

2200 E. LABURNUM AVE.

CBRE

RICHMOND, VA 23222



3,025 SF
FOR SALE/SUBLEASE

PROPERTY OVERVIEW

RETAIL SALE/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

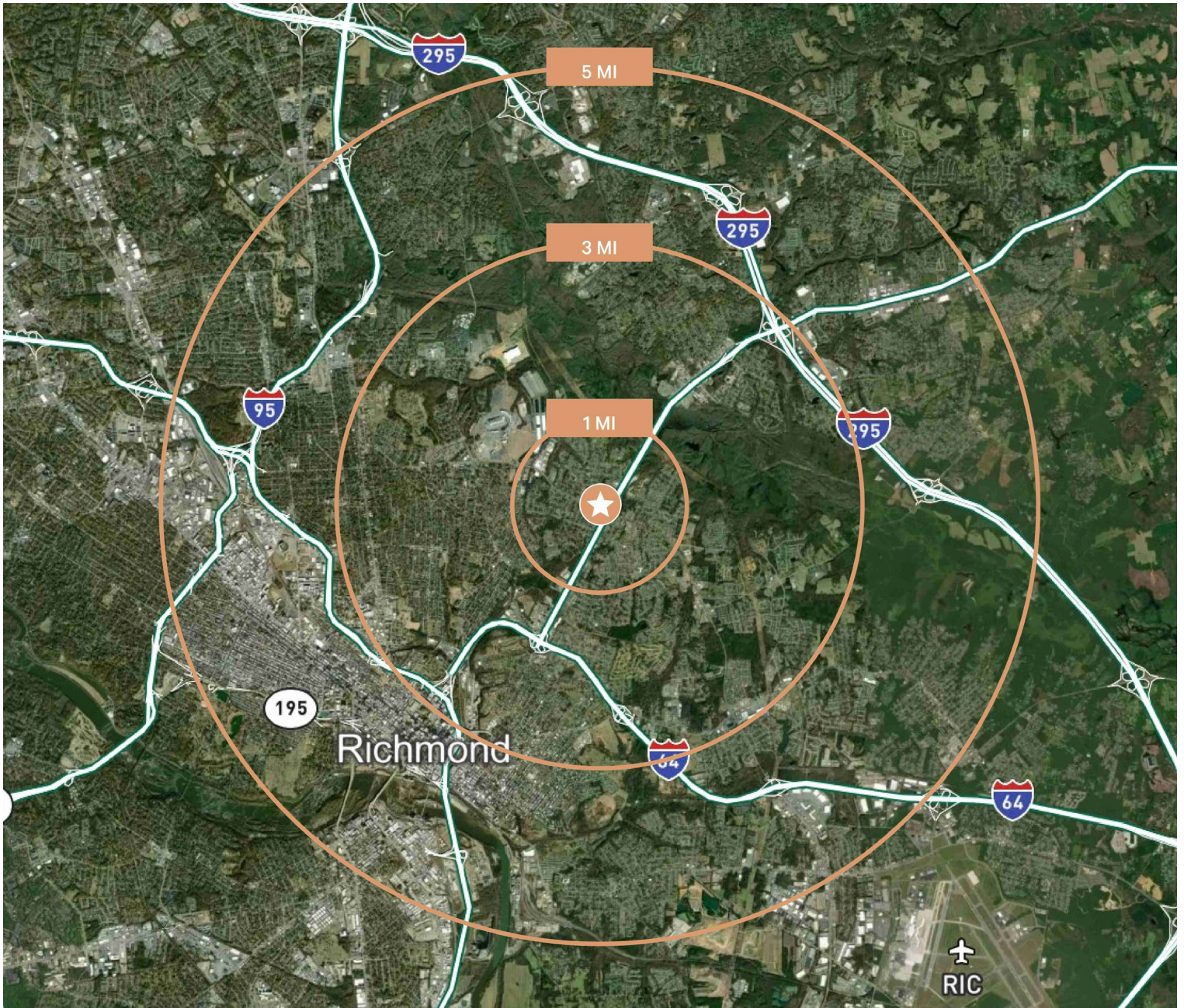
B-2

Zoning



DEMOGRAPHICS

WENDY'S FOR SALE/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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