



White Oak Village

4501-4591 S Laburnum Avenue, Richmond, VA 23231

397,605 SF Grocery Anchored Shopping Center
1,322 - 7,033 SF and 1.00 Acre Publix Pad Site



**Publix-anchored
Dominant Shopping
Destination in
Thriving Market**

About White Oak Village - Richmond, VA

The center is advantageously situated at the intersection of I-64 (56,532 AADT) and S Laburnum Avenue (35,748 AADT), providing high visibility and convenient accessibility for commuters, employees and residents. The regional connectivity east of downtown Richmond generates an extended trade area with the nearest retail hub 45 miles to the east. The area's population within a 5-mile radius of 136,031 and daytime population of 82,971 are healthy and forecasted to increase nearly 3% over the next five years.

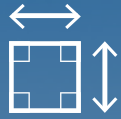


Melissa Hanulec

Melissa@jcbarprop.com
p. 717-761-7801
c. 215-264-6964

Rob V. Gothier, III

RG3@jcbarprop.com
p. 717-761-7801
c. 717-712-4601



±397,605 SF

Gross Leasable Area



±75.8 AC

Land Size Area



93.4%

Occupancy



2,129

Parking Spaces

Featured Tenants



Publix



Burlington

JCPenney



Michaels



five
BELOW

PET SMART

CATO

DTLR

tropical CAFE
SMOOTHIE



AMERICA'S BEST
CONTACTS & EYEGLASSES

KAY
JEWELERS



GameStop

Foot Locker

FIREHOUSE
SUBS

Rainbow



QDOBA
MEXICAN EATS

THE CHILDREN'S
PLACE

HIBBETT
SPORTS



RACK
ROOM
SHOES

SALLY BEAUTY

LONGHORN
STEAKHOUSE

HYATT
PLACE



Chick-fil-A



WELLS
FARGO



Panera
BREAD



& More...

