

WILLOW PLACE

West Broad Street
Between Willow Lawn Drive & Libbie Avenue
5402-5488 West Broad Street
HENRICO | RICHMOND, VA

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

WELLSMITH
349 APARTMENTS

WRIGHTHAVEN SQUARE
(336 APARTMENTS)

**HENRICO COUNTY
PUBLIC LIBRARY**

HARPS LANDING
(398 APARTMENTS)

PENSTOCK QUARTER
327 APARTMENTS

HomeGoods

**VIRGINIA
Credit Union**

First National Bank

**SHAKE
SHACK**

**Baskin
Robbins**

**Celebree
SCHOOL**

**FIRST WATCH
THE DAYTIME CAFE**

**Seredni
TIRE AND AUTO CENTER**

TRUIST

McDonald's

WBROAD ST - 28,000 VPD

Great Clips
AT&T
**Shaw's
DINER**
F45

FedEx
**vitamin
shoppe**

LIBBIE PLACE

PETSMART
**BARNES
& NOBLE**

TARGET

Retail for Lease

**CUSHMAN &
WAKEFIELD**

THALHIMER

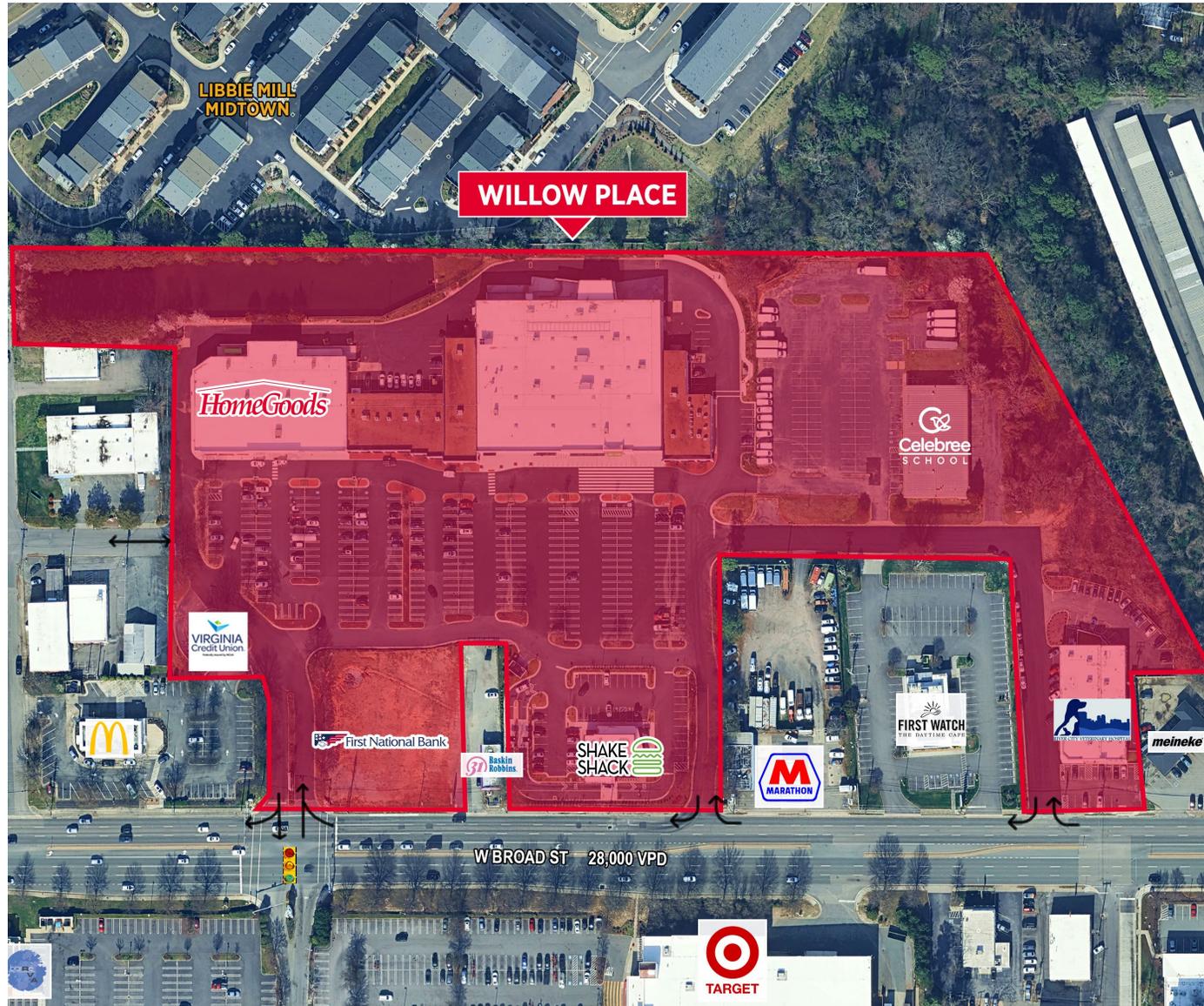


// OPPORTUNITY

Redevelopment Complete

- Site Opportunities Available
 - ✓ Junior Anchor Position - 5,600 SF (Divisible)
 - ✓ 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



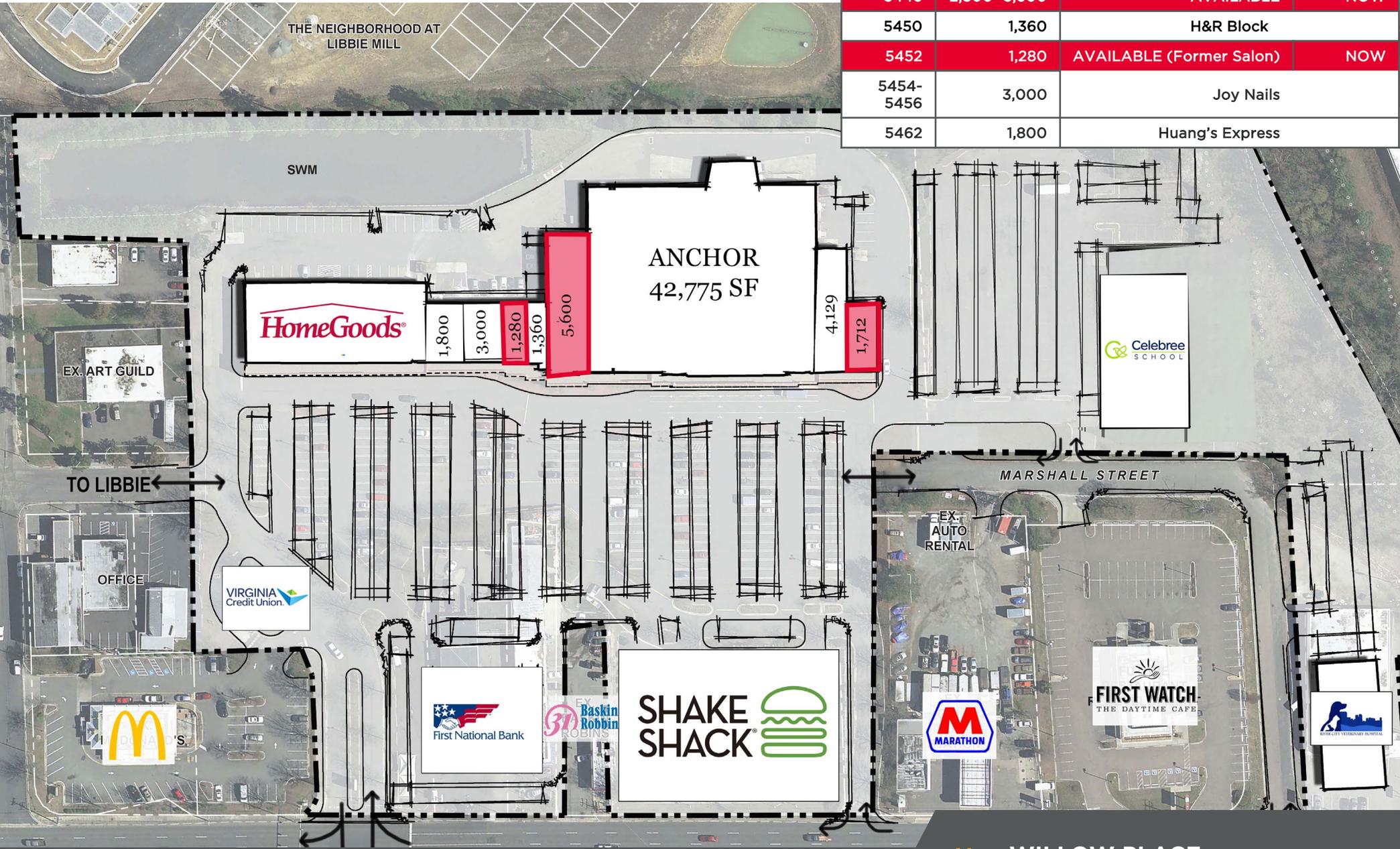
// **WILLOW PLACE**
5402-5488 West Broad Street

