WILLOW PLACE

West Broad Street
Between Willow Lawn Drive & Libbie Avenue
5402-5488 West Broad Street

HENRICO | RICHMOND, VA

Wawa
Starbucks
CRAFTED · ROUND
MIDTOWN DESIGN GALLERY · SHADEBASE
Salon 33 · 63° TOWNE BANK
BRASS TAP · YELLOW
[solidcore] · burn boot camp

WELLSMITH
349 APARTMENTS

PENSTOCK QUARTER
327 APARTMENTS

WRIGHTHAVEN SQUARE
(336 APARTMENTS)

Henrico County
PUBLIC LIBRARY

HARPS LANDING
(398 APARTMENTS)

SINGLE FAMILY
213 TOTAL HOMES
(160 CURRENTLY COMPLETED
AND OCCUPIED)

LIBBIE MILL MIDTOWN
UP TO 1,600 RESIDENTIAL UNITS
AND UP TO 1 MILLION SF OF COMMERCIAL

WILLOW PLACE

Celebree SCHOOL

HomeGoods

VIRGINIA Credit Union

First National Bank

Baskin Robbins

SHAKE SHACK

FIRST WATCH
THE DAYTIME CAFÉ

W BROAD ST   28,000 VPD

LIBBIE AVE

Seredni
TIRE AND AUTO CENTER

TRUIST

McDonald's

Great Clips
AT&T
Shorty's DINER
F45

FedEx
bge · VA
The Vitamin Shoppe

PETSMART
BARNES & NOBLE

LIBBIE PLACE

TARGET

Retail for Lease

CUSHMAN & WAKEFIELD
THALHIMER

168,000 VPD

64

23,000 VPD

BETHLEHEM RD **5,000 VPD**

DICKENS RD **5,000 VPD**

18,000 VPD

GLENSIDE DR

PARAGON PLACE

CRUNCH
FLOOR & DECOR TILE • WOOD • STONE
MISSION BBQ

SHEETZ
FRIDAY'S

134,000 VPD

BROOKFIELD COMMONS

64

[solidcore]
SNAGAJOB Starbucks
TowneBank YELLOW MUSHROOM
BRASS TAP
Wawa

DABNEY CENTER INDUSTRIAL ± 2M SF INDUSTRIAL/FLEX

TopGolf

DABNEY RD

LIBBIE MILL MIDTOWN 1,600 RESIDENTIAL UNITS

STAPLES MILL RD

Anthem

Henrico County Public Library

WILLOW PLACE
HomeGoods
SHAKE SHACK First National Bank

SHADES OF LIGHT
Chick-fil-A
Krispy Kreme SHERWIN WILLIAMS

LiDL

WESTIN AZTECA

38,000 VPD

Bowlero

ASHLEY signature

Walgreens

REYNOLD'S CROSSING

Altria

Walmart Save money. Live better.

W BROAD ST **28,000 VPD**

McDonald's
TRUIST

First Watch Bank of America

28,000 VPD

WELLS FARGO

THOMA

767

LIBBIE PLACE
F45 BARNES & NOBLE
AT&T PETSMART
Target

CHASE

SportClips HAIRCUTS CVS pharmacy
Jason's deli Sticks

THE SHOPS AT WILLOW LAWN
Kroger DICK'S OLD NAVY
Michaels ROSS DRESS FOR LESS earth grocery
CAVA five BELOW DSW ULTA J.CREW
CHOPT Staples