Melissa Hanulec

Melissa@jcbarprop.com

p. 717-761-7801

c. 215-264-6964

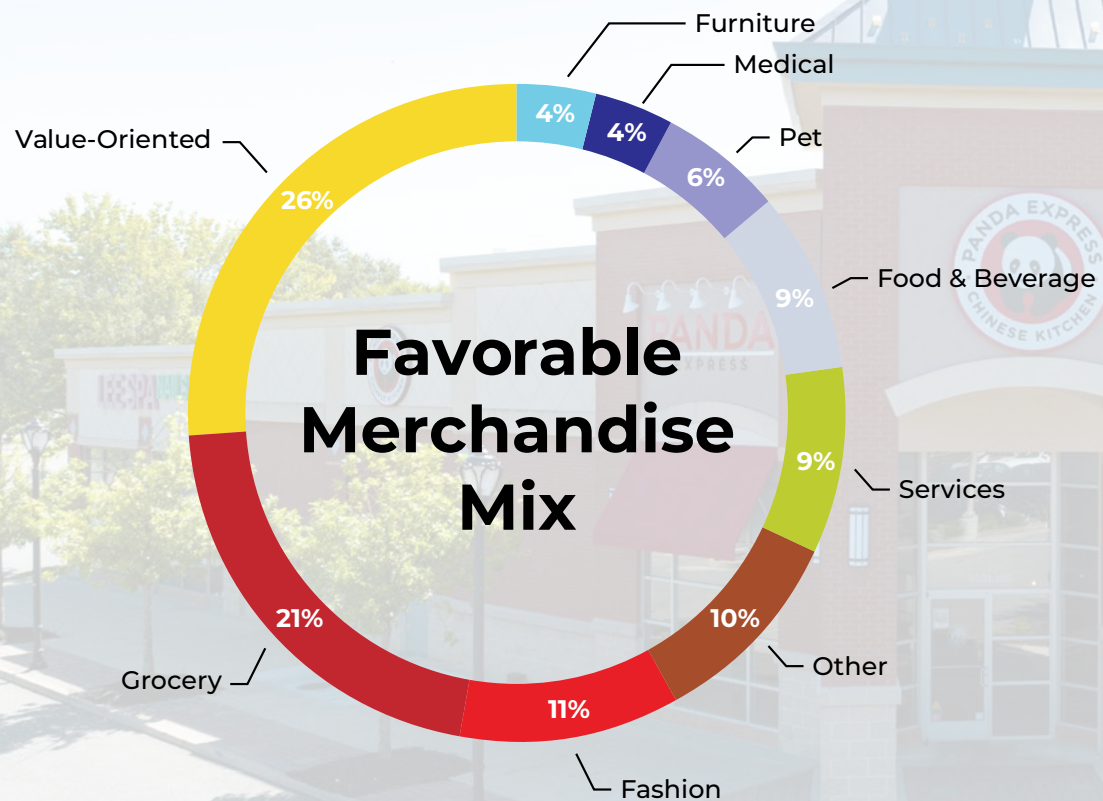
Rob V. Gothier, III

RG3@jcbarprop.com

p. 717-761-7801

c. 717-712-4601

Durable National Tenancy



White Oak Village

4501-4591 S Laburnum Avenue, Richmond, VA 23231

±1,322 - 7,033 SF and 1.00 Acre Publix Pad Site

Highlights

- Best-in-Class Shadow Anchors, including Target and Lowes, and Dominant Food & Beverage and Convenience Concepts, including Chick-Fil-A, Panera, McDonalds and Cracker Barrel, Drive Significant Traffic
- Dominant Grocery Anchored Center anchored by Publix
- High Performing Retail Submarket with Negligible Vacancy
- Five Ingress/Egress Points with Dedicated Turn Lanes into White Oak Village and 2,129 Parking Spaces - 5.26 Spaces Per 1,000 SF



