



**THALHIMER**

RETAIL FOR LEASE

# Chesterfield Marketplace

Midlothian Turnpike & Carmia Way | Chesterfield County, Virginia

THREE SPACES AVAILABLE



**Join our newest tenant Burn Bootcamp!**

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## Estimated Population

1 Mile	3 Miles	5 Miles	10 Miles
6,502	63,593	140,735	581,429



## No. of Households

1 Mile	3 Miles	5 Miles	10 Miles
1,882	22,811	50,294	221,213



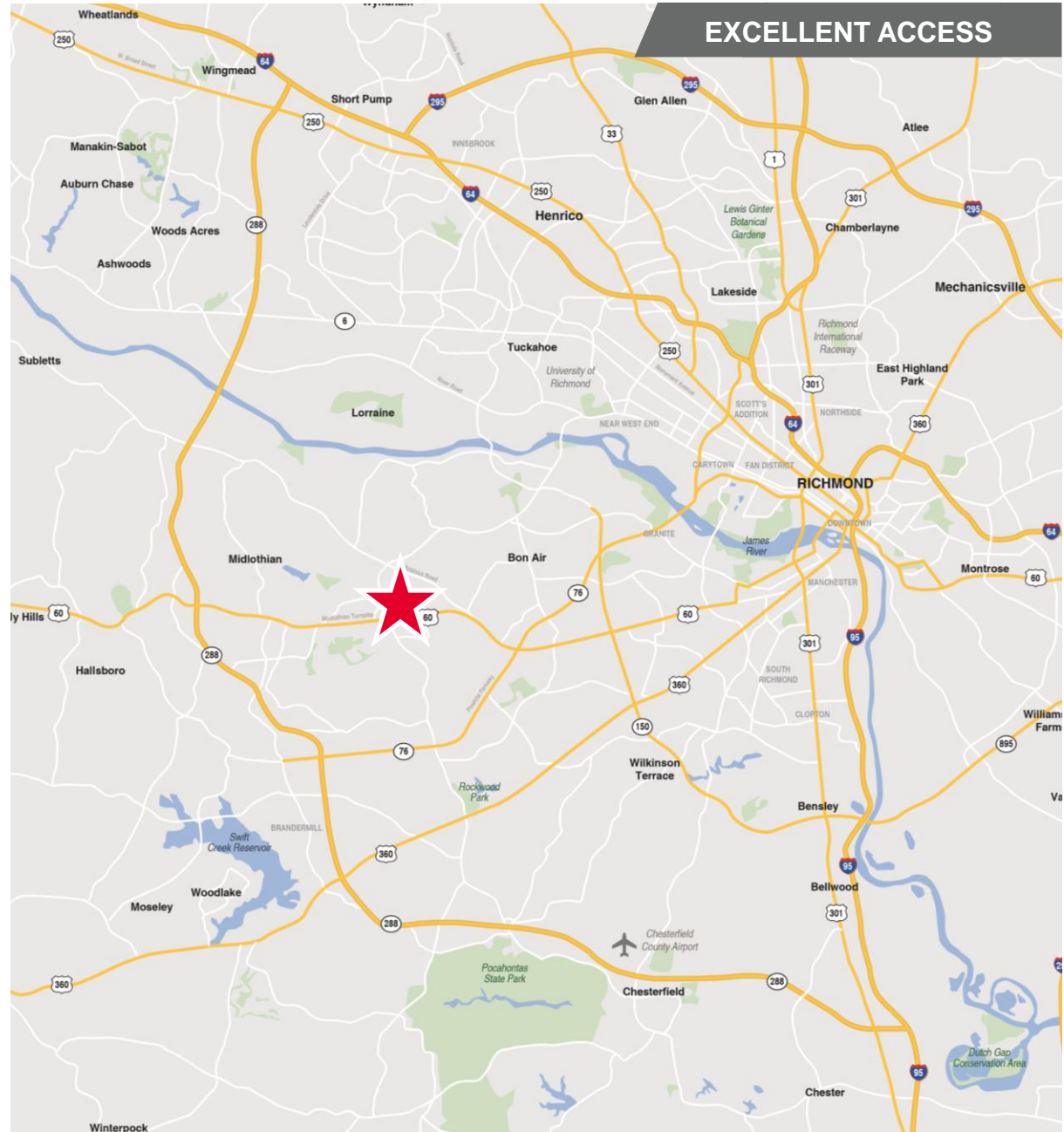
## Average Household Income

1 Mile	3 Miles	5 Miles	10 Miles
\$70,138	\$111,844	\$112,024	\$94,135



## Daytime Population

1 Mile	3 Miles	5 Miles	10 Miles
19,232	37,013	76,704	357,366



**EXCELLENT ACCESS**

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## Specifications

Total Size	199,391 SF community shopping center
Location	Prime location along Midlothian Turnpike (U.S. Route 60), a high traffic corridor with over 55,000 VPD
Features	<ul style="list-style-type: none"> <li>• Strong daytime population with 37,013 in 3 mile radius</li> <li>• \$111,844 Average Household Income in 3 mile radius</li> <li>• Secondary entrance along Koger Center Boulevard</li> <li>• Competitive rental rates</li> <li>• Excellent visibility</li> <li>• Signalized intersection</li> </ul>