WESTWOOD CLUB

THE HOME DEPOT

Burlington ALDI
OfficeMax

8,500 VPD

HORSEPEN RD

LIBBIE AVE 16,000 VPD

WILLOW LAWN DR

CHIPOTLE Starbucks
Orangetheory FITNESS mezeh

HEART INSTITUTE

St. Mary's Hospital 391 BEDS

MONUMENT AVE **20,000 VPD**

GROVE AVE **9,400 VPD**

// OPPORTUNITY

Redevelopment Complete

- Site Opportunities Available
  - ✓ Junior Anchor Position - 5,600 SF
  - ✓ In-line and End-caps – 1,280-5,600 SF
- Willow Lawn | Midtown Market
- Great Libbie Avenue and West Broad location
- Multiple points of access / signalized access
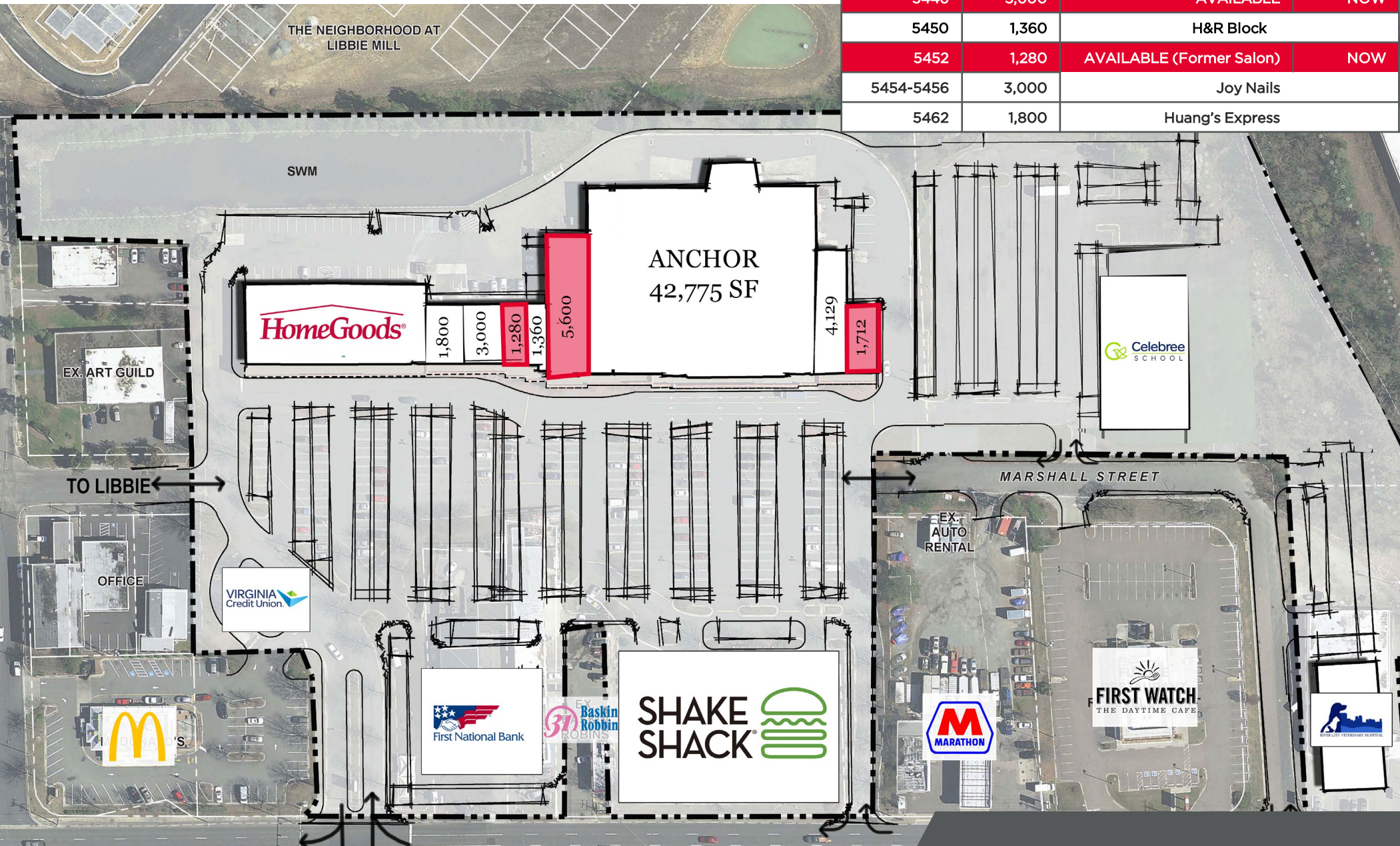
Join Nearby Retailers

// PHOTOS

// LEASE PLAN

Space #	Square Footage	Tenant	Available Date
5420	1,712	AVAILABLE	NOW
5424	4,129	Rent a Center	7/31/2027
5446	5,600	AVAILABLE	NOW
5450	1,360	H&R Block	
5452	1,280	AVAILABLE (Former Salon)	NOW
5454-5456	3,000	Joy Nails	
5462	1,800	Huang's Express	

THE NEIGHBORHOOD AT LIBBIE MILL

SWM

ANCHOR 42,775 SF

HomeGoods

1,800 3,000 1,280 1,360 5,600 4,129 1,712

EX. ART GUILD

Celebree SCHOOL

TO LIBBIE

MARSHALL STREET

OFFICE

EX. AUTO RENTAL

VIRGINIA Credit Union.

