

RETAIL FOR LEASE | TWO SPACES LEFT!

VILLAGE MARKETPLACE

13100 Midlothian Turnpike
Midlothian, VA 23113



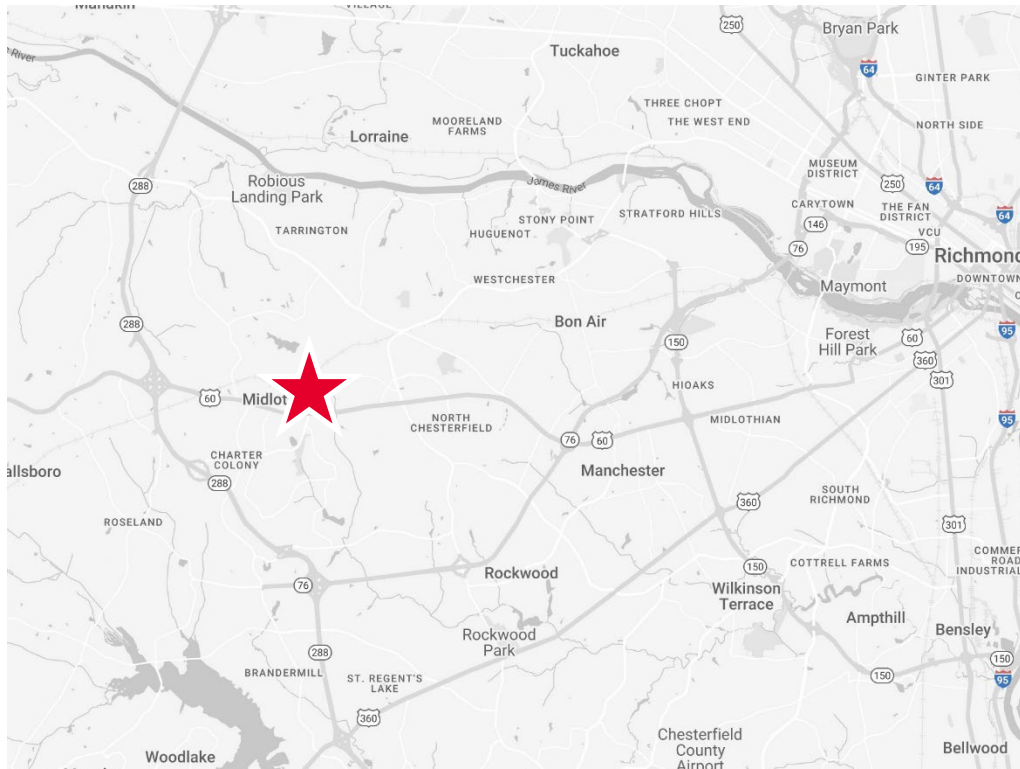
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THALHIMER

PROPERTY OVERVIEW




HIGHLIGHTS



ZONING
C-3, ALLOWING FOR VARIOUS USES



OCCUPANCY
CONSISTENTLY MAINTAINED NEAR 100%



ACCESS
DEDICATED TURN LANE



±40,000 VPD - MIDLOTHIAN TPKE. (Route 60)

±45,000 VPD - ROUTE 288

FEATURES

- 680 SF Available
- 1,200 SF of Prime Retail Space Available Immediately
- Food Lion-Anchored Shopping Center - steady foot traffic and built-in customer base
- Dynamic Tenant Mix - national, regional, and local retailers serving one of Richmond's most affluent trade areas
- Highly Visible Location - directly off Midlothian Turnpike, just 2.5 miles from Rt. 288
- Flexible C-3 Zoning - ideal for retail, service, and restaurant uses
- Convenient Accessibility - multiple entry points with easy ingress/egress
- Future Growth - +2,300 multifamily units planned within a 2-mile radius, driving even more demand
- Signalized Intersection - prominent corner positioning ensures maximum visibility and traffic flow



