



**Property Features**

- Kroger anchored 168,770 sf shopping center
- 1,946 SF, 2,000 SF & 3,068 SF spaces available
- 0.793 acre outparcel available (zoned B-2)
- Signalized intersection
- +/- 1 mile from Route 288
- 44,000 VPD – Midlothian Turnpike



Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	5,867	37,468	88,553
Avg. Household Income	\$145,120	\$141,367	\$124,203
Households	2,415	14,596	34,699
Daytime Population	5,867	37,468	88,553

**Join Tenants**

**Join Nearby Retailers**

For more information, contact:

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**INLINE RETAIL SPACE & OUTPARCEL AVAILABLE FOR GROUND LEASE**  
**Ivymont Square Shopping Center**

14271 Midlothian Turnpike (Midlothian at LeGordon Ave.) | Midlothian, VA



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## Tenant List

#	Street Address	Tenant	SF
Anchor	14201-14207 Midlothian Turnpike	Kroger	
A-4	14209 Midlothian Turnpike	Papa John's Pizza	
A-5	14211 Midlothian Turnpike	Classic Party Rentals of Virginia	
A-6	14213 Midlothian Turnpike	Tops China	
A-7	14215 Midlothian Turnpike	Hair Arts of Midlothian	
A-8	14217 Midlothian Turnpike	Ivymont Cleaners	
A-9	14219 Midlothian Turnpike	Fadez & Bladez Barber Shop	
A-10	14221 Midlothian Turnpike	Stylish Spa	
A-11 – A-12	14223-14225 Midlothian Turnpike	Penelope	
A-13	14227 Midlothian Turnpike	Hot House Yoga	
<b>A-14 – A-15</b>	<b>14229-14231 Midlothian Turnpike</b>	<b>VACANT</b>	<b>3,068</b>
<b>A-16</b>	<b>14233 Midlothian Turnpike</b>	<b>VACANT</b>	<b>2,000</b>
A-17 – A-19	14235-14239 Midlothian Turnpike	Candela's	
A-20	14241 Midlothian Turnpike	UPS	
A-21	14243 Midlothian Turnpike	Pet Grooming	
A-22 - A-23	14245-14247 Midlothian Turnpike	Sports Page	
<b>A-24</b>	<b>14249 Midlothian Turnpike</b>	<b>VACANT</b>	<b>1,946</b>
A-25 – A-26	14251-14253 Midlothian Turnpike	Davis Dental	
A-27	14255 Midlothian Turnpike	Richmond Comix	
A-28	14257 Midlothian Turnpike	Richmond Comix	

CALLOUT 1 TEXT FOR COVER

#	Street Address	Tenant	SF
Ivymont House	14222 Midlothian Turnpike	State Farm Insurance	

#	Street Address	Tenant	SF
B-1 – B-2	14263-14265 Midlothian Turnpike	Midlothian Physical Therapy	
B-3 – B-5	14267-14271 Midlothian Turnpike	Murry & Kuhn Dentistry	
B-6 – B-10	14273-14281 Midlothian Turnpike	Davita	

