# NET LEASE INVESTMENT TEAM PRESENTS:

## THE CORNER SHOPS



11530-11546 MIDLOTHIAN TPKE. | RICHMOND (MIDLOTHIAN), VA



#### Terms of Sale

**OFFERING PRICE: \$5,162,155** 

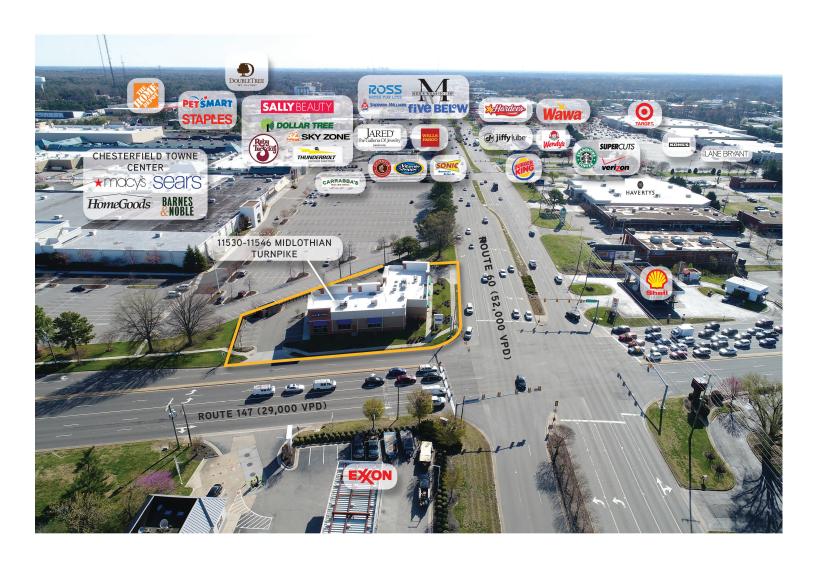
CAP RATE: 6.50% SIZE: ± 8,120SF

> 100% leased high quality stabilized asset

- > **A+ Location** Property is an outparcel to Chesterfield Towne Center (1,019,193 SF)
- > 82,418 daytime employee population in a 5 mile radius
- > Mature submarket with 121,371 population within 5 miles of the property
- > Affluent location with incomes exceeding \$115,000 in a 3 mile radius
- Area Tenants Include: Chesterfield Towne Center, Target, Costco, Walmart, Sam's Club, AMC, The Home Depot, Lowe's, Bed Bath & Beyond, Dick's Sporting Goods, Kohl's, Costco, Petsmart, Staples, Carmax, The Fresh Market, DSW, Chick-fil-A, Panera, Starbucks, and many more.

#### Contact Us

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### Please Conact:

