



**BRING ALL  
OFFERS!**

**FOR LEASE | 9111 Midlothian Turnpike | Richmond, VA 23236**

#### PROPERTY DESCRIPTION

**2 AVAILABLE UNITS - 1,000 - 1,237 SF**

Gold's Gym is the busiest location in Richmond

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 12,000 employees.

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

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

#### TRAFFIC COUNTS:

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

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Accelerating success.



## 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 3: 1,000 SF Unit 8: 1,237 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







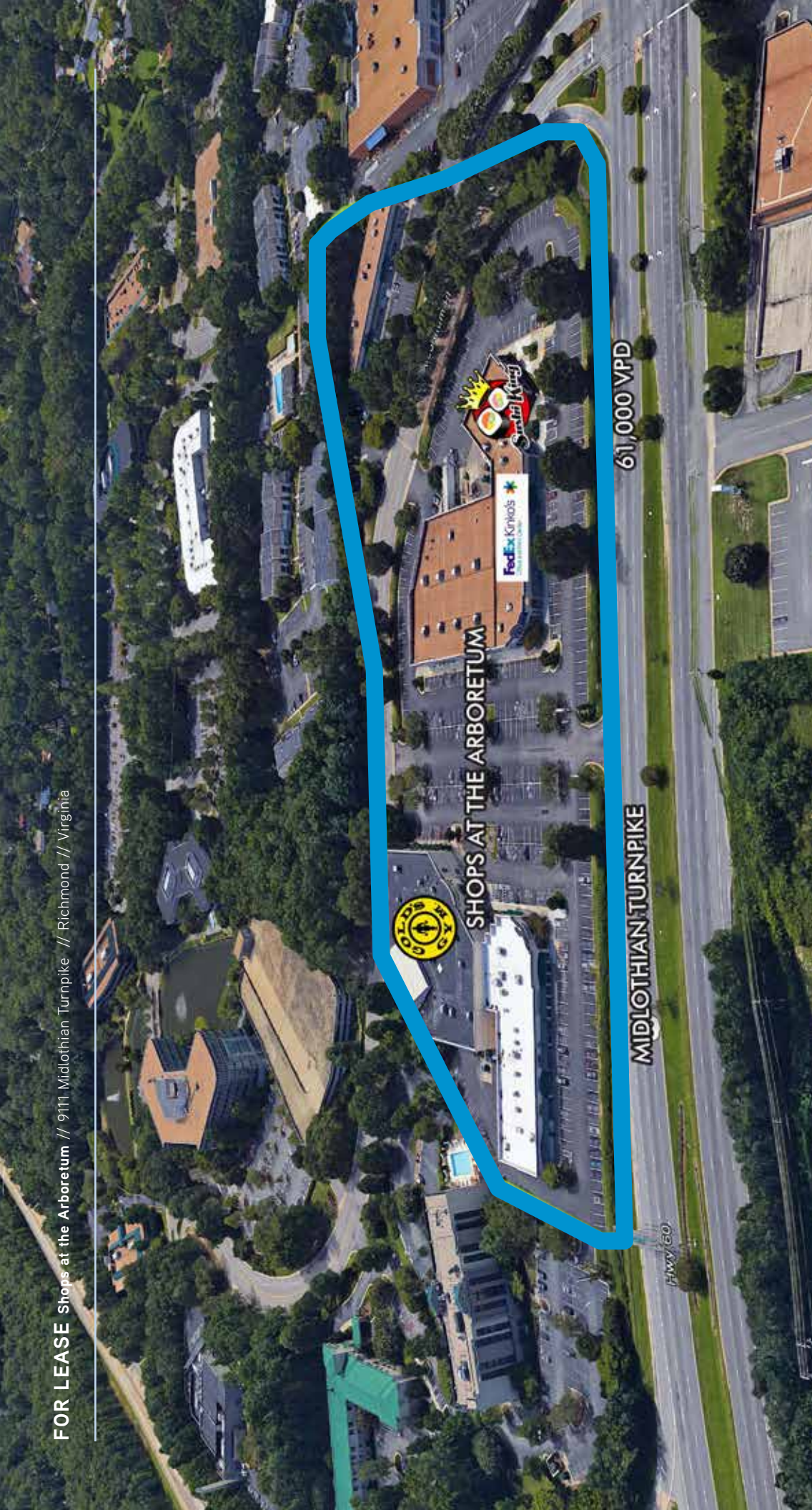


AERIAL VIEW





FOR LEASE Shops at the Arboretum // 9111 Midlothian Turnpike // Richmond // Virginia



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