## Availabilities

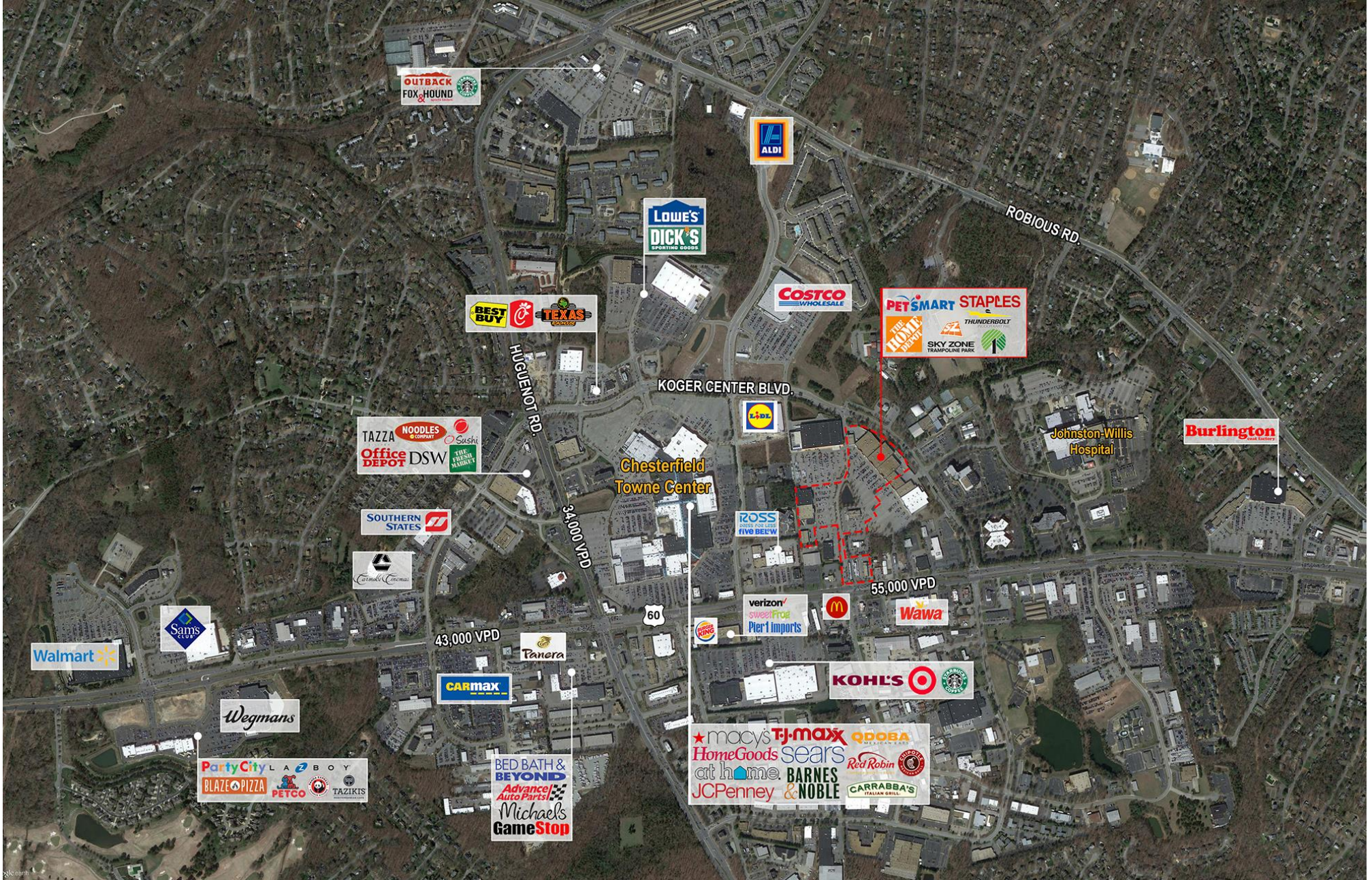
Small Shop Space	1,200 SF
Small Shop Space	5,660 SF
Junior Anchor Space	16,700 SF

