

MIDTOWN 64



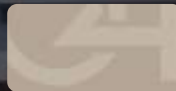
GREENBERG
GIBBONS



SHAMIN
HOTELS



CUSHMAN &
WAKEFIELD
THALHIMER



*Signature Corner
Restaurant Opportunity
Up to 10,000 SF*

NEW 46-Acre Mixed-Use Destination in **Richmond, VA**
Featuring 130,000 SF of Retail, Including Residential, Hotel, & Office

TRADER JOE'S

Onellife
FITNESS

**Arriving
2027/2028**

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Say hello to Midtown64. Perfectly positioned in the middle of it all, with just the right mix of essentials and favorites, **Midtown64 is where everyday life meets lifestyle.**



Built With the Audience in Mind

2M SF

MIXED-USE PROJECT

247K

POPULATION (5 MILE)

\$126K

HHI (5 MILE)

275K

DAYTIME POPULATION (5 MILE)

TEMPO
by Hilton™

FT. NEW EXCLUSIVE BOUTIQUE HOTEL

155K

POPULATION (10 MINUTE)

\$122.7K

HHI (10 MINUTE)

207K

DAYTIME POPULATION (10 MINUTE)

According to ESRI



Retail at Street Level, Wellness at the Core

A Loyal Customer Just **Steps** Away...

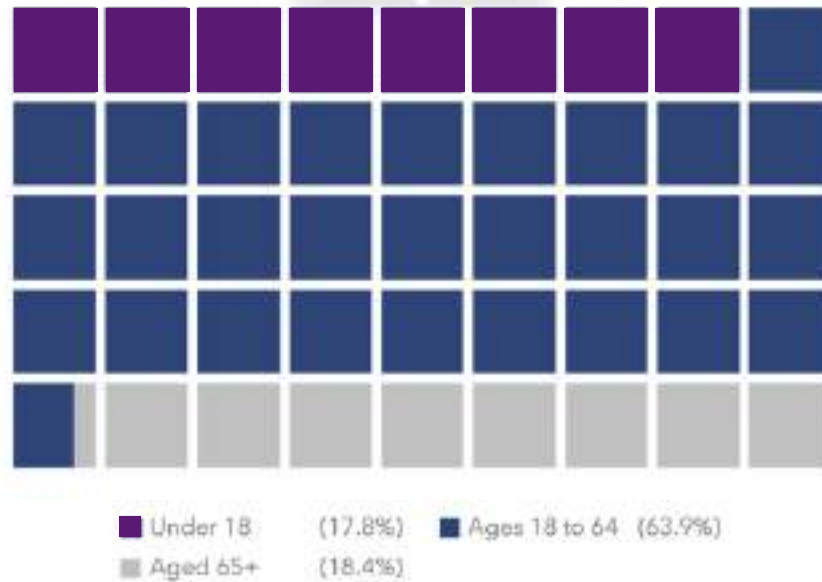


TOP TIER

Top Tier audience within 5 Miles and 20-60% of the wealthiest families within 3 miles of site.

DOERS

Residents tend to shop at upscale **retailers**, frequent **fine dining restaurants**, and focus on **fitness and wellness**.



POPULATION BY GENERATION



4.3%

Greatest Gen:
Born 1945/Earlier



17.3%

Baby Boomer:
Born 1946 to 1964



16.4%

Generation X:
Born 1965 to 1980



27.6%

Millennial:
Born 1981 to 1998



24.2%

Generation Z:
Born 1999 to 2016



10.3%

Alpha: Born
2017 to Present



Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), ACS (2020-2024). © 2026 Esri

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Premier **Grocer &**
New-to-Market **Fitness**