Melissa Hanulec

Melissa@jcbarprop.com

p. 717-761-7801

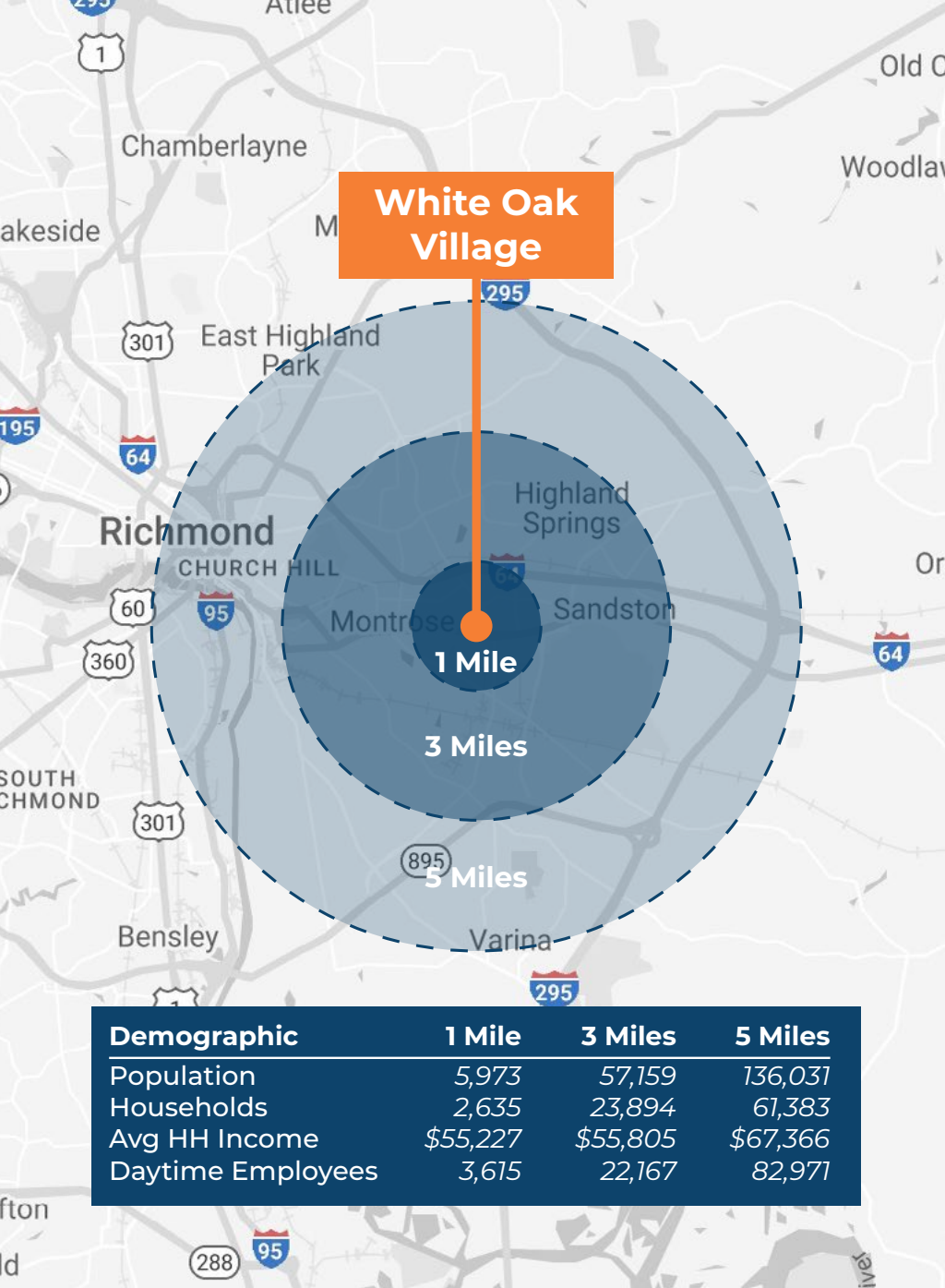
c. 215-264-6964

Rob V. Gothier, III

RG3@jcbarprop.com

p. 717-761-7801

c. 717-712-4601



White Oak Village

4501-4591 S Laburnum Avenue, Richmond, VA 23231

±1,322 - 7,033 SF and 1.00 Acre Publix Pad Site

About Richmond

Richmond is well-recognized as one of the best places to live due to its strong economy, low unemployment rate, pro business environment, Fortune 1000 companies and a highly educated workforce. It continually ranks as one of the fastest growing markets on the East Coast. The Richmond International Airport is located within a mile of the property and helps fuel employment growth. Furthermore, a 15-minute drive from the Center, Facebook's new \$1.75B, 2.4 MSF data center facility at White Oak Technology Park will continue to drive the daytime population and activity in the surrounding area.



ADDRESS

4501-4591 S Laburnum Avenue
Richmond, VA 23231

COUNTY

Henrico

GLA (SF)

397,605

OCCUPANCY

93.4%

YEAR BUILT

2008 - 2009

SITE SIZE (ACRES)

75.8

PARKING

2,129 spaces (5.3/1,000 SF)

TRAFFIC COUNTS

35,748 AADT – S Laburnum Avenue
56,530 AADT – I-64

Questions? Contact Us.

