown

Libbie Mill East Boulevard | [Richmond, VA 23230](#)

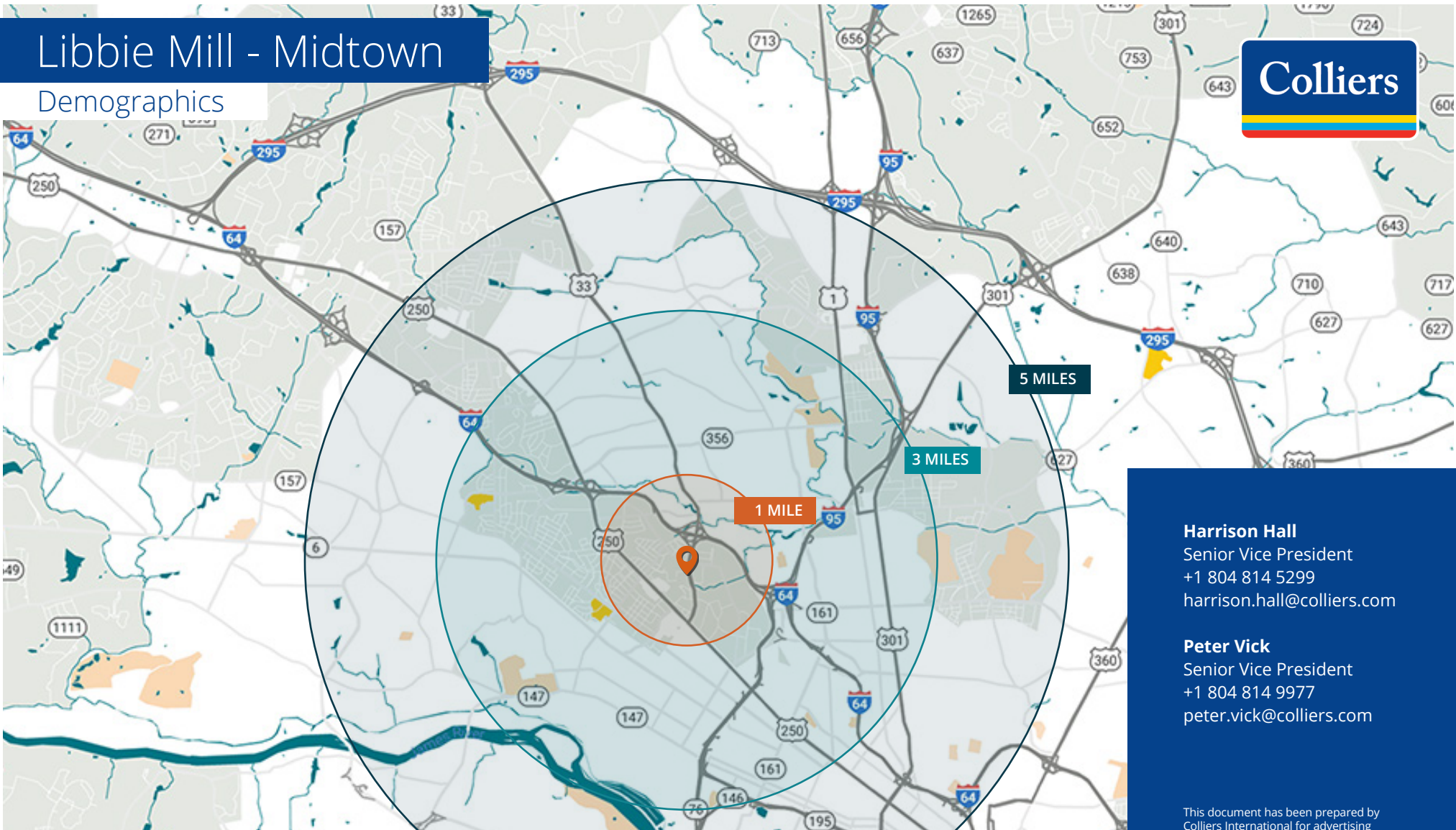
Libbie Mill - Midtown is a new vibrant community in the heart of RVA's emerging Midtown area in Henrico County. From the beginning, Gumenick Properties' development team focused not only on the buildings and architecture, but also on the public realm. The developer partnered with Project for Public Spaces to create quality public spaces that contribute to the community's health, happiness, and well-being. Today, the approximately 90-acre mixed-use site offers an eclectic urban community in a convenient location. The design and architecture draw inspiration from Richmond's Fan, Monument Avenue, and Shockoe Slip areas, making Libbie Mill - Midtown an authentic and uniquely livable community in RVA.

Conveniently located within a 15-minute drive of downtown, Short Pump, Southside, Carytown, Northside, and more of Richmond's most exciting destinations, Libbie Mill - Midtown is intentionally positioned with accessibility in mind. Access to I-64 (123,000 VPD) and Broad Street are within sight of the community, allowing both residents and commercial employees to avoid the typical commute associated with being downtown or in the western suburbs of Richmond. Additionally, Libbie Mill - Midtown is just a short walk or bike ride away from the Willow Lawn shopping center, Libbie & Grove, Scott's Addition, and Richmond's new rapid-transit bus system, the GRTC Pulse.

Libbie Mill - Midtown's commercial component is currently zoned for office, retail, and restaurant space. Designed to be both a livable community and a convenient regional destination, this new neighborhood is the perfect location for office and retail establishments seeking a distinctive, familiar, and easy-to-reach location.

Libbie Mill - Midtown

Demographics



RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	7,145	90,345	255,477
ANNUAL RATE (CAGR 2023 - 2028)	0.18%	0.96%	0.58%
HOUSEHOLDS	3,463	42,147	113,306
MEDIAN AGE	41.6	38.6	36.8
AVERAGE HH INCOME	\$115,858	\$122,251	\$105,933

SOURCE: HYDRA 2023

Harrison Hall
 Senior Vice President
 +1 804 814 5299
harrison.hall@colliers.com

Peter Vick
 Senior Vice President
 +1 804 814 9977
peter.vick@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2023. All rights reserved.