

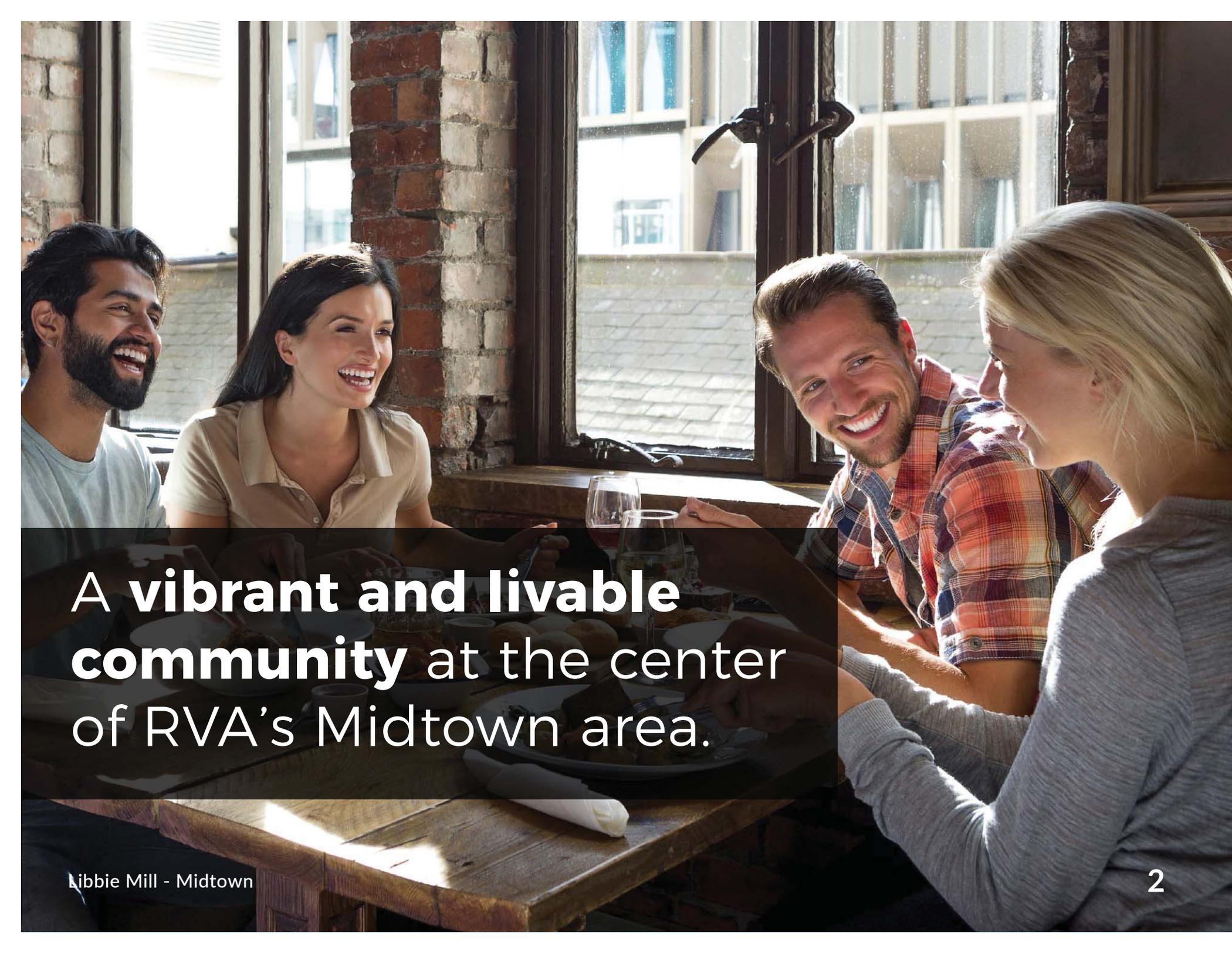


LIBBIE MILL

MIDTOWN

- LIBBIE MILL
MIDTOWN
- LIBRARY
 - TRAIL
 - LAKE
 - PARKING

de **DIVARIS**
REAL ESTATE, INC.