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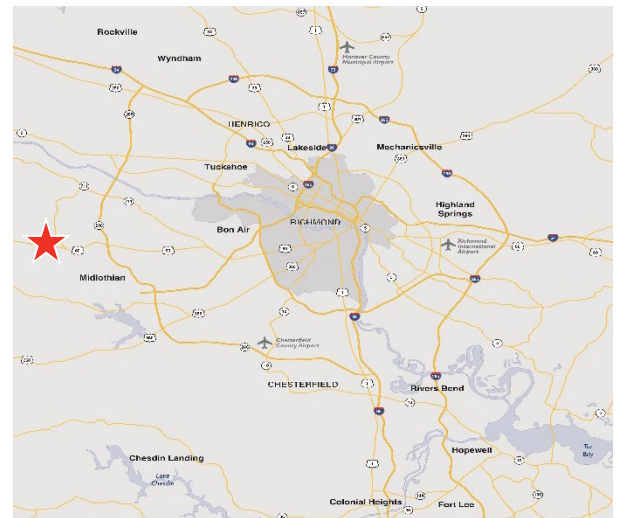
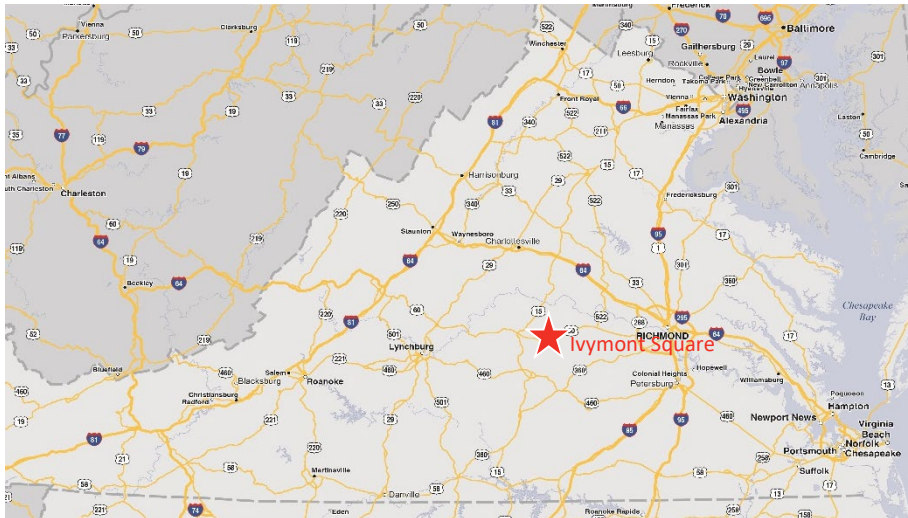
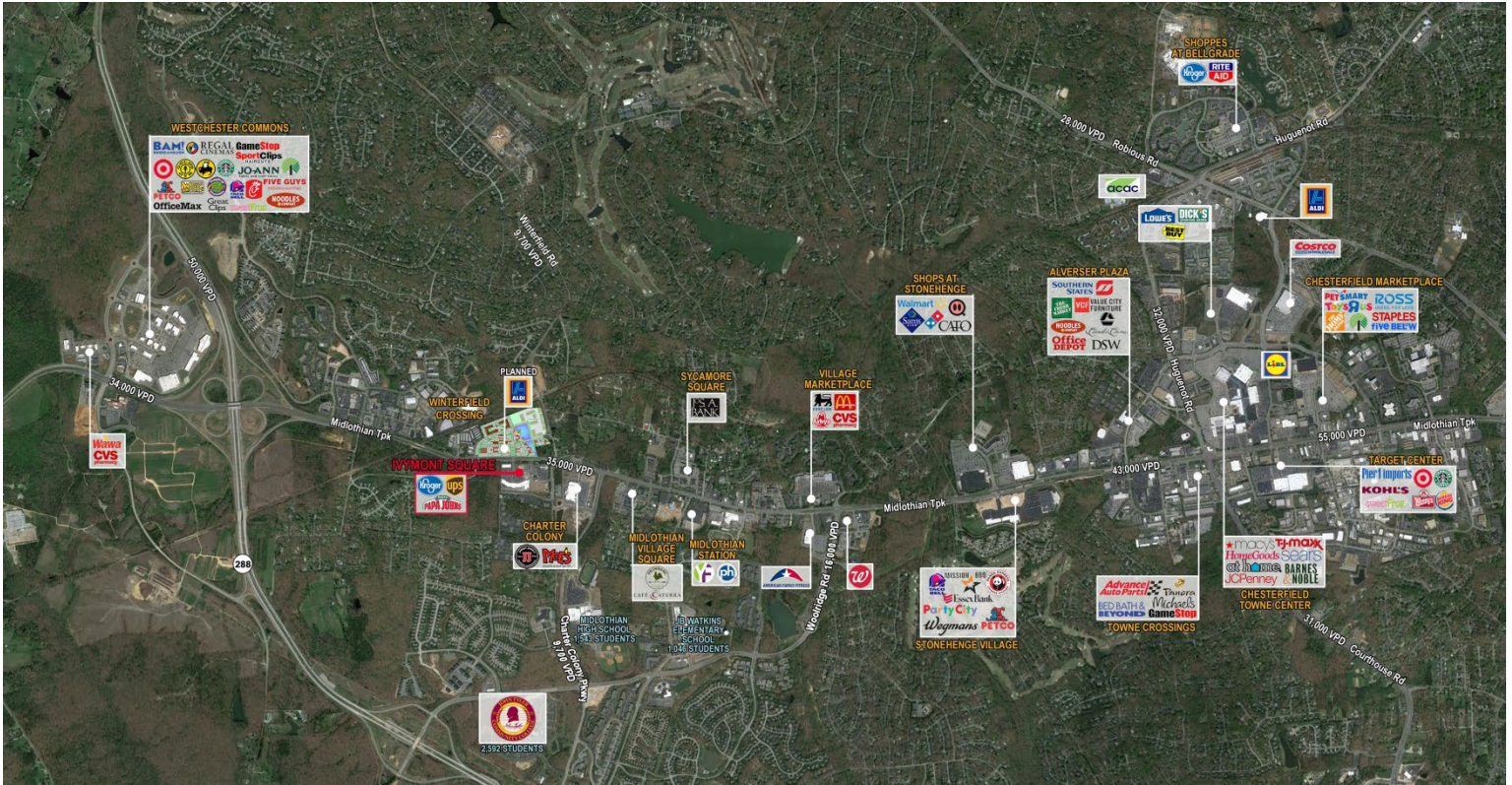
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