## Join Tenants & Nearby Retailers



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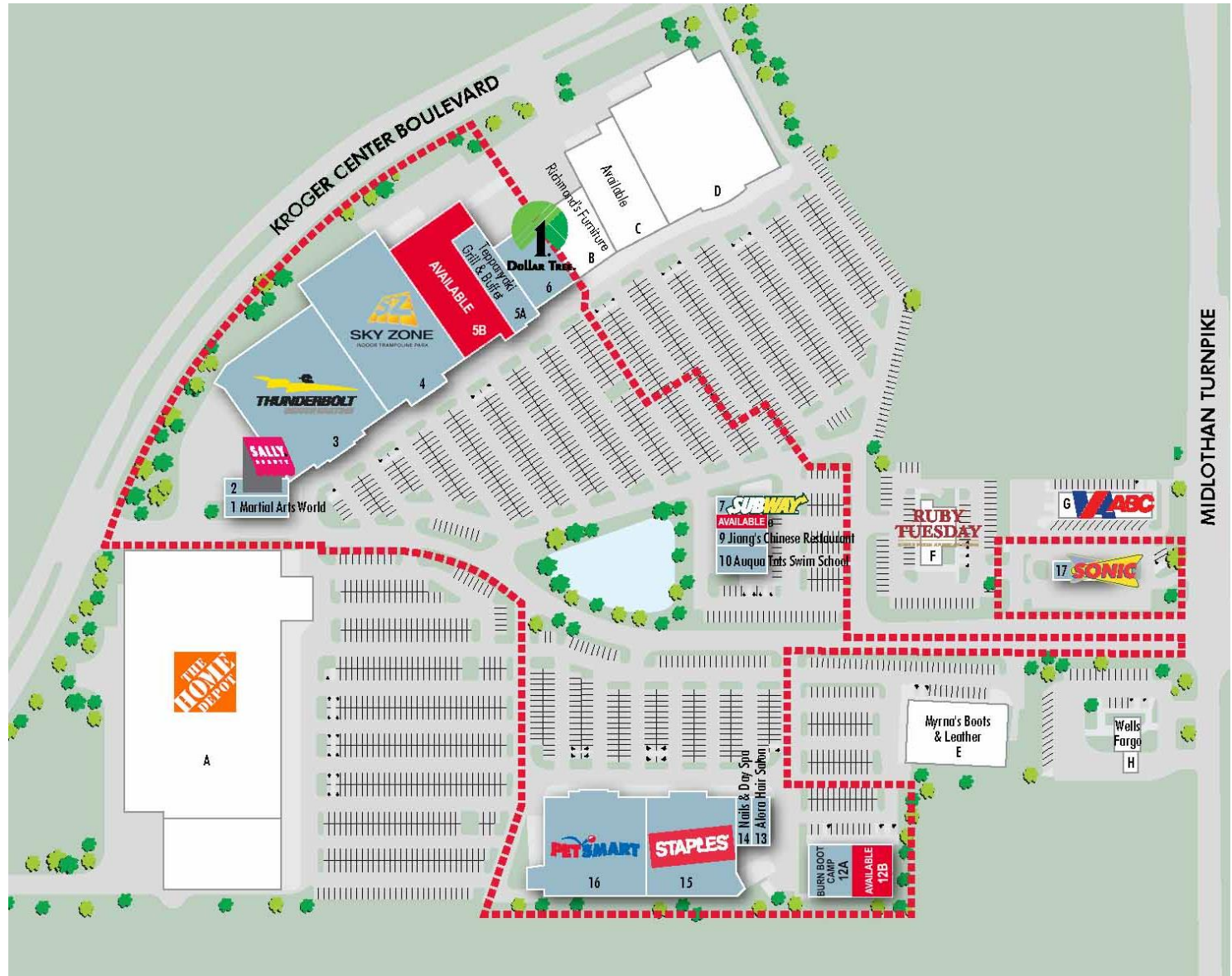
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No.	Tenant	SF
1	Martial Arts World	4,020
2	Sally Beauty Supply	1,600
3	Thunderbolt Indoor Kart Racing	40,000
4	Skyzone	37,500
5A	Teppanyaki Grill & Buffet	13,300
<b>5B</b>	<b>AVAILABLE</b>	<b>16,700</b>
6	Dollar Tree Store	10,200
7	Subway	1,600
<b>8</b>	<b>AVAILABLE</b>	<b>1,200</b>
9	Jiang's Chinese Restaurant	2,560
10	Aqua Tots Swim School	4,512
12A	Burn Boot Camp	5,000
<b>12B</b>	<b>AVAILABLE</b>	<b>5,660</b>
13	Alora Hair Salon	2,000
14	Nails & Day Spa	2,000
15	Staples	24,049
16	PetSmart	26,040
17	Sonic	1,450
A	Home Depot	Not included
B	Richmond's Furniture	Not included
C	Available	Not included
D	VACANT	Not included
E	Myrna's Boots & Leather	Not included
F	Ruby Tuesday	Not included
G	VA ABC	Not included
H	Wells Fargo	Not included

