

# 4306 S. Laburnum Avenue

## Richmond, VA 23231

For Lease/Sale | Retail

5,002 SF Building on 1.68 Acres | I-64 & Laburnum Ave.



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# 4306 S. Laburnum Ave.

## Property Highlights

For Lease/Sale | Retail

### COMMENTS

- **5,002 SF AVAILABLE ON 1.68 ACRES**
- **Reduced Price: \$2,000,000**
- Former restaurant space
- Great access to I-64 & Laburnum Ave
- Located 1 mile north of Richmond Airport
- Zoned B-2C / B-3
- Across from White Oak Village Regional Power Center (955,600 SF)
- Serves the established eastern suburban markets of the Richmond MSA



**32,000**

VPD - S. Laburnum Ave.

**65,000**

VPD - I-64



62,361  
**POPULATION**



\$72,975  
**AVERAGE  
INCOME**



54,950  
**DAYTIME  
POPULATION**



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,312	62,361	149,030
Households	3,060	25,694	66,689
Avg. Household Income	\$69,123	\$72,975	\$77,813
Daytime Population	7,899	54,950	179,932

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## Join Retail Neighbors



**HIBBETT**  
SPORTS



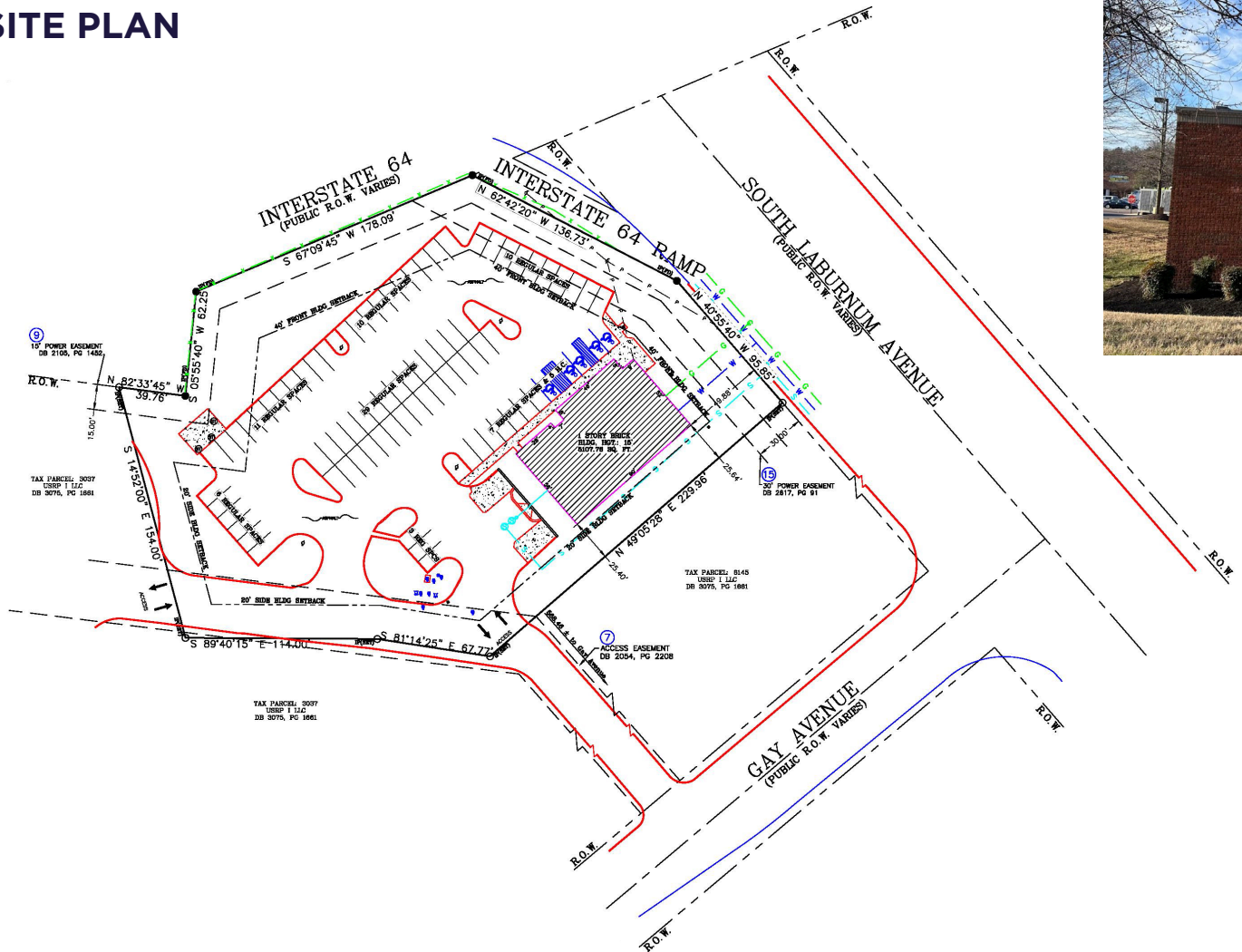
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### SITE PLAN







**For more information, please contact:**

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