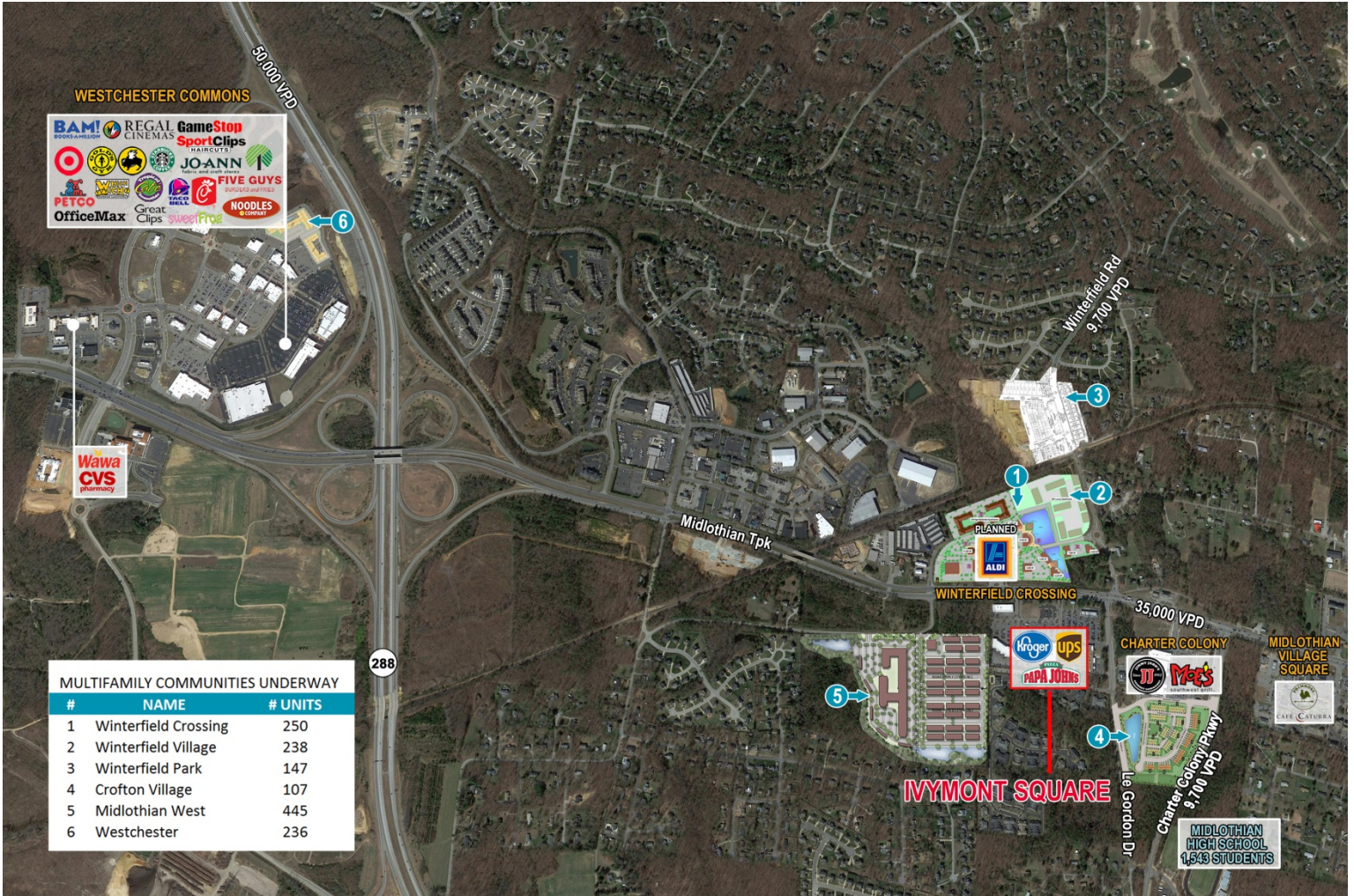
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**Multifamily Communities Underway in the Area**



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