130,000 SF
Retail & Restaurants



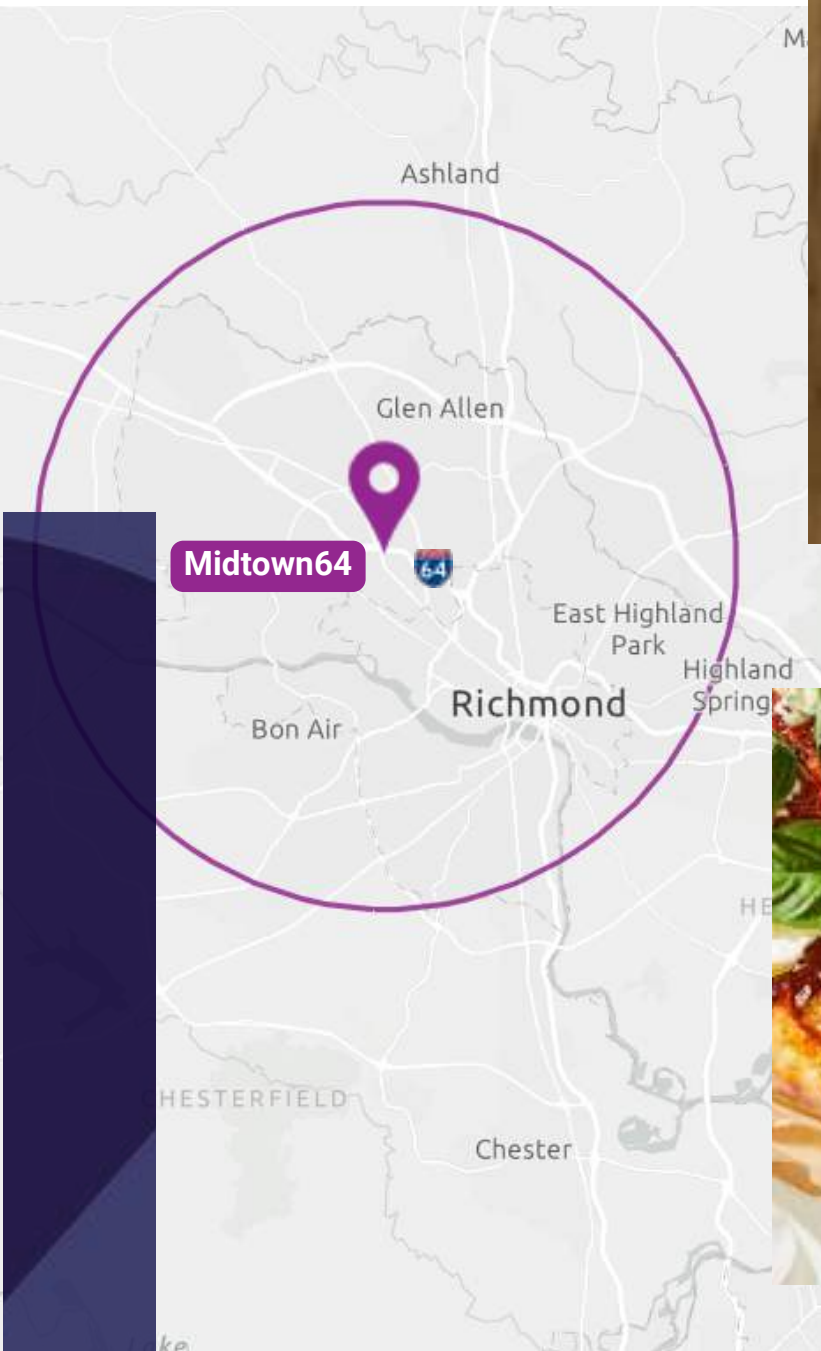
Thoughtfully Curated Community
Apartments, Townhomes, & Hotel



