LIBBIE MILL
MIDTOWN
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PQ
Colliers
Accelerating success.

A **vibrant and livable community** at the center of RVA's Midtown area.

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 80-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.

4 Libbie Mill - Midtown

LOCAL RETAIL & ATTRACTIONS

- Libbie Mill – Midtown is a live, work, learn and play community located within a 15-minute drive of Richmond's most exciting destinations. The community is also home to Henrico County's Libbie Mill Library, Libbie Lake & Pier, and Jordan's Branch Creek Walking Trail.

- Demand for retail spaces in Libbie Mill – Midtown is robust, illustrated by the diverse mix of offices and retailers who have opened new locations within the community including Shagbark, Crafted Restaurant, Starbucks, Burn Boot Camp, Solidcore, River Run Dental, 9Round, Yellow Umbrella, Blue Ridge Cyclery, Airrosti, Marsh & McLennan Agency, Richmond Memorial Health Foundation, Towne Bank, Sage Salon, The Brass Tap, Radiant Nail and Spa, Capital Eye Care, All Star Orthodontics, State Farm, Junior League of Richmond, Athletico, HBA Architecture, ACACIA midtown, Samson Properties + Cardinal Title, and Annalise Bridal.

- Libbie Mill – Midtown's convenient location is just a short walk or bike ride away from a variety of regional shopping centers and destinations, as well as Richmond's new rapid-transit bus system, the GRTC Pulse.

LIBBIE MILL MIDTOWN
Walmart
ALDI
THE HOME DEPOT
Office DEPOT
OfficeMax
BARNES & NOBLE
TARGET
PETSMART
ROSS DRESS FOR LESS
Michaels
OLD NAVY
Kroger
Staples
LIDL
Publix
THE FRESH MARKET
WHOLE FOODS
LOWE'S
SCOTT'S ADDITION
Skipwith Rd
Dickens Rd
Bethlehem Rd
Hermitage Rd
Chamberlayne Ave
Dabney Rd
Libbie Ave
Willow Lawn Dr
Malvern Ave
N Boulevard
W Leigh St
Grove Ave
Cary Street Rd
College Rd
River Rd
Ellwood Ave
S Meadow St
S Harrison St
E Canal St
Park Dr
Powhite Pkwy
627
650
64
95
195
197
6
146
161
1

LIBBIE MILL MIDTOWN

- EXISTING
- CONCEPTUAL/FUTURE HOUSING AND RETAIL DEVELOPMENT

SITE PLAN

CONCEPTUAL PLAN

PENSTOCK QUARTER

5001 LIBBIE MILL EAST BLVD

Penstock Quarter consists of approximately 41,000 square feet of ground floor retail located under 327 high end apartments. The building sits directly across the street from the 60,000 square foot Henrico County Public Library and Junior Achievement that generates close to 400,000 unique visitors a year. In addition to ample surface parking, Penstock Quarter also has 216 internal structured parking spaces that are free and open to the public.

TANNER ROW

4900 LIBBIE MILL EAST BLVD

Tanner Row is located at the main entrance to Libbie Mill and consists of 44,994 square feet of commercial space with second floor office space and ground floor retail. The retail space is anchored by Crafted, a 6,000 square foot restaurant specializing in American Cuisine. Office Tenants in the building include Marsh and McLennan Agency, Airrosti and State Farm.

EMMER ROW

4901 LIBBIE MILL EAST BLVD

Emmer Row is located at the main entrance to Libbie Mill and consists of 44,631 square feet of commercial space with second floor office space and ground floor retail. Retail Tenants in the building include Shagbark Restaurant, Radiant Nail and Spa, Sage Salon, Annalise Bridal, The Brass Tap, and Towne Bank. The second floor office space is home to Gumenick Properties headquarters and Richmond Memorial Health Foundation.

CORNER SHOPS

2363 ROUX ST

The Corner Shops is located at the corner entrance to Libbie Mill and consists of 12,221 square feet of retail space. Retail Tenants in the building include Starbucks, Athletico, 9Round, H&R Block Advisors, and ACACIA midtown. The building sits on the hard corner of Staples Mill Rd. and Bethlehem Rd. across from Wawa.