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

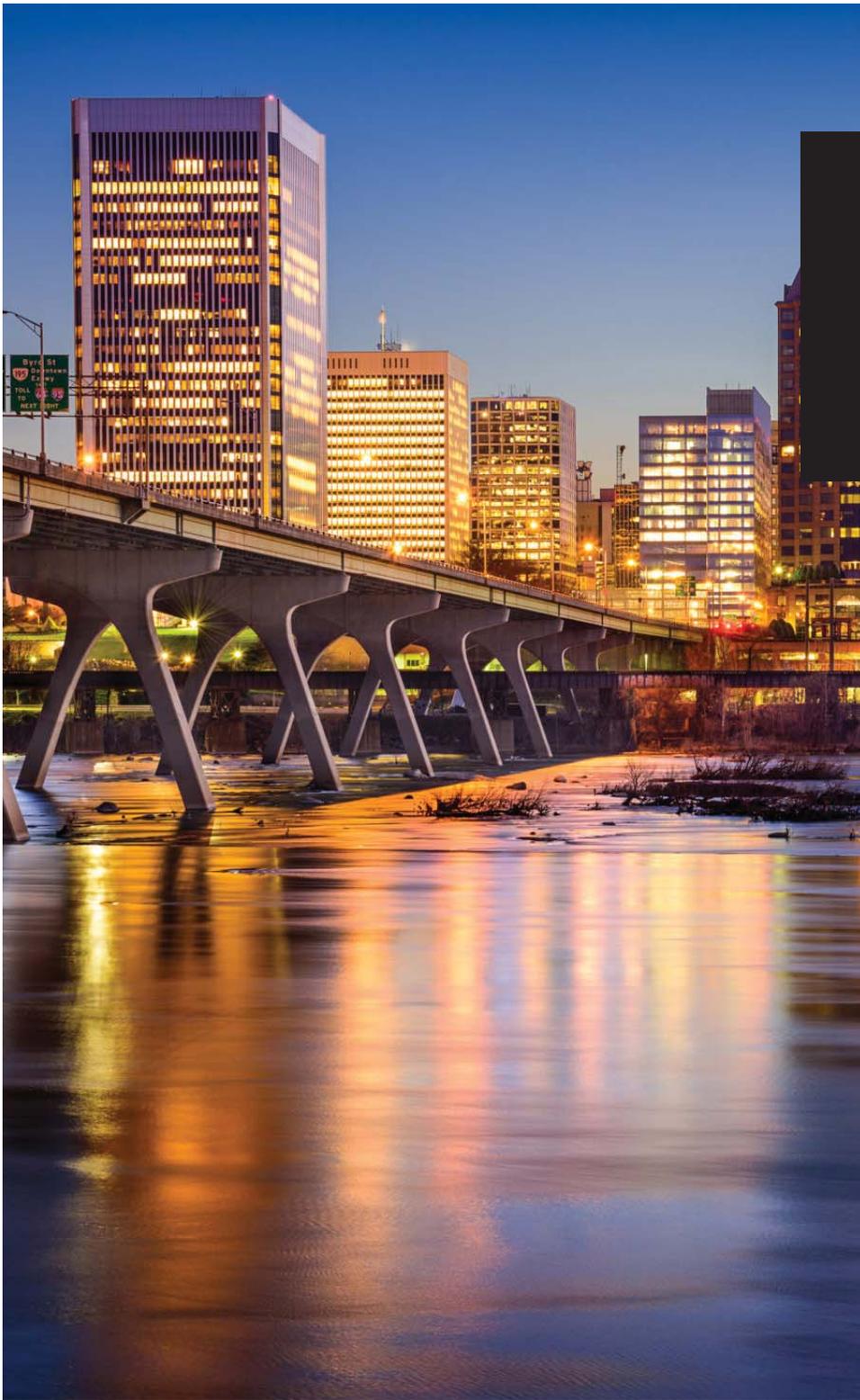
PROPERTY OVERVIEW

Libbie Mill East Boulevard | Richmond, VA 23230

Libbie Mill - Midtown is a new type of community, in the heart of RVA's Midtown area in Henrico County. It's an 80-acre mixed-use site offering a vibrant and inspiring urban community in a convenient location. Designed and built with an eye toward Richmond's Fan, Monument Avenue, and Shockoe Slip areas, Libbie Mill - Midtown is a fresh and unique livable community for RVA.