Class-A Office &
Linger-Worthy Spaces



- Phase II
- Phase III



Landmark Location



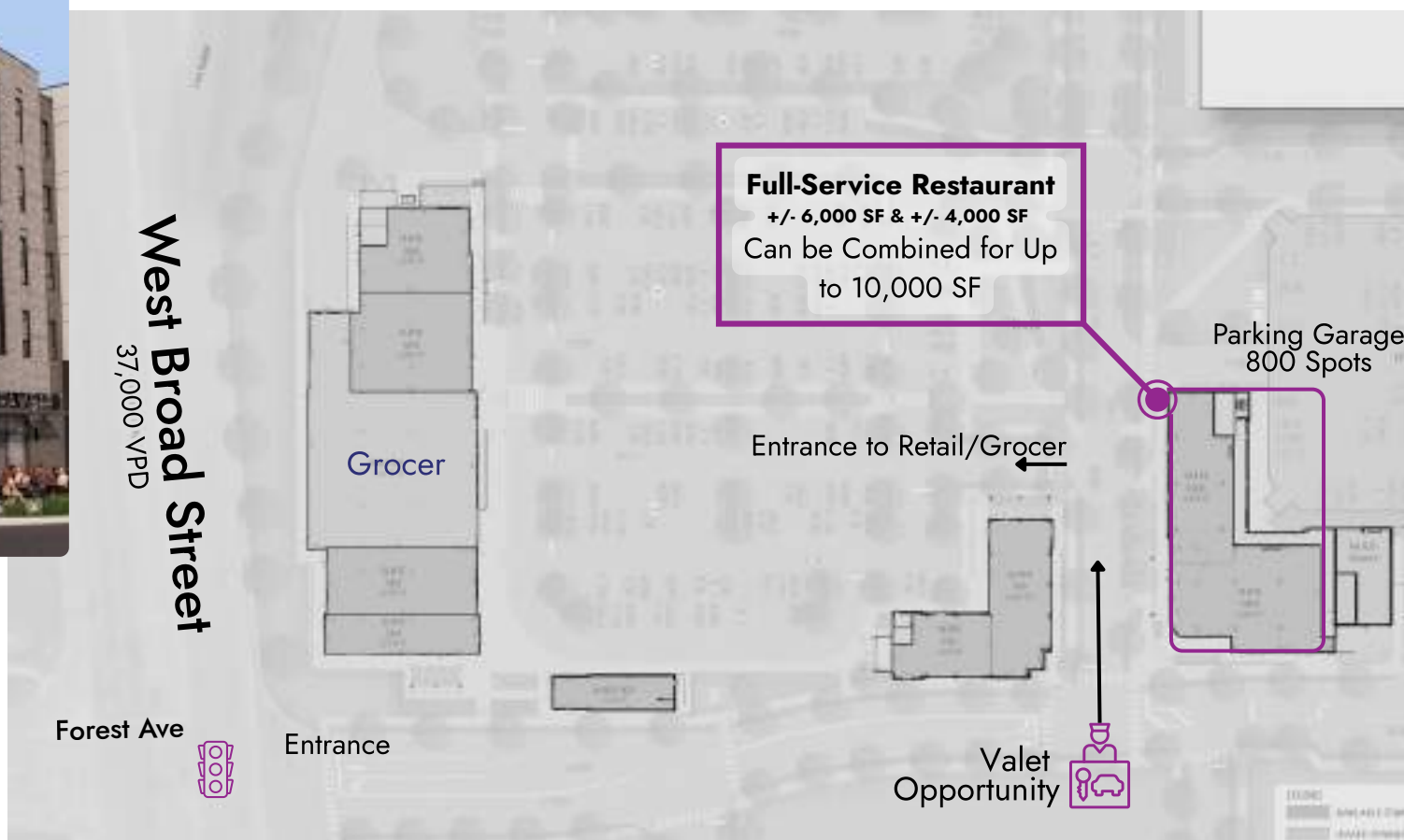
Highly visible and easily accessible from I-64.

Ideally centered in a well-established, affluent Richmond suburb. Perfectly located at popular and easy access roads. High traffic counts include:

- I-64 VPD: 108,000
- West Broad Street: 37,000



Signature corner position at project's main intersection attached to luxury 346-unit apartment building, 800-spot garage, and valet outside your door, with office community and a 226-room boutique hotel just steps away.





