



LAND FOR SALE/BUILD TO SUIT

11151 RESEARCH PLAZA WAY

11151 RESEARCH PLAZA WAY, RICHMOND, VA 23236



11151 RESEARCH PLAZA WAY

11151 RESEARCH PLAZA WAY, RICHMOND, VA 23236

PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price: Subject To Offer
Lot Size: 0.5 Acres
Zoning: C-5

PROPERTY OVERVIEW

Pad ready, site plan approved 0.5 acre of land for sale, located directly behind WaWa along heavily traveled Midlothian Corridor. Ideal for automotive use. Seller will consider building to suit for tenant.

PROPERTY HIGHLIGHTS

- 0.5 acre parcel
- Automotive uses all by right
- Site plan pending approval
- Signage on Midlothian Turnpike
- 52,000 VPD on Midlothian Turnpike
- Close proximity to Chesterfield Towne Center

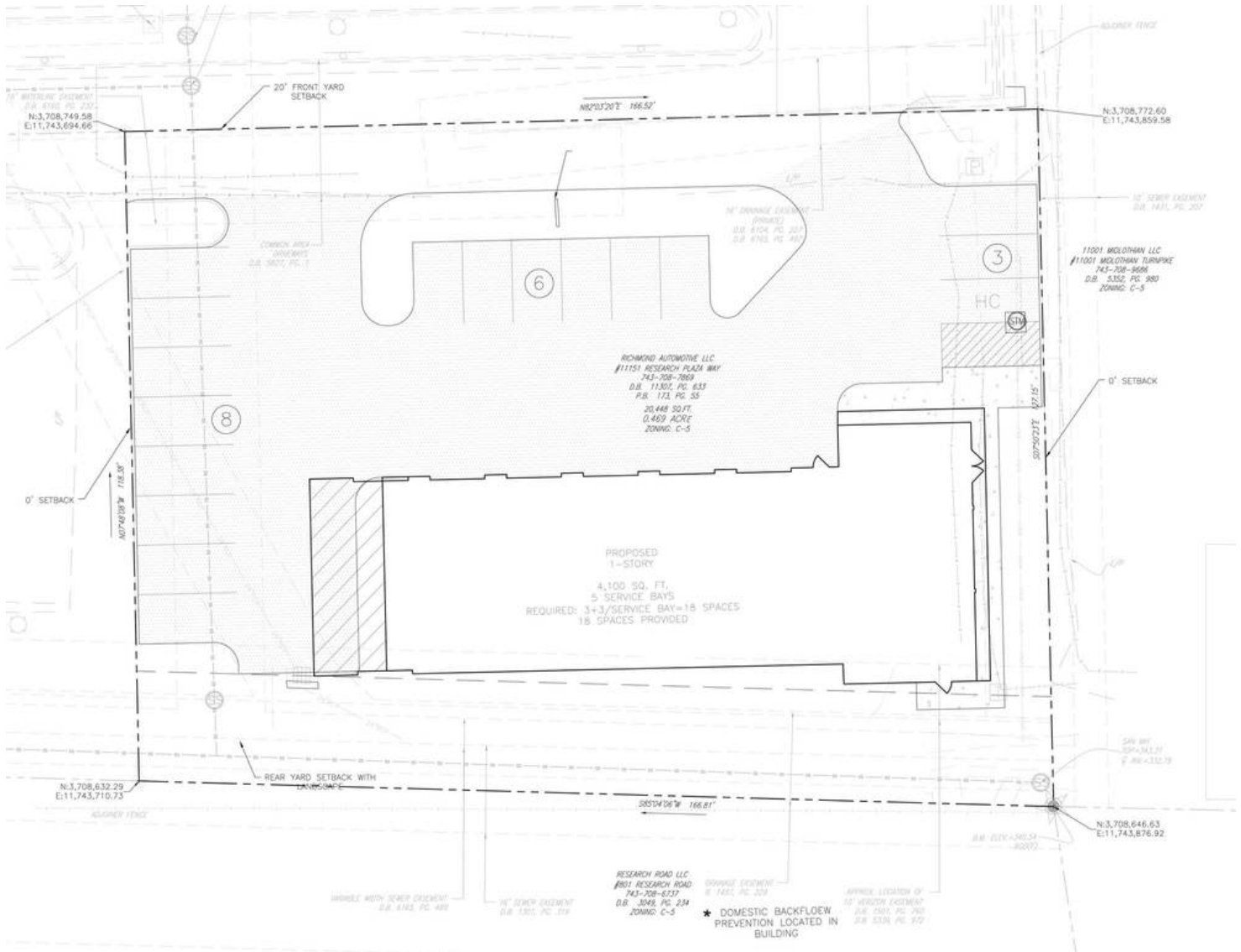
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,943	20,581	46,074
Total Population:	4,575	52,415	118,660
Average HH Income:	\$73,894	\$93,610	\$100,279