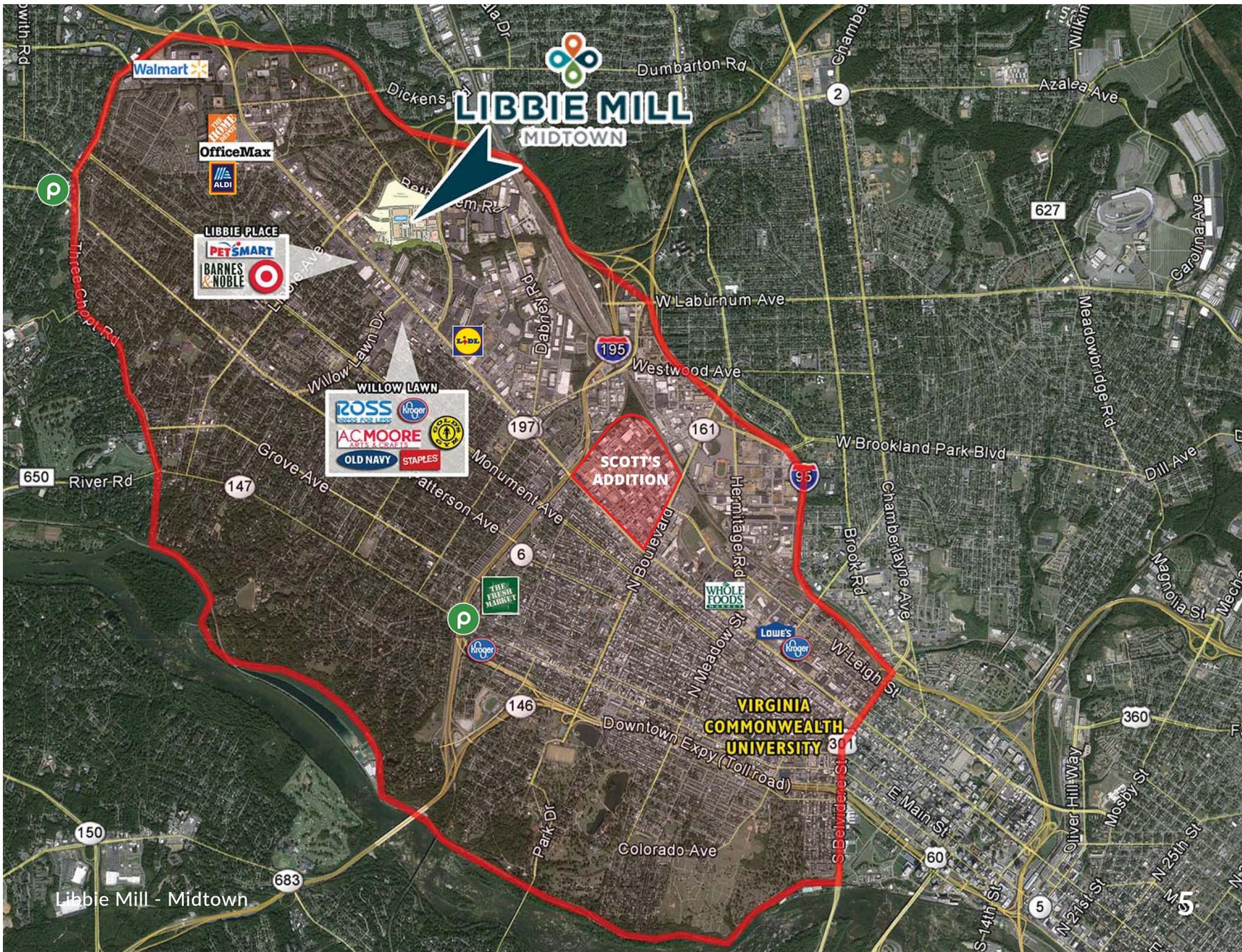
This vibrant community is located within a 15-minute drive of downtown, Short Pump, Southside, Carytown, Northside, and more of Richmond's most exciting destinations. With I-64 (148,000 VPD) access within sight of the community and Broad Street just seconds away, our location allows both residents and commercial employees to avoid the typical commute associated with being in the thick of Richmond's more congested regions. On top of that, our community is just a short walk or bike ride away from the popular Willow Lawn shopping center and Richmond's new bus rapid transit system, the GRTC Pulse.

Libbie Mill - Midtown 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.



