

AVAILABLE
SEPT. 2019

STARBUCKS COFFEE

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GOLD'S GYM

Space available soon next door to
busy 6,500 member gym!

FOR LEASE | Shops at the Arboretum
9111 Midlothian Turnpike | Richmond, VA 23236

PROPERTY DESCRIPTION

The 102,388 sq. ft. center is located on Midlothian Turnpike at Powhite Parkway. Behind it is over a half-million square feet of Class "A" office space which is home to over 8,000 employees.

Midlothian Turnpike is saturated with retail developments, medical complexes, automobile dealerships, office parks, municipal offices, hotels, industrial facilities, churches, schools, and neighborhoods.

TRAFFIC COUNTS: 60,000 VPD - on Midlothian Turnpike (Route 60)
51,000 VPD - on Powhite Parkway (Route 76)



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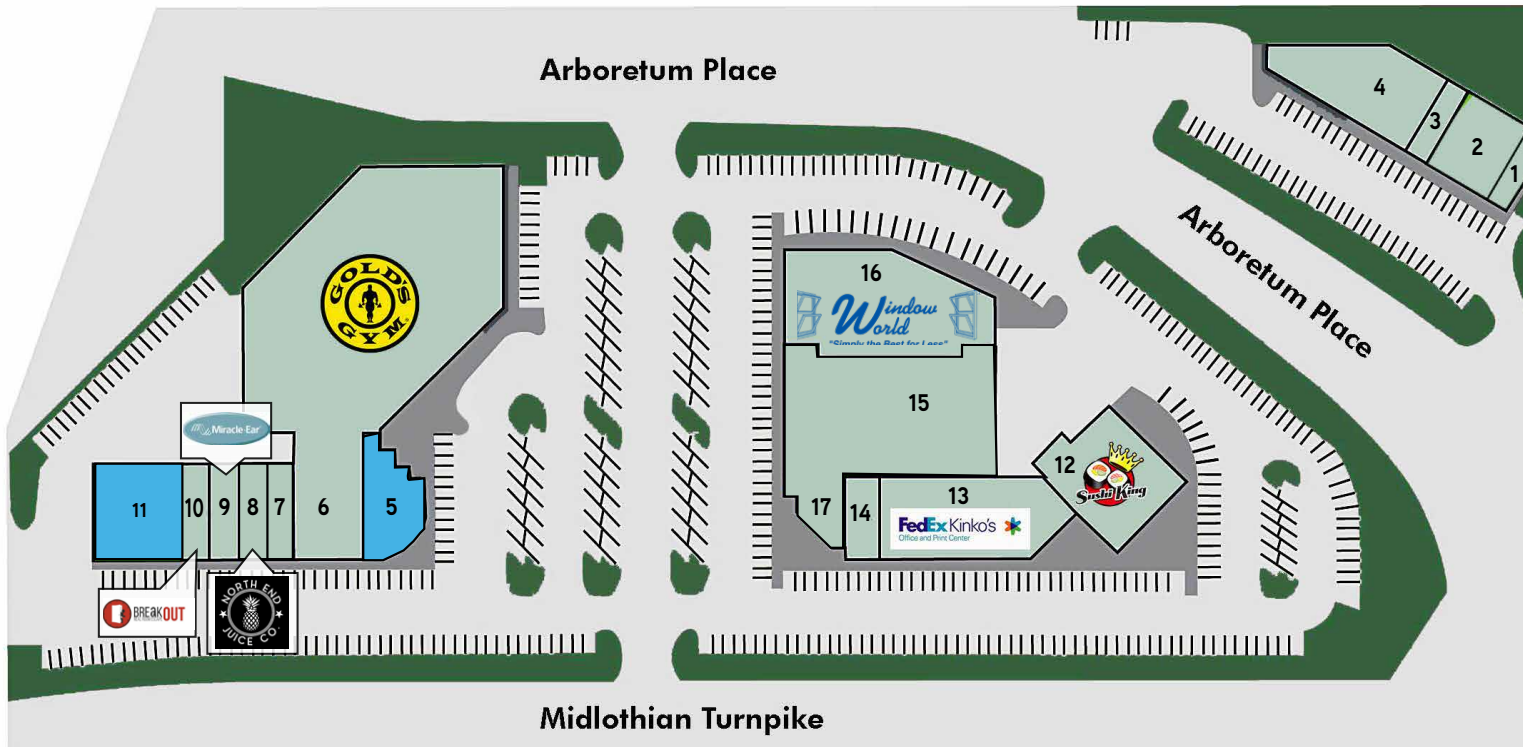
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PROPERTY SUMMARY

ADDRESS:	9111 Midlothian Turnpike, Chesterfield County, Richmond, VA 23236 At the intersection of Route 60 and Route 76		
CENTER SIZE:	102,388 SF		
AVAILABLE:	Unit 5:	2,000 SF	<i>(coming available September 2019; covered patio included!)</i>
	Unit 11:	3,430 SF	
LEASE RATE:	Contact Agent for pricing *Major incentives for qualified prospects		
CAM, TAXES & INSURANCE:	\$3.50/PSF		
ZONING:	C-5		
SURROUNDING RETAIL:	Kroger, Stein Mart, Marshalls, AC Moore, Burlington Coat Factory, Toys-R-Us, Costco, Lowe's, Bed Bath & Beyond, Michael's, Sam's Club, Walmart, Wegmans, the tenants of Midlothian Square Mall and many more!		
TRAFFIC COUNTS:	60,000 VPD - on Midlothian Turnpike (Route 60) 51,000 VPD - on Powhite Parkway (Route 76)		
FEATURES:	Available Pylon Signage Signalized Entrance Ample Parking		



SITE PLAN



TENANT ROSTER

UNIT #	TENANT	SF
1	Fred Astaire Dance Studio	2,000
2	Fred Astaire Dance Studio	2,000
3	Carlson's Studio	1,000
4	Little Piece of Mind	6,000
5	AVAILABLE (SEPT. 2019)	2,000
6	Gold's Gym	39,003
7	*Office	1,050
8	North End Juice Company	1,237
9	Miracle Ear	1,237
10	Breakout	2,065
11	AVAILABLE	3,430
12	Sushi King	6,139
13	FedEx Office	7,242
14	Glamour Nails	1,288
15/17	City Church	11,330 1,733
16	Window World	13,860

PHOTOS



AERIAL VIEW



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DEMOGRAPHIC FACTS	1 Mile	3 Miles	5 Miles
Population	7,566	61,034	166,798
Average HH Income	\$75,904	\$82,924	\$85,546
Daytime Population	10,185	73,492	155,352



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