// PHOTOS

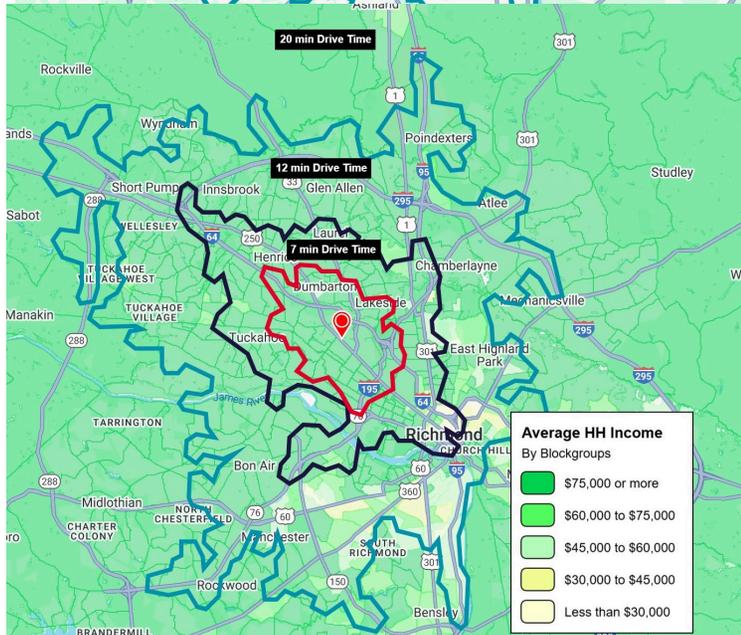
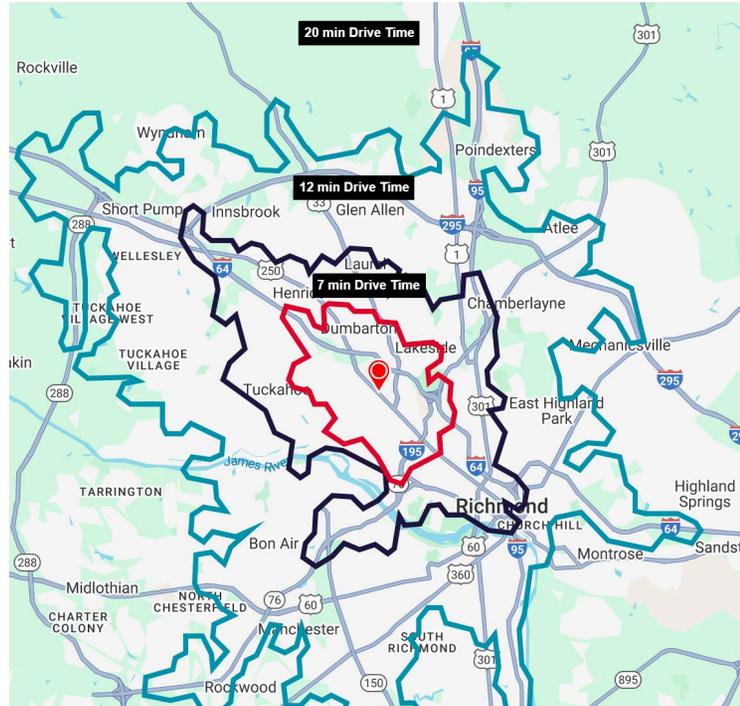


// LEASE PLAN

Space #	Square Footage	Tenant	Available Date
5420	1,712	AVAILABLE	NOW
5424	4,129	Rent a Center	7/31/2027
5446	2,800- 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	