2363 ROUX ST

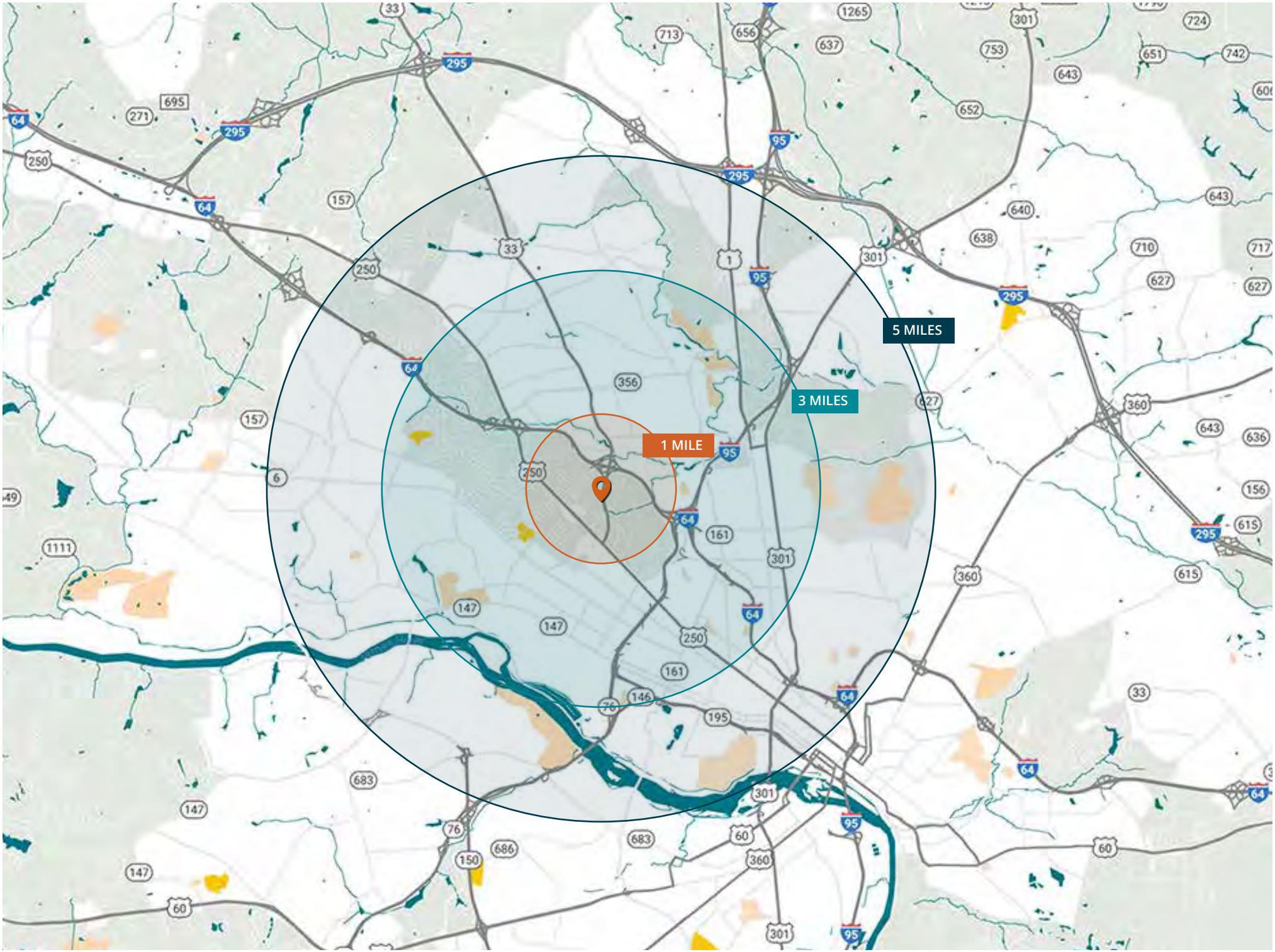
CRAFTED
LIBBIE MILL

LOCAL ECONOMY

A THRIVING MARKET WITH CONTINUED GROWTH

Growth at Libbie Mill - Midtown is accelerating, illustrated by strong demand for new homes, the lease-up of apartments at Penstock Quarter, and delivery of Wellsmith Apartments, the community's newest 349-unit apartment building.

The continued demand for high-quality office, retail and residential real estate affirms Gumenick Properties' vision to develop a live, work, learn and play community in the heart of RVA's emerging Midtown area.


5 MILES
3 MILES
1 MILE

DEMOGRAPHIC
PROFILE AND STATISTICS

SOURCE: COLLIERS HYDRA 2024

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	7,247	93,963	255,009
ANNUAL RATE (CAGR 2023 - 2028)	2.22%	0.74%	0.42%
HOUSEHOLDS	3,487	44,241	113,112
MEDIAN AGE	38.1	36.6	35.1
AVERAGE HH INCOME	$116,116	$129,004	$111,131

LIBBIE MILL
MIDTOWN

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