11151 RESEARCH PLAZA WAY

11151 RESEARCH PLAZA WAY, RICHMOND, VA 23236

CONCEPTUAL PLAN

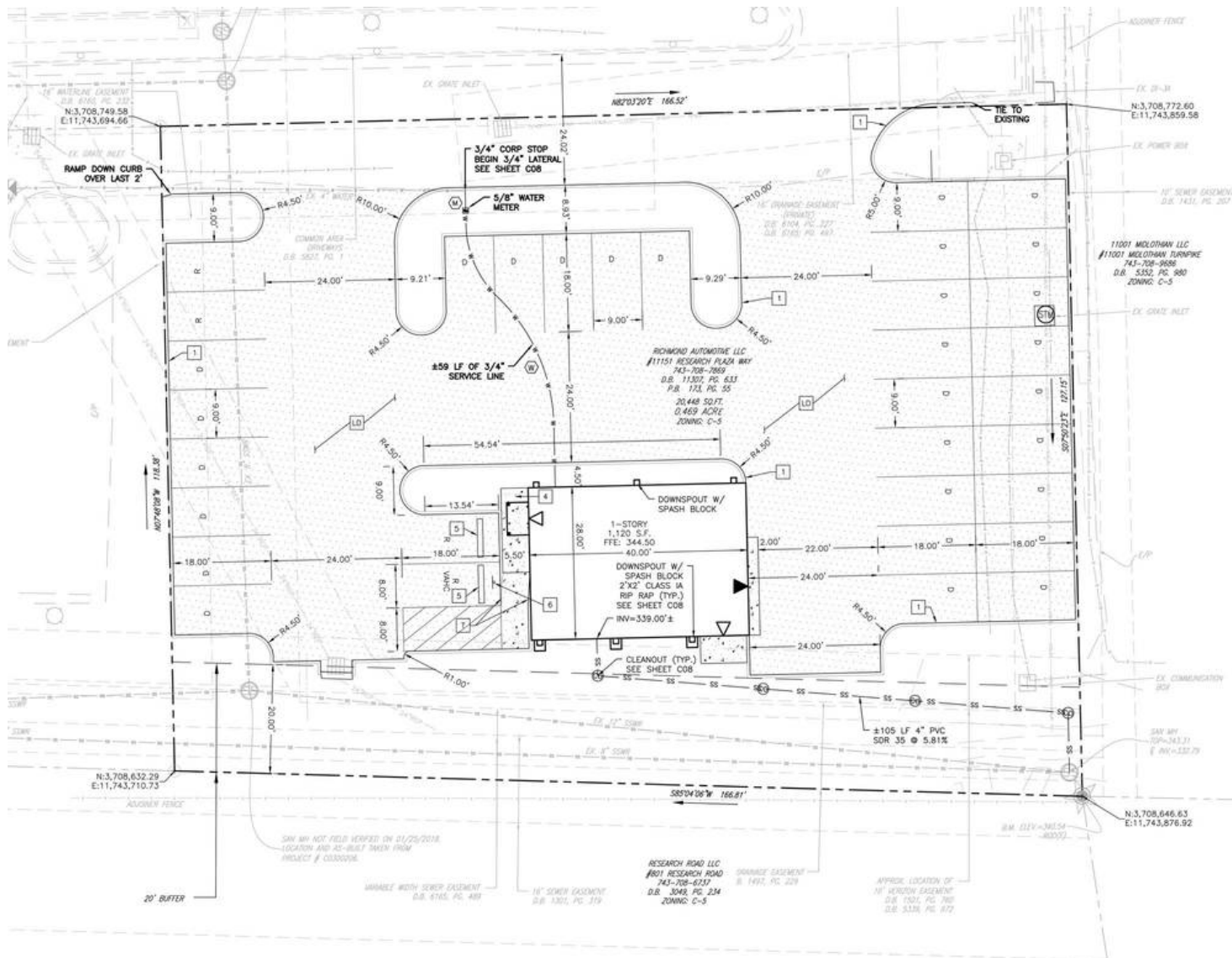


5-BAY AUTO SERVICE FACILITY

11151 RESEARCH PLAZA WAY

11151 RESEARCH PLAZA WAY, RICHMOND, VA 23236

UTILITY AND LAYOUT



 AUTO SALES LOT WITH 1,120 SF OFFICE

RETAILER MAP

ROBIOUS RD 28,000 VPD

HUGUENOT RD 46,000 VPD

CHESTERFIELD TOWNE CENTER

at home
The Home Décor Superstore

Sears

JCPenney

HomeGoods

LENSCRAFTERS

CHIPOTLE MEXICAN GRILL