Multi-Family Building with Ground-Level Signature Restaurant Opportunity [MU-10]



Retail Building with Limited Space Available [MU-11]



Corner Retail & QSR Opportunity [MU-5] & Jewel Box Patio [MU-6]

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Phase I Apartment Building (346 Units)



Class-A Office Building

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Perspective from Southwest

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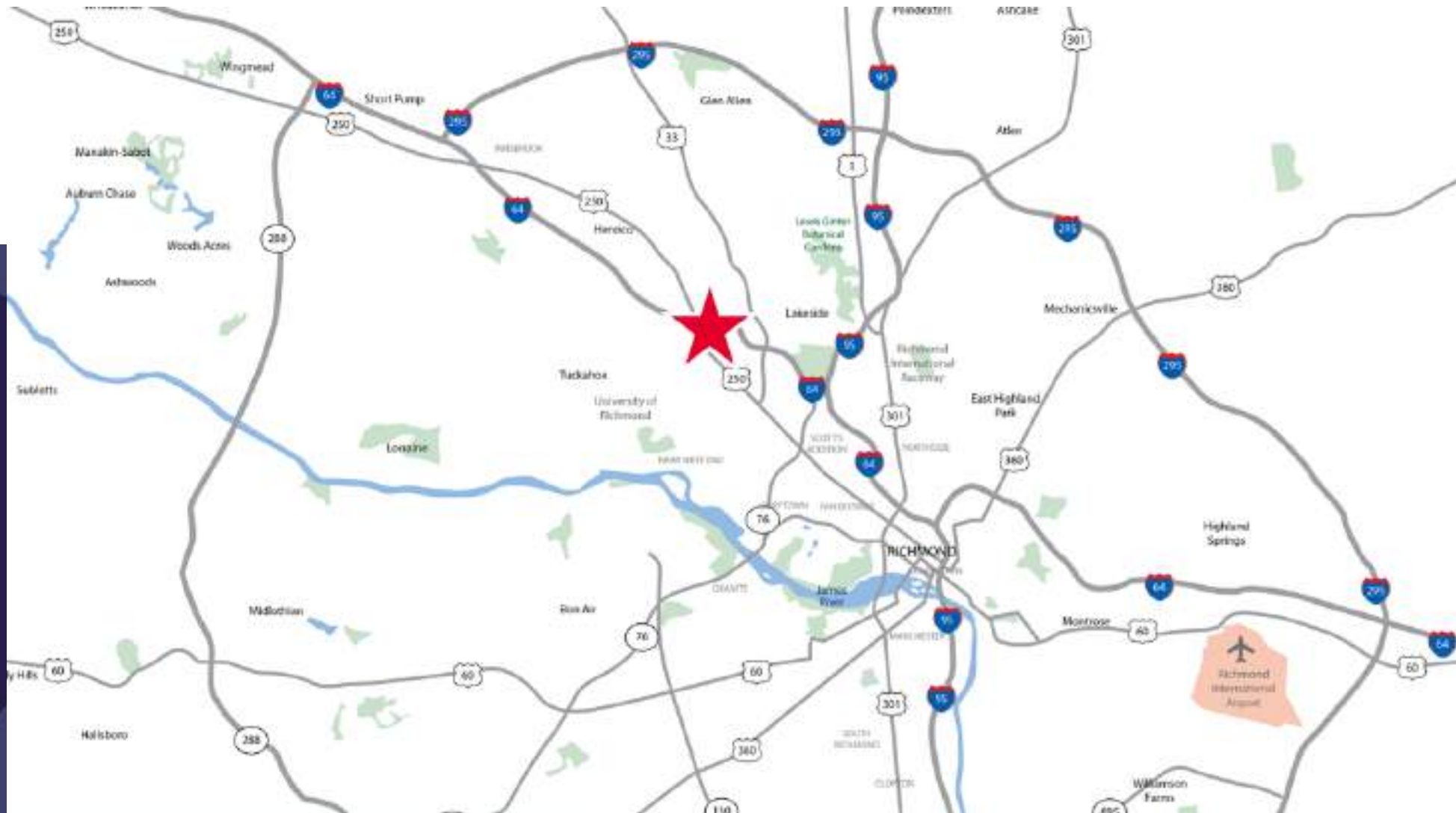


Perspective from North

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Perfectly Positioned in the Middle of it All.



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SITE PLAN



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We can't wait to
say **hello to you!**



GREENBERG GIBBONS

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