// HIGHLIGHTS

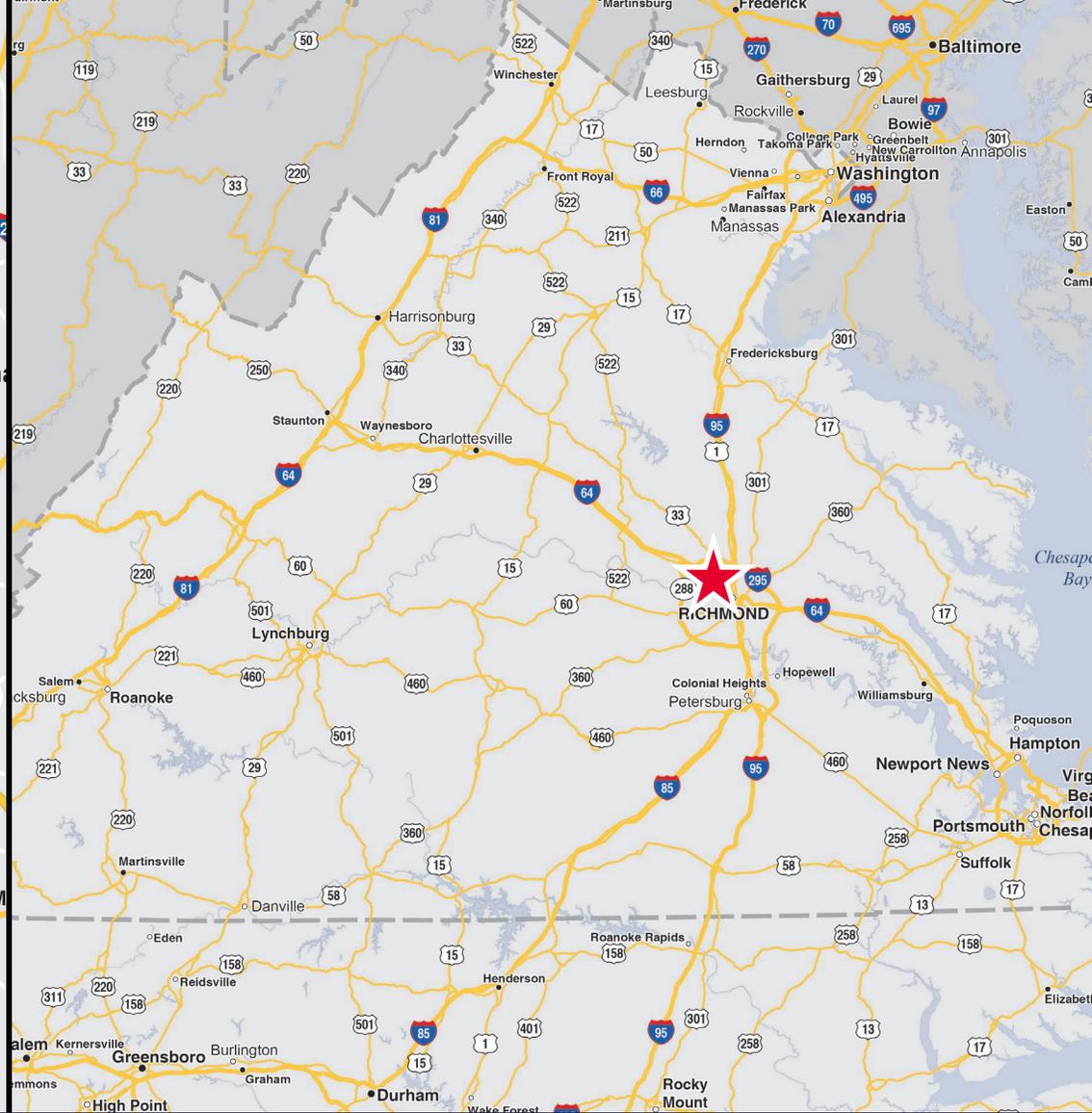
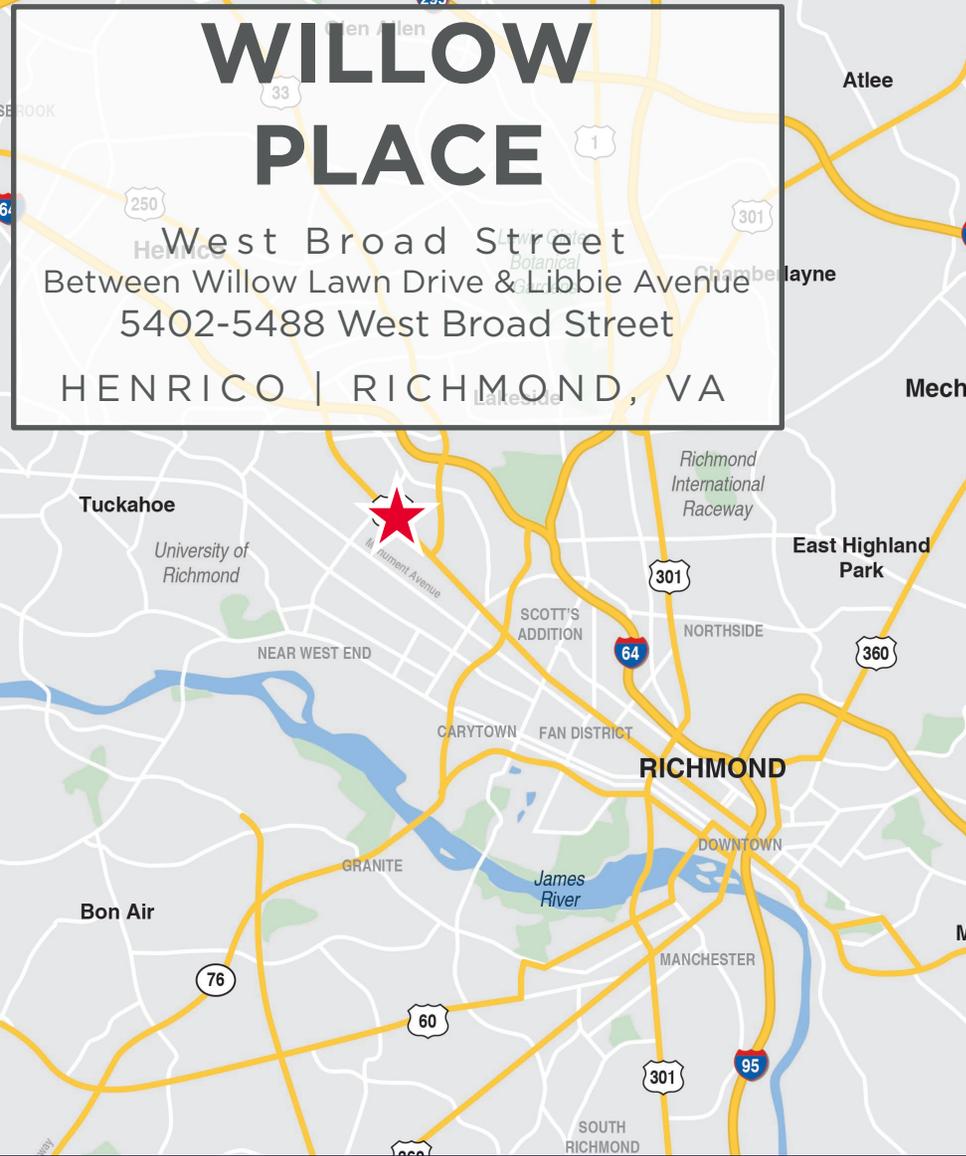


	1 Mile	5 Mile	10 Mile
2024 Estimated Population	8,533	253,969	691,076
2029 Projected Population	8,673	254,020	702,829
2024 Households	4,040	115,152	294,061
2024 Education Bachelors +	58.4%	50.6%	47.7%
2024 Average Household Income	\$142,352	\$119,833	\$124,121
2024 Median Household Income	\$108,526	\$87,413	\$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

WILLOW PLACE

West Broad Street
Between Willow Lawn Drive & Libbie Avenue
5402-5488 West Broad Street
HENRICO | RICHMOND, VA



// CONTACT

CONNIE JORDAN NIELSEN
Executive Vice President
804 697 3569
connie.nielsen@thalhimer.com

ALICIA BROWN
Senior Vice President
804 697 3483
alicia.brown@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
thalhimer.com



THALHIMER

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.