LOCAL RETAIL & ATTRACTIONS

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- With I-64 access within sight of the community and Broad Street just seconds away, our location allows both residents and commercial employees to avoid the typical commute associated with being in the thick of Richmond’s more congested regions.
- On top of that, Libbie Mill is just a short walk or bike ride away from the popular Willow Lawn shopping center and Richmond’s new bus rapid transit system, the GRTC Pulse.



LIBBIE MILL MIDTOWN

LIBBIE PLACE
PET SMART
BARNES & NOBLE
TARGET

WILLOW LAWN
ROSS
KROGER
AC MOORE
ARTS & CRAFTS
OLD NAVY
STAPLES

SCOTT'S ADDITION

VIRGINIA COMMONWEALTH UNIVERSITY

Libbie Mill - Midtown



400 Townhomes
1,100 Apartments

Harps Landing
142,535 SF Class-A Office

Henrico County
Public Library

PENSTOCK QUARTER

EMMER ROW

TANNER ROW

RETAIL
DEVELOPMENT
OPPORTUNITY

LUMBER LIQUIDATORS
HEADQUARTERS

20,000 VPD

SITE PLAN

CONCEPTUAL PLAN

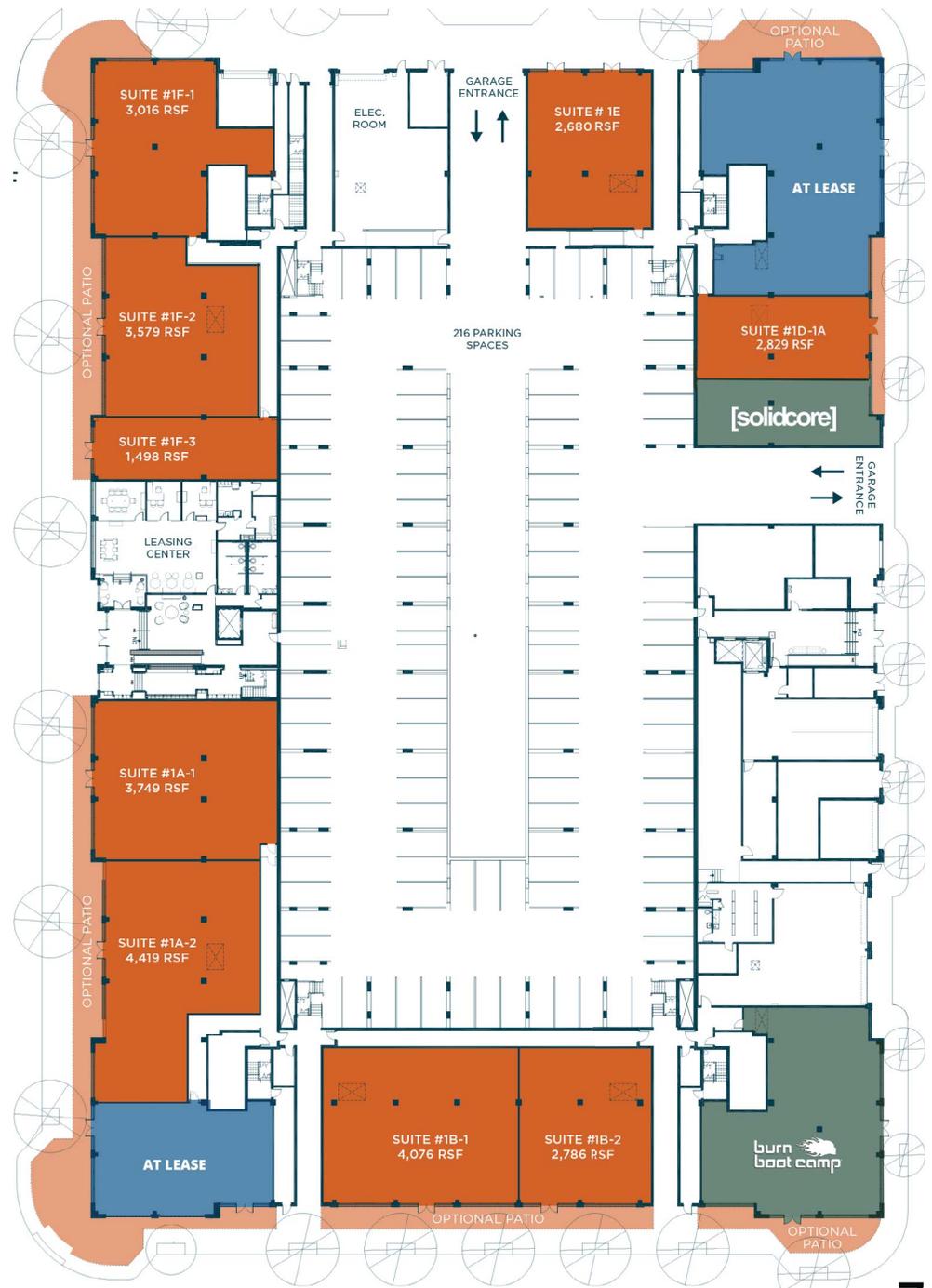
PENSTOCK QUARTER

5001 Libbie Mill East Blvd

Penstock Quarter consists of over 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 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.



Libbie Mill - Midtown



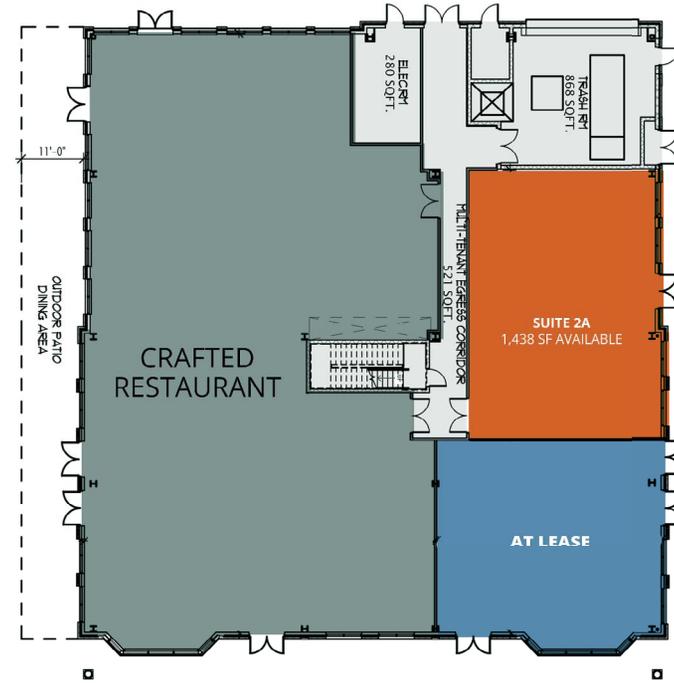
TANNER ROW

4900 Libbie Mill East Blvd

Tanner Row is located at the main entrance to Libbie Mill at 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.



Libbie Mill - Midtown



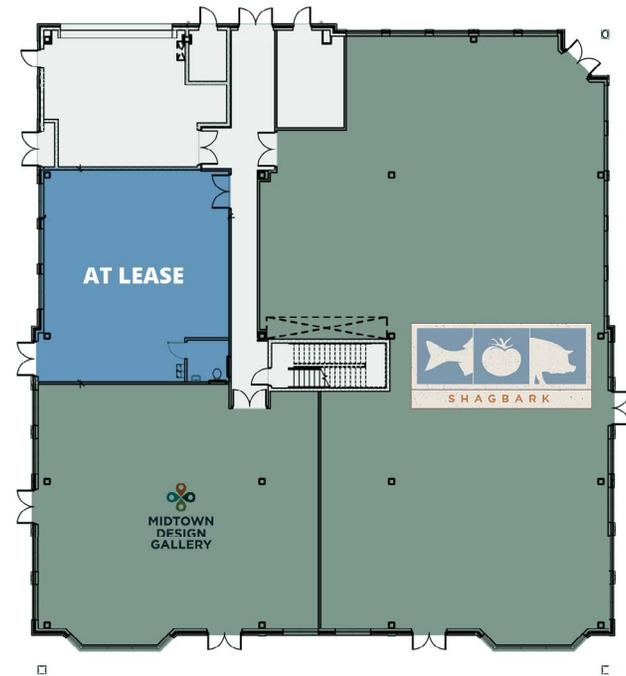
EMMER ROW

4901 Libbie Mill East Blvd

Emmer Row is located at the main entrance to Libbie Mill at 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, Salon 33, and Towne Bank. The second floor office space is home to Gumenick Properties headquarters and Richmond Memorial Health Foundation. The building is also located next to Lumber Liquidators Headquarters who leases 52,876 square feet in Libbie Mill.