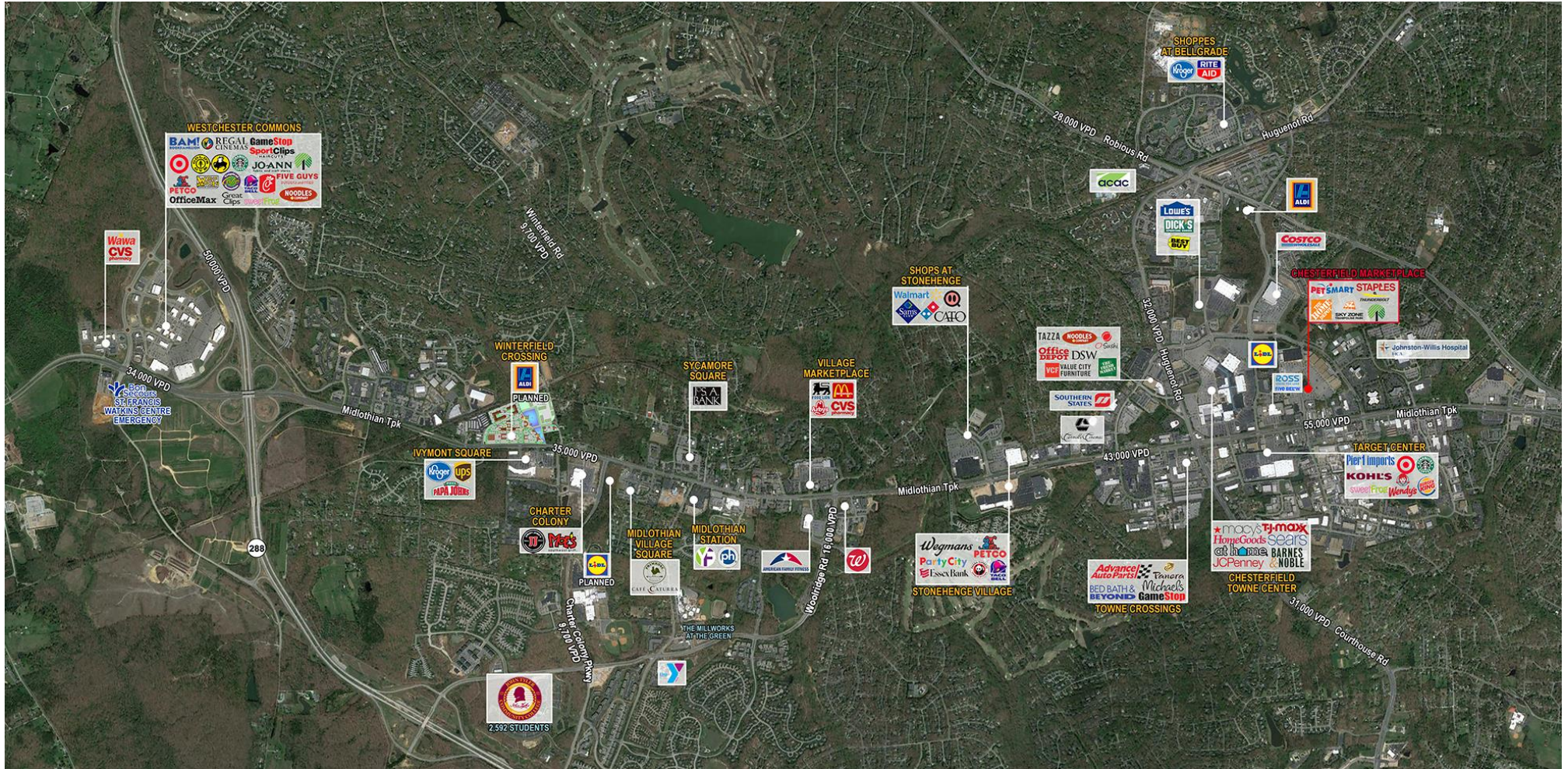




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