



**THALHIMER**

RETAIL FOR LEASE

## Midlothian Village Square

13826 Village Place Drive | Midlothian, Virginia

ALL FF&E AVAILABLE



### Premier Second Generation Restaurant Space Available

For more information, contact:

**ALEX T. WOTRING**

Vice President  
804 344 7163  
[alex.wotring@thalhimer.com](mailto:alex.wotring@thalhimer.com)

**ANNIE O'CONNOR**

Senior Associate  
804 697 3451  
[annie.oconnor@thalhimer.com](mailto:annie.oconnor@thalhimer.com)

Thalhimer Center  
11100 W. Broad Street  
Glen Allen, VA 23060  
[www.thalhimer.com](http://www.thalhimer.com)

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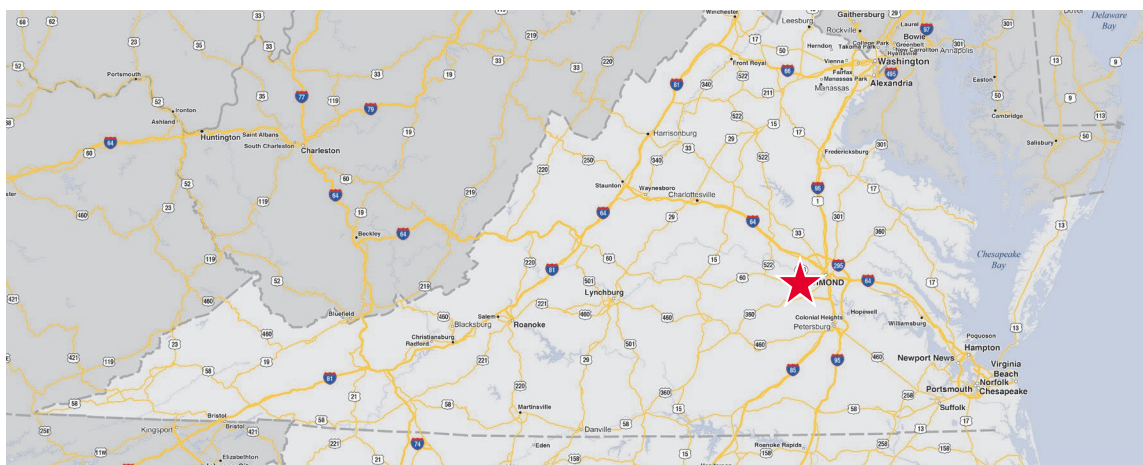
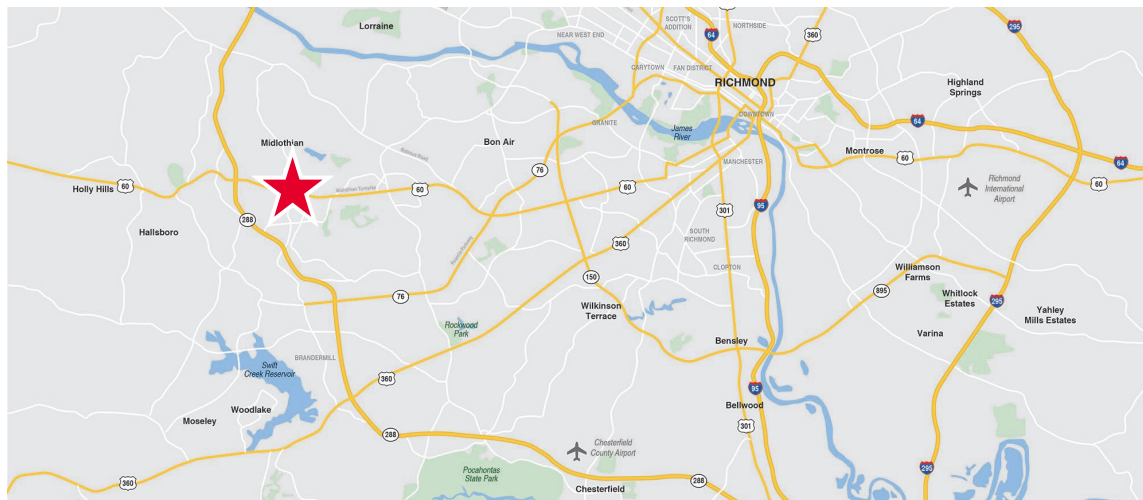
## Property Features