McDonald's

First National Bank

Baskin Robbins

SHAKE SHACK

MARATHON

FIRST WATCH THE DAYTIME CAFE

RIVER CITY VETERINARY HOSPITAL

// HIGHLIGHTS
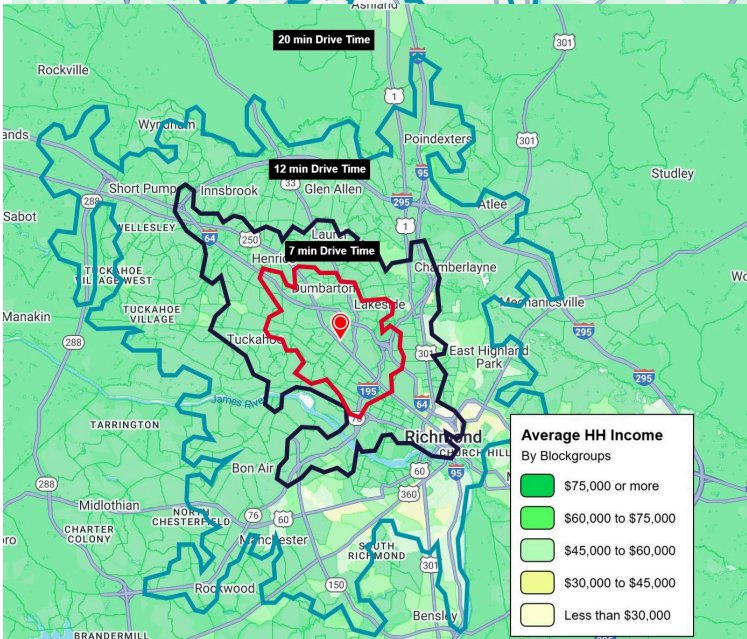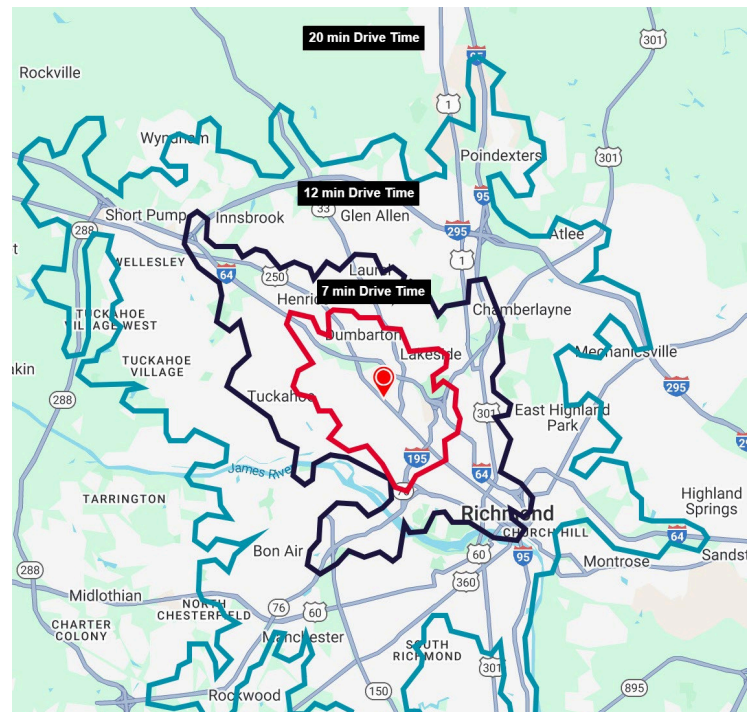
	1 Mile	5 Mile	10 Mile
2024 Estimated Population	8,533	253,969	691,076
2029 Projected Population	8,673	254,020	702,829
2024 Households	4,040	115,152	294,061
2024 Education Bachelors +	58.4%	50.6%	47.7%
2024 Average Household Income	$142,352	$119,833	$124,121
2024 Median Household Income	$108,526	$87,413	$94,230
Daytime Population	34,973	406,278	953,167
2024 Median Age	39.7	37.4	38.6

