

# Shoppes at Belvedere

11400 - 11458 Robious Road  
Midlothian, VA 23113



**KLEIN ENTERPRISES**

DEVELOPMENT • ACQUISITIONS • BROKERAGE • MANAGEMENT

*Generations of experience, decades of success.*



## Property Highlights:

- Total Square Feet: 22,577 ± SF
- Parking Spaces: 173 (7.66:1000)
- Zoning: C2
- 3.28 ± acres
- 41,000 ± vehicles per day on W. Huguenot Road
- 18,000 ± vehicles per day on Robious Road

## Featuring the following tenants:



STAVNA BALLET



## About the Property:

The Shoppes at Belvedere, built in 2008, is an unanchored strip center located in the affluent Richmond suburb of Midlothian, Virginia. Strategically located along Robious Road just beyond the high traffic intersection of Huguenot Road. The property is located less than one mile from the 280-bed Johnston Willis Hospital and directly in front of 296 unit luxury apartment community - The Belvedere Apartments. The property is surrounded by dense residential and commercial development.

Located in the center of Virginia, Richmond is home to over 1.3 million residents. Private sector companies as well as 10 Fortune 1000 companies are located within the Richmond MSA. Richmond also houses some of Virginia's most renowned institutions of higher education as well as extensive state and local government centers. The concentration of education and government employment provides stability to the region's economy.

# Market Aerial

2019 Demographics	1 mile	3 miles	5 miles
Population	6,998	47,475	123,920
Avg. Household Income	\$94,924	\$124,583	\$127,596
Employees	6,747	33,960	65,208



**SHOPPES @ BELLGRADE**

WELLS FARGO | Kroger | RUTH'S CHRIS STEAK HOUSE

Great Clips

acac

**HUGUENOT VILLAGE CENTER**

OUTBACK STEAKHOUSE | SHEETZ | Firestone | Starbucks

PROPOSED Publix

**TOWNEPLACE @ HUGUENOT**

FIRST WATCH THE DAYTIME CAFE | CAVA | mellow MUSHROOM

RITE AID

BURGER KING

HUGUENOT ROBIOUS MINI STORAGE

THE SHOPPES AT BELVEDERE

EXTRA SPACE STORAGE

ALDI

LOWE'S

DICK'S SPORTING GOODS

BEST BUY

Chick-fil-A | TEXAS

BB&T

COSTCO WHOLESALE

147

711

# Site Plan

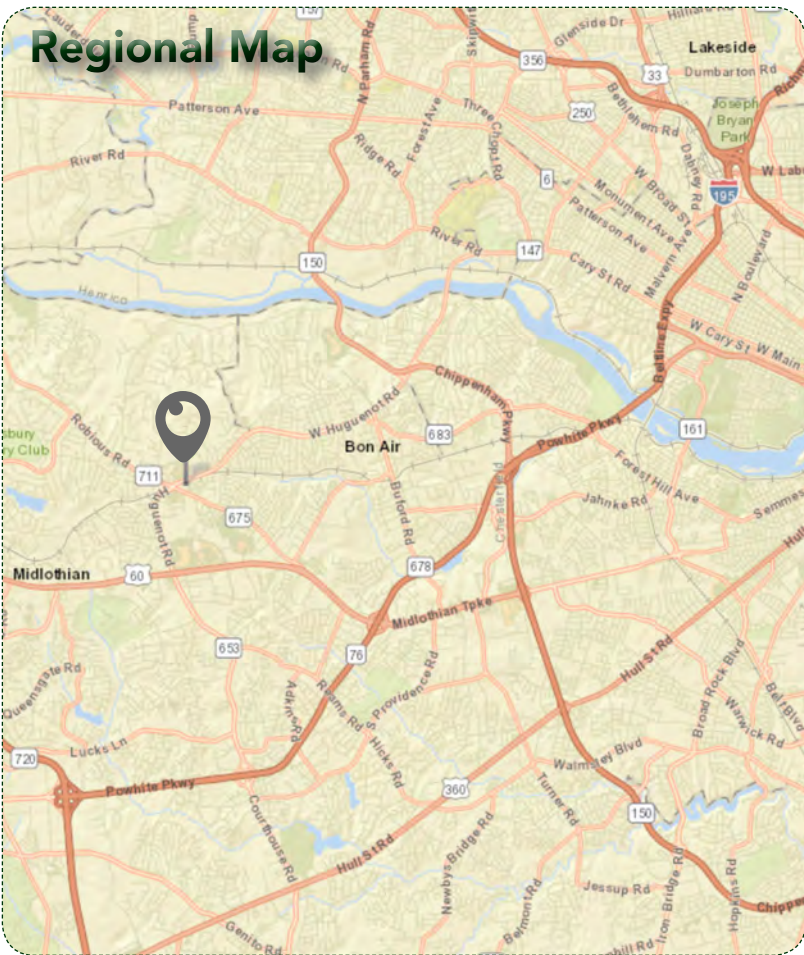


SUITE	TENANT	SF
1	Front Porch Cakes	1,200
2	Fantastic Sam's	1,200
<b>3</b>	<b>AVAILABLE</b>	<b>2,400</b>
4	Orchid Nail & Spa	1,800

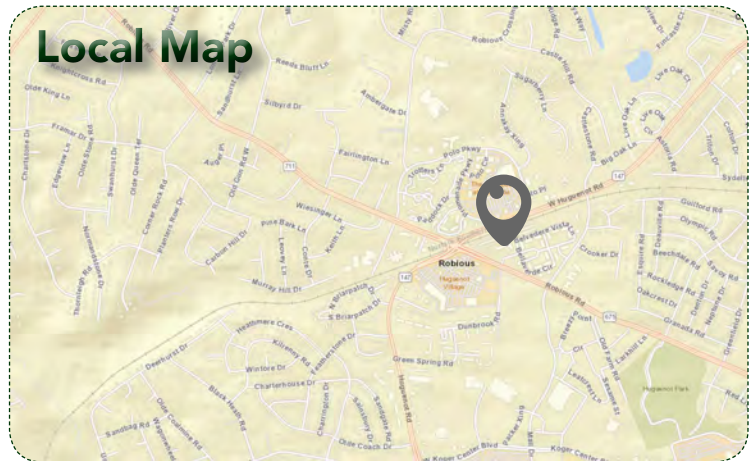
SUITE	TENANT	SF
5-7	Stavna Dance Academy	4,186
6	Podiatrist	600
9	Firebirds	6,038
10	Wilson Lee Interiors	1,599

SUITE	TENANT	SF
11	Sushi Box	1,644

## Regional Map



## Local Map



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