

RETAIL FOR LEASE

VILLAGE MARKETPLACE

13100 Midlothian Turnpike
Midlothian, VA 23113



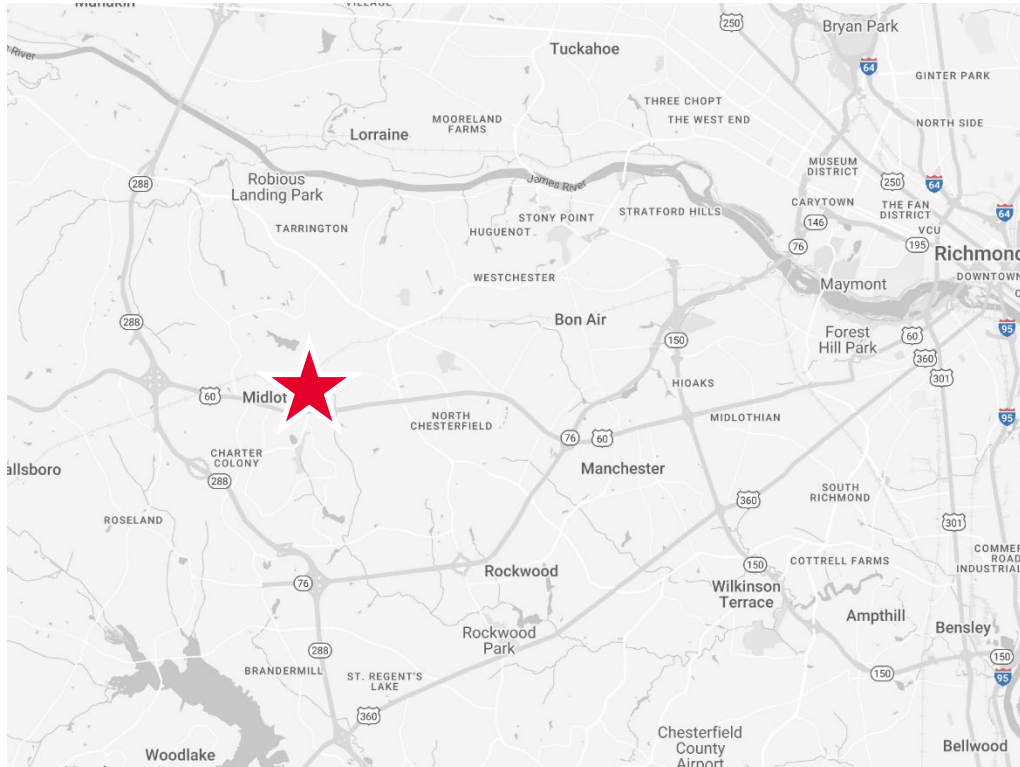
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THALHIMER

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

- 3,140 SF SECOND GENERATION RESTAURANT SPACE
- 1,200 - 5,600 SF RETAIL SPACE
- Food Lion anchored shopping center
- Diverse tenant mix in one of the most affluent areas of Richmond
- Located off Midlothian Turnpike, just 2.5 miles from Route 288
- C-3 zoning allows for a variety of uses
- Multiple points of access
- \pm 2,300 multi family units coming soon within 2-mile radius
- Signalized intersection