Chick-fil-A

Qdoba MEXICAN GRILL

BARNES & NOBLE BOOKSELLERS

ANN TAYLOR

LOFT

OLD NAVY

sunglass hut

macy's

CHESTERFIELD MARKETPLACE

PET SMART

DOLLAR TREE

STAPLES

POCONO CROSSING

Burlington
Tuesday Morning

MIDLOTHIAN TPKE 51,000 VPD

CHESTERFIELD TOWN CENTER PLAZA

ROSS DRESS FOR LESS

five BELOW

MEN'S WEARHOUSE

CHESTERFIELD CROSSING

TARGET KOHL'S

STARBUCKS

Pier 1 imports

37,000 VPD

COURTHOUSE RD

TOWNE CROSSING

BED BATH & BEYOND

Michaels

Panera BREAD

Advance Auto Parts

DSW

THE FRESH MARKET

Office DEPOT

VCF VALUE CITY FURNITURE

mellow MUSHROOM

CAVA Mezze Grill

FIRST WATCH

EyePlace OPTOMETRY PC

LIDL

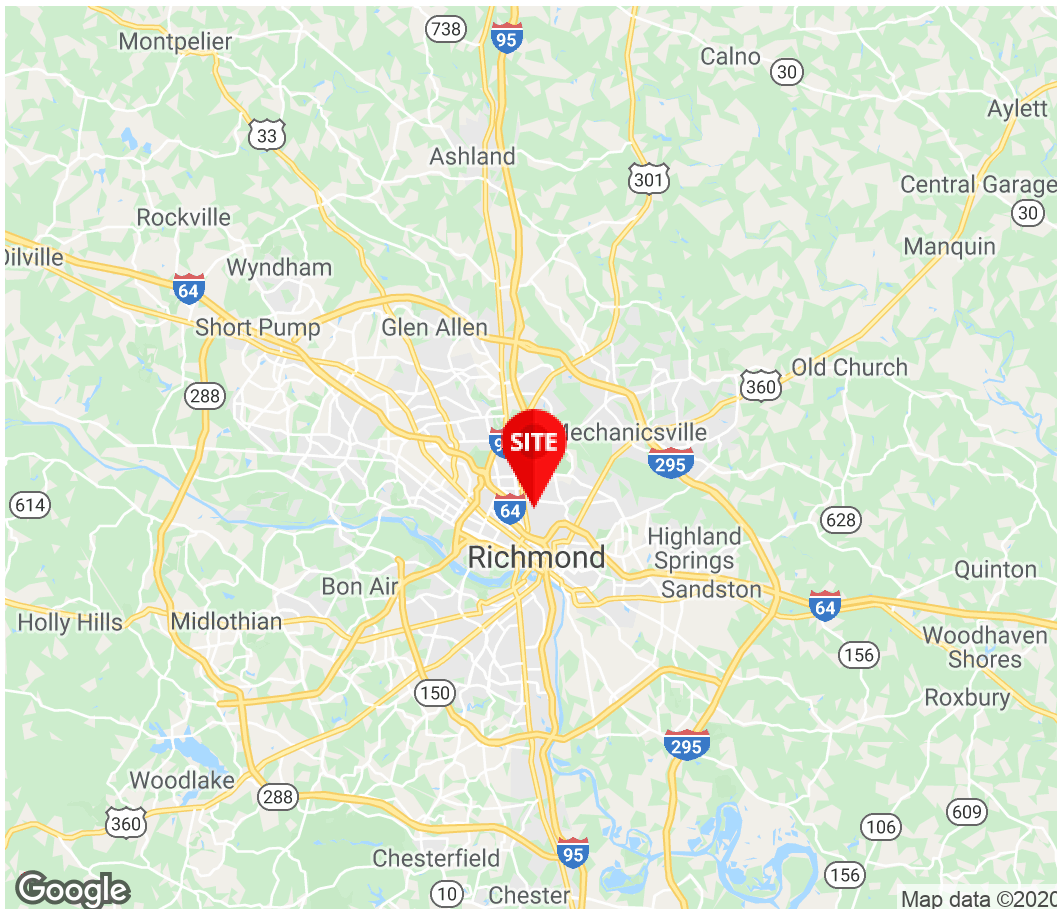
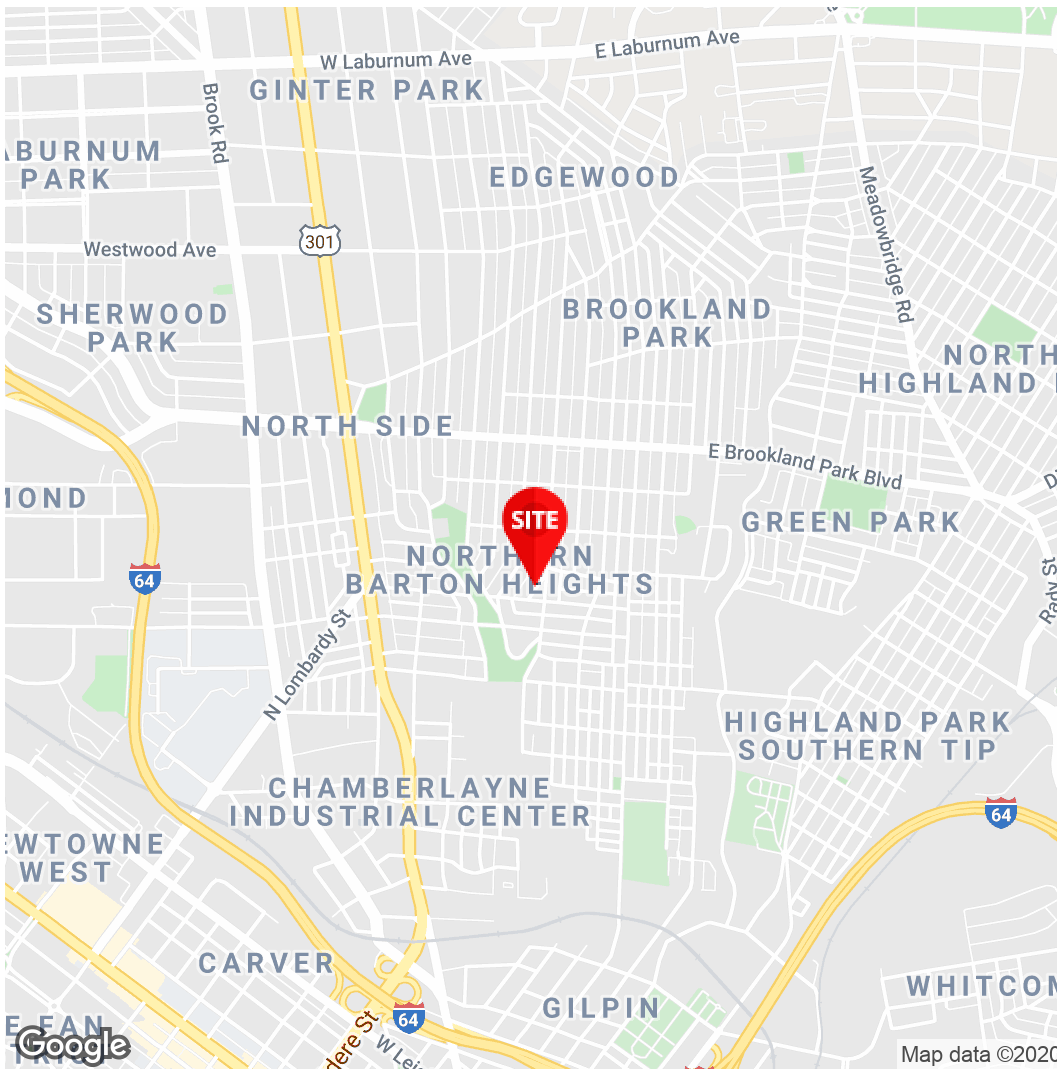
THE HOME DEPOT

BEST BUY

DICK'S SPORTING GOODS

LOWE'S

COSTCO WHOLESALE



Cheryle Toy
 Vice President
 804.977.2092
 Ctoy@divaris.com

Read Goode
 Senior Vice President
 804.335.0554
 Rgoode@divaris.com

The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.