Libbie Mill - Midtown





Libbie Mill - Midtown

LOCAL ECONOMY

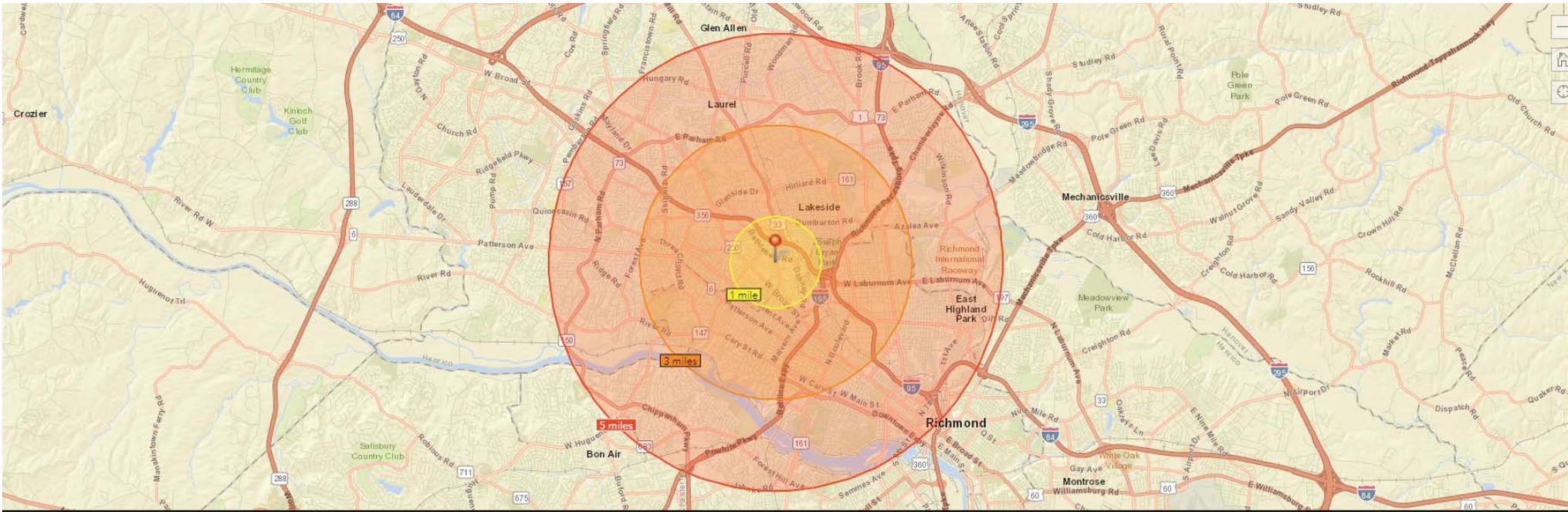
A Thriving Market with Continued Growth.

Growth is accelerating at Libbie Mill - Midtown. Continued strong sales of new townhomes and condominiums, the start of pre-leasing apartments at Penstock Quarter, a 327-unit mixed-use apartment building scheduled to have its first residents in November 2018, and the marketing of Harp's Landing, a six-story office building with ground floor retail planned to be built next to the Henrico County Libbie Mill Library and overlooking

Libbie Lake are all demonstrations of this strong growth. The addition of a new restaurant at Libbie Mill - Midtown comes on the heels of Lumber Liquidators announcing its intent to relocate its office headquarters there. This continued growth exemplifies Gumenick Properties' efforts to make Libbie Mill - Midtown the anchor to the growing midtown community.

Libbie Mill - Midtown





DEMOGRAPHIC PROFILE AND STATISTICS

SOURCE: ESRI 2018

Radius	Population	Growth (2017-2022)	Households	Median Age	Average HH Income
1 Mile	4,959	3.75%	2,177	41.5	\$80,651
3 Miles	93,273	0.85%	42,263	36.9	\$88,950
5 Miles	249,916	0.85%	107,184	35.5	\$77,257



MARSH & MCLENNAN
AGENCY

es Mill Rd

LIBBIE MILL
MIDTOWN

FOR LEASE
LIBBIE MILL
MIDTOWN

4900

LIBBIE MILL
MIDTOWN

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