- **TWO SPACES AVAILABLE**
  - 3,776 SF SECOND GEN RESTAURANT SPACE
  - 1,159 SF FORMER ICE CREAM SPACE
- Space can be expanded up to 4,935 SF
- All existing FF&E included - kitchen hood, walk-in coolers, triple sink, prep cooler, tables, chairs, etc.
- Excellent signage along Midlothian Turnpike including dedicated monument sign and panel on pylon sign
- Multiple indoor seating areas, working brick fireplace and private dining room area with access to dedicated patio area
- Large outdoor seating with covered area and fireplace
- Ample parking area by main entrance with cross parking across the center

## Demographics

	1 Mile	3 Miles	5 Miles
Population	4,741	40,475	96,137
No. of Households	2,090	15,523	36,235
Avg. HH Income	\$115,729	\$141,948	\$127,392
Daytime Population	3,411	23,842	45,657

## Join Tenants & Nearby Retailers



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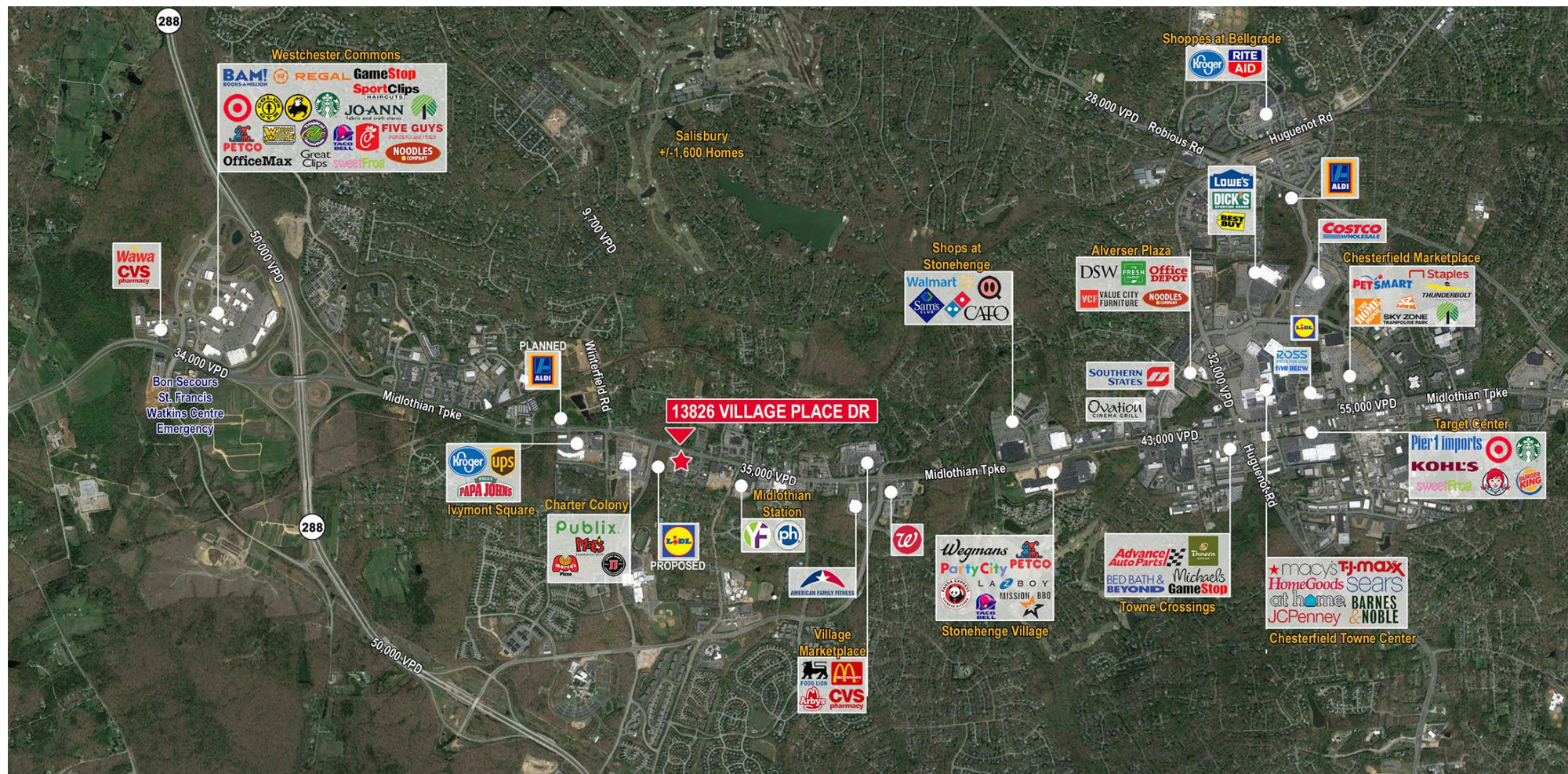
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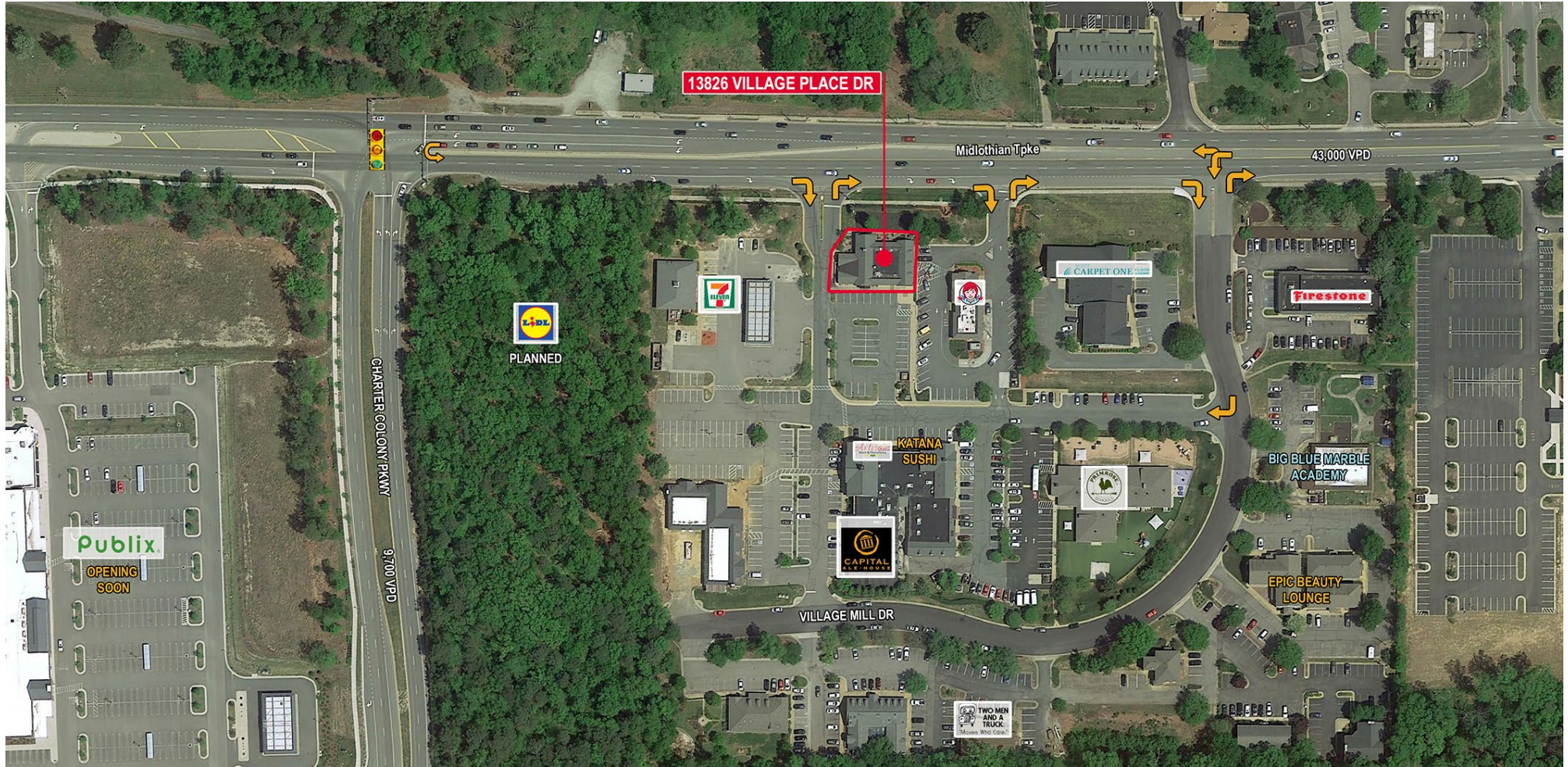




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