JOIN TENANTS



DEMOGRAPHICS



**5,242
TOTAL
POPULATION**



**\$142,998
AVERAGE
INCOME**

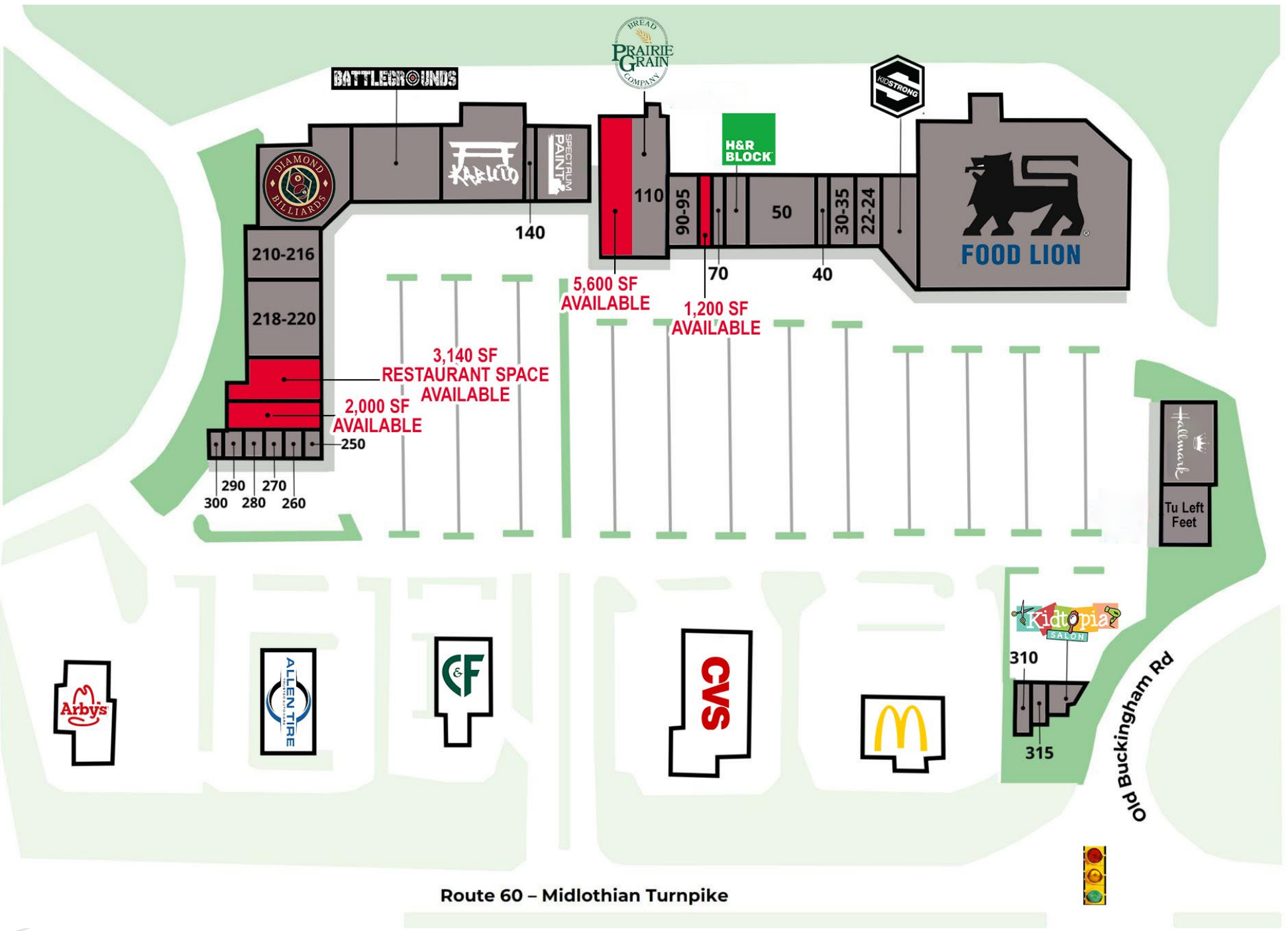


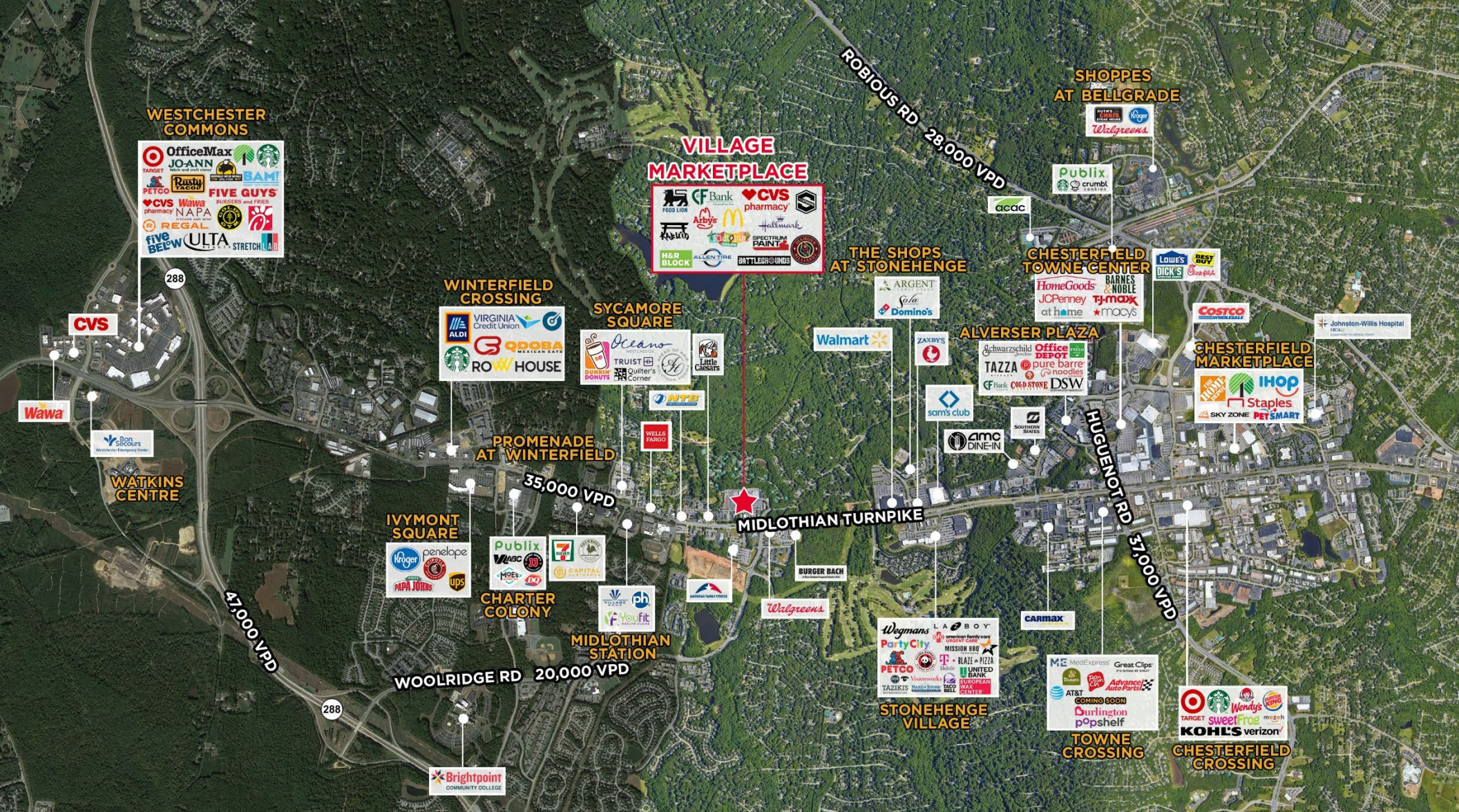
**6,354
DAYTIME
POPULATION**



	1 MILE	2 MILES	3 MILES	5 MILES
Population	5,242	23,085	52,979	113,430
Households	2,264	8,965	20,570	43,367
Avg. Household Income	\$142,998	\$159,665	\$167,401	\$159,042
Daytime Population	6,354	26,424	60,684	112,914
Education (Bachelors+)	59.5%	64.1%	63.5%	58%

CENTER SITE PLAN





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