Melissa Hanulec

Melissa@jcbarprop.com

p. 717-761-7801

c. 215-264-6964

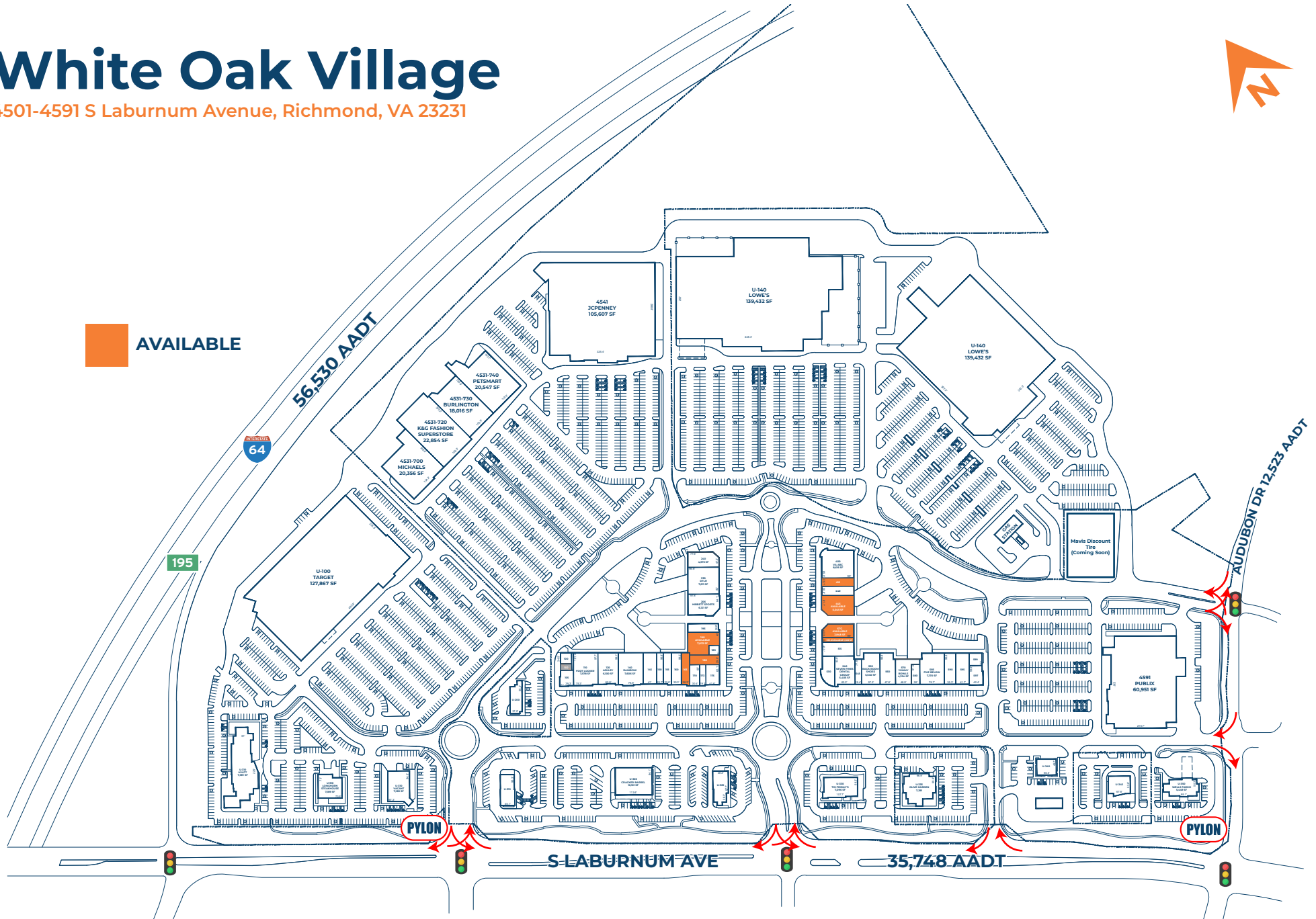
Rob V. Gothier, III

RG3@jcbarprop.com

p. 717-761-7801

c. 717-712-4601

4501-4591 S Laburnum Avenue, Richmond, VA 23231



Site Plan

Tenant Index

4531-700	Michael's	±20,356 SF	510	AVAILABLE	±1,322 SF
4531-720	K&G Fashion	±22,854 SF	515	Salon Plaza	±4,206 SF
4531-730	Burlington	±18,016 SF	530	AT&T	±3,382 SF
4531-740	PetSmart	±20,547 SF	540	Seven Pines Dental Group	±5,405 SF
4541	JC Penney	±105,607 SF	545	Gamestop	±1,506 SF
100	Lee Nails	±1,165 SF	550	Rack Room Shoes	±5,540 SF
102	Static Vacancy	±1,000 SF	560	Bath & Body Works	±4,552 SF
105	Panda Express	±2,000 SF	570	Yummy Bowls	±4,224 SF
110	Foot Locker	±7,578 SF	580	Sally Beauty Supply	±1,600 SF
120	Ashley Stewart	±6,100 SF	585	Five Below	±7,170 SF
140	Rainbow	±7,606 SF	590	The Children's Place	±3,400 SF
145	America's Best	±3,965 SF	595	Cato	±4,007 SF
150	Tropical Smoothie Cafe	±1,993 SF	597	Qdoba Mexican Eats	±2,490 SF
155	Wingstop	±2,505 SF	599	Jasmine Nails & Spa	±1,463 SF
160	City Mobile	±3,002 SF	4591	Publix	±60,951 SF
165	AVAILABLE	±2,623 SF	U-100	Target	±127,867 SF
170	Firehouse Subs	±1,970 SF	U-140	Lowe's	±139,432 SF
173	Quickway Hibachi	±1,247 SF	U-150	T-Mobile	±134,374 SF
175	Kay Jewelers	±2,538 SF	U-200	Starbucks	±3,765 SF
180	AVAILABLE	±2,726 SF	U-300	Hyatt Place	±94,320 SF
185	Yure Vision 20/20	±972 SF	U-305	Longhorn Steakhouse	±5,492 SF
190	AVAILABLE	±7,033 SF	U-310	Vacant	±7,189 SF
195	Armed Forces Career Center	±2,532 SF	U-315	McDonald's	±4,419 SF
206	Hibbet Sports	±6,121 SF	U-320	Cracker Barrel	±10,101 SF
230	DTLR	±7,011 SF	U-325	Chick-Fil-A	±4,227 SF
240	Roberto Italian Restaurant	±4,372 SF	U-330	TGI Friday's	±7,096 SF
400	VA ABC	±8,616 SF	U-335	Olive Garden	±7,391 SF
410	AVAILABLE	±2,482 SF	U-340	7-Eleven	±2,858 SF
440	Chick-Fil-A (Office)	±2,857	U-345	Panera Bread	±3,953 SF
STG	AVAILABLE	±3,948 SF	U-350	Wells Fargo	±5,449 SF
445	AVAILABLE	±5,045 SF	PAD	Mavis Discount Tire	±1.00 AC

Site Plan



Zoom Aerial



Local Aerial



Market Aerial

Welcome Home

White Oak Village

4501-4591 S Laburnum Avenue, Richmond, VA 23231

PET SMART



Exclusive Marketing Team

Melissa Lippe

SVP, Principal
e. MLippe@jcbarprop.com
p. 610-206-3319
c. 215-264-6964

Rob V. Gothier, III

VP of Leasing & Property Management
e. RG3@jcbarprop.com
p. 717-761-7801
c. 717-712-4601

Offices

Corporate Location

224 St. Charles Way, Suite 290
York, PA 17402
p. 717-761-7801

Conshohocken Office

One Tower Bridge
100 Front Street, Suite 560
West Conshohocken, PA 19428
p. 610-234-6491