

**FOR
LEASE**



11311 MIDLOTHIAN TURNPIKE

**Lease Rate:
Negotiable**

PROPERTY OVERVIEW

Brand new restaurant/retail space with prime Midlothian Turnpike frontage

DEMOGRAPHICS

3 MILES 5 MILES 10 MILES

Households:	20,545	44,881	191,779
Population:	52,866	116,011	481,745
Avg HH Income:	\$95,688	\$101,976	\$87,315
Daytime Population:	34,434	73,267	337,053

PROPERTY HIGHLIGHTS

- New 2,600 SF space next to newly opened Habit Burger
- Fronts Target and Kohls; across from Chesterfield Towne Center
- Join Pier One, Havertys, Macy's, Ulta, Michaels, Bed Bath & Beyond, Kirkland's, Ross, Men's Warehouse, and more
- Nearby restaurant include: Carrabas, Cava, First Watch, Mellow Mushroom, Chipotle, Starbucks and Panera Bread
- High visibility location. Multiple access points on Midlothian Turnpike, Research Road and Branchway Road
- In the center of South Richmond's strongest regional shopping and entertainment hub

FOR FURTHER INFORMATION, PLEASE CONTACT:

ALI MCCRICKARD • ali.mccrickard@divaris.com • 804.977.2096
BRETT MCNAMEE • bmcnamee@divaris.com • 804.643.4700 x111



LOCAL AREA

ROBIOUS RD 28,000 VPD

HUGUENOT RD 46,000 VPD

MIDLOTHIAN TPKE 51,000 VPD

COURTHOUSE RD 37,000 VPD

CHESTERFIELD TOWNE CENTER

CAVA FIRST WATCH
Mezze Grill THE DAYTIME CAFE

DSW **THE FORMAL MARKET** **Office DEPOT**
What you need. What you need to know.
VCF VALUE CITY FURNITURE

DICK'S SPORTING GOODS **LOWE'S**

BEST BUY

at home The Home Depot Superstore **SEARS** **Chick-fil-A** **CRIPOTE** **ANN TAYLOR** **LOFT** **OLD NAVY** **sunglass hut**
JCPenney **HomeGoods** **macy's**
LENSCRAFTERS **BARNES & NOBLE** BOOKSELLERS **KIRKLAND'S** YOUR HOME DECOR STORE

The EyePlace OPTIC

LIDL

THE HOME DEPOT

CHESTERFIELD MARKETPLACE

PET SMART **DOLLAR TREE** **STAPLES**

CHESTERFIELD TOWN CENTER PLAZA

ROSS DRESS FOR LESS **five BELOW** **MEN'S WEARHOUSE**

SITE

HAVERTYS TRADE IN STORE

TOWNE CROSSING

BED BATH & BEYOND **Michaels** Where Creativity Happens
Panera BREAD **Advance Auto Parts**

CHESTERFIELD CROSSING

TARGET **KOHL'S** **STARBUCKS** **Pier 1 imports**

amc THEATRES