	7 Minute	12 Minute	20 Minute
2024 Estimated Population	55,430	199,661	535,829
2029 Projected Population	58,010	202,949	542,924
2024 Households	27,931	92,588	233,057
2024 Education Bachelors +	57.6%	54%	49%
2024 Average Household Income	$134,112	$120,410	$120,989
2024 Median Household Income	$99,736	$87,246	$91,949
Daytime Population	34,973	129,556	810,175
2024 Median Age	37.7	36.2	38

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HENRICO | RICHMOND, VA
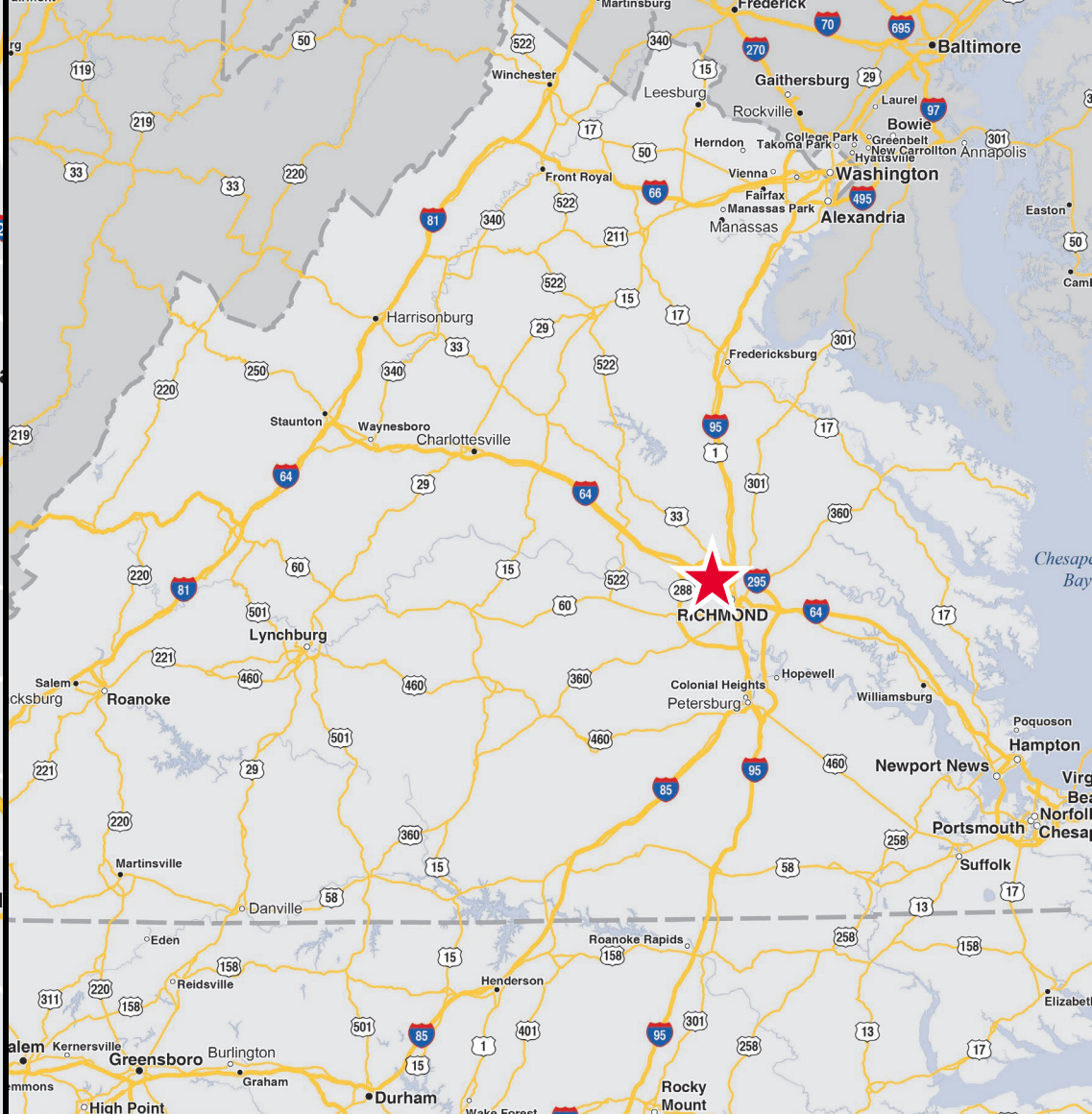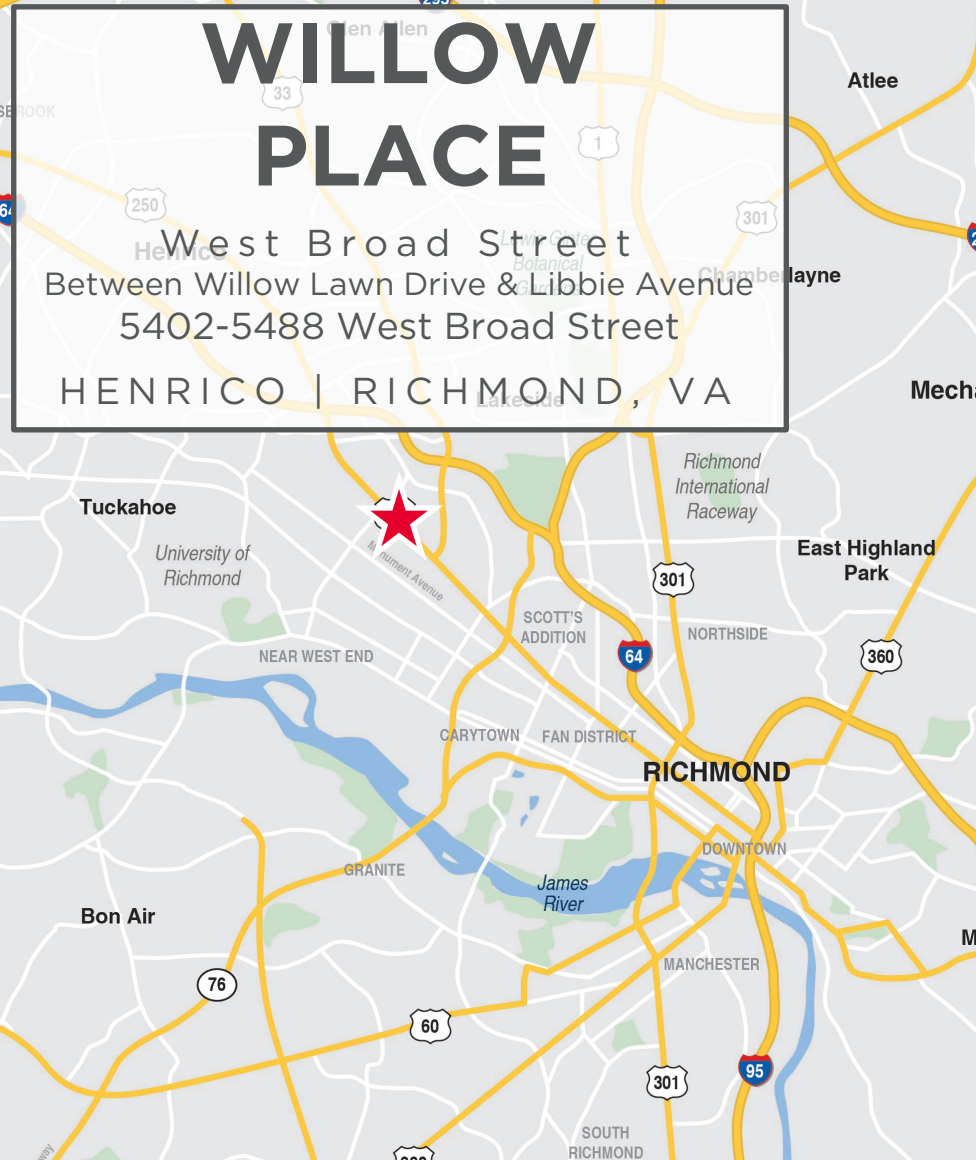
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CUSHMAN & WAKEFIELD | THALHIMER