JOIN TENANTS



DEMOGRAPHICS

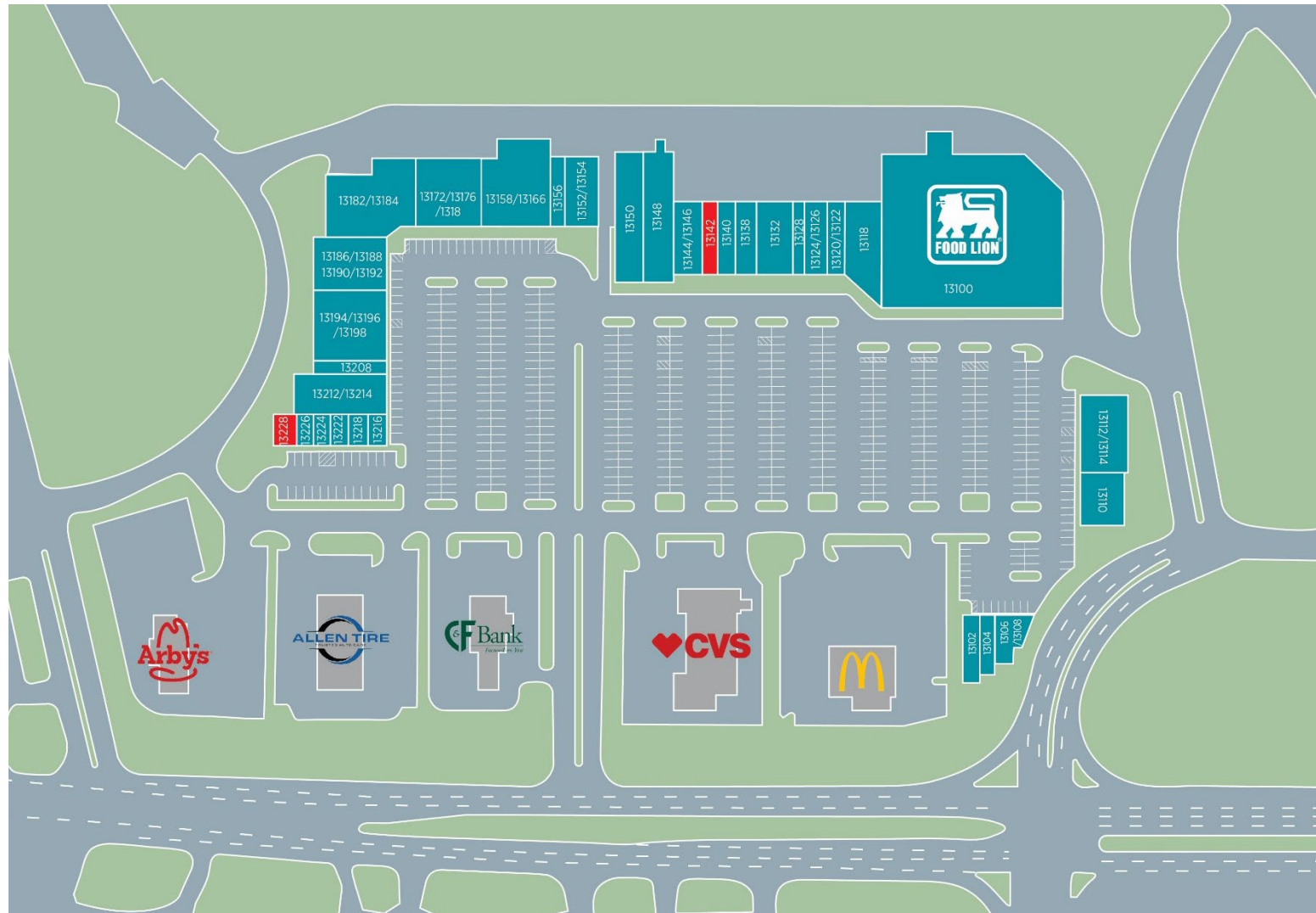


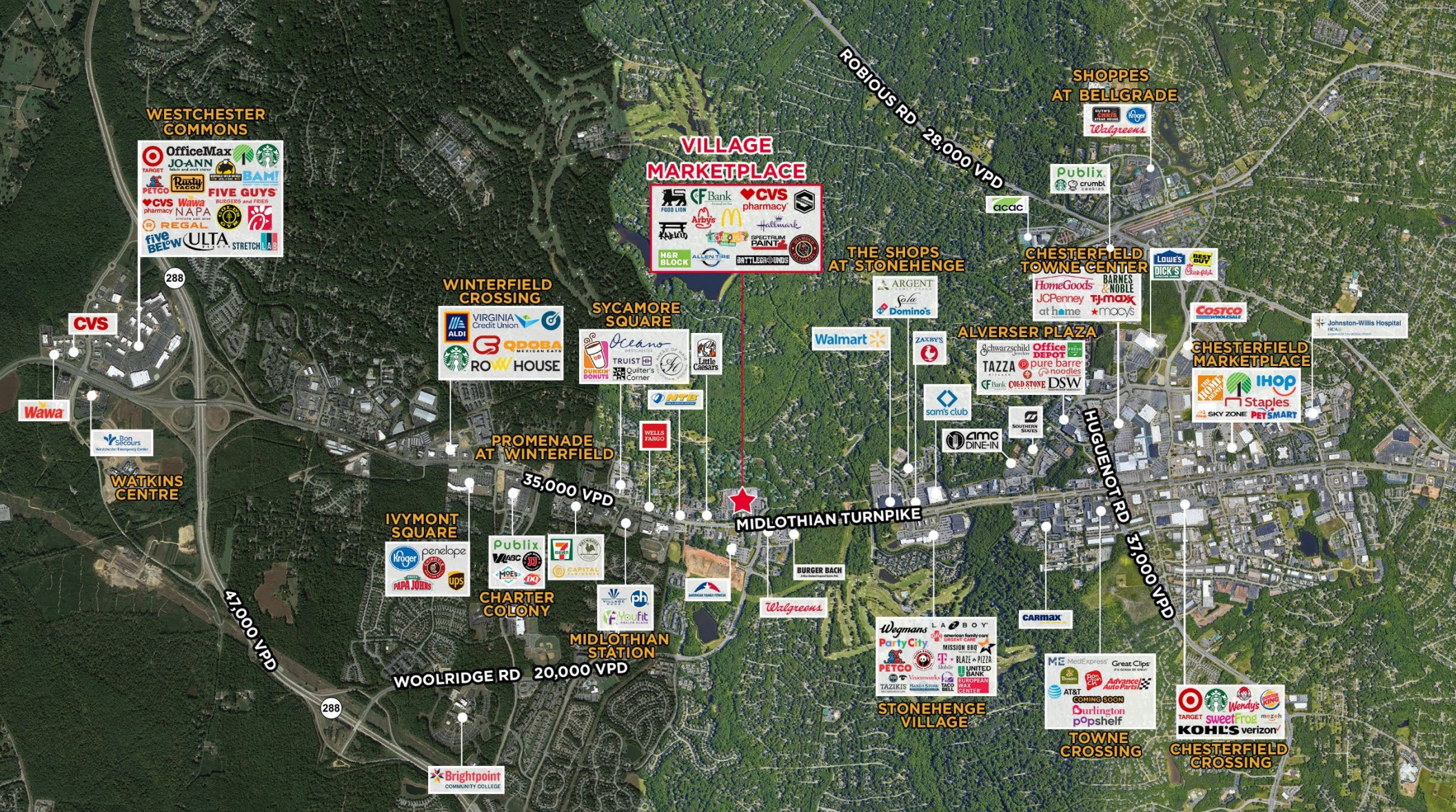
	1 MILE	2 MILES	3 MILES	5 MILES
Population	7,481	24,753	57,044	119,349
Households	3,063	9,683	22,259	46,044
Avg. Household Income	\$146,259	\$154,803	\$157,636	\$150,806
Daytime Population	8,287	29,974	63,416	117,881
Education (Bachelors+)	63.3%	65.1%	63.5%	58.3%



CENTER SITE PLAN

<u>UNIT</u>	<u>TENANT</u>	<u>SF</u>
13100	Food Lion	36,804
13102	Mariner Finance	1,600
13104	Jim Boyce Agency	1,400
13106/13108	Kidtopia Salon	2,000
13110	Tu Left Feet	3,600
13112/13114	Hallmark	5,700
13118	KidStrong	3,600
13120/13122	Siam Paragon	2,400
13124/13126	Saheb Indian Bistro	2,400
13128	Hearing Concepts	1,200
13132	Peking Restaurant	4,000
13138	H&R Block	2,000
13140	Kultivate Wellness	1,200
13142	AVAILABLE	1,200
13144/13146	Compass Chiropractic	2,400
13148	Prairie Grain Bread Co.	4,970
13150	Buckingham Antique Mall	5,600
13152/13154	Benjamin Moore	3,600
13156	Solomon Eye Associates	1,200
13158/13166	Kabuto	8,400
13172/13176/ 13180	Battle Grounds	7,200
13182/13184	Diamond Billiards	7,520
13186/13188/ 13190/13192	Top Nail & Day Spa	4,800
13194/13196/ 13198	Midlothian Book Exchange	7,200
13208	The Confident Barbershop	3,140
13212/13214	Big Chile	2,000
13216	Cigarettes Plus	800
13218	Critter Town Too	800
13222	Elim Alterations & Shoe Repairs	800
13224	nudeFX Luxury Spray Tans	800
13226	Alexis Suzanne Hair	800
13228	AVAILABLE	680





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