

# FOR SALE

21,204 SF

Fully Leased



Specter Properties, Inc.  
P.O. Box 2455  
Chesterfield, VA 23832

## Village Square Shopping Center

Midlothian, Virginia



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804-777-7070

13811-13831 Village Place Drive

Midlothian, VA 23114

# Property Summary

## Village Square Shopping Center

Midlothian, VA 23114

### THE NUMBERS

Sale Price:	\$5,942,000
Cap Rate:	7.02%
Lease Type:	NNN/MG
Square Feet:	21,204
Lot Size	1.65 AC
Year Built:	2008

[CLICK HERE FOR PROPERTY VIDEO](#)

### THE OVERVIEW

Village Square Shopping Center is a fully leased, multi-tenant center ideally located in the heart of Midlothian, Virginia, an affluent and historically significant suburb of Richmond. Just off Midlothian Turnpike, the center offers easy access and good visibility from a high-volume corridor in Chesterfield County. Anchored by the Midlothian location of Capital Ale House, one of the area's largest locally owned restaurant chains, the center features 21,204 square feet of rentable space on 1.65 acres of land. The property offers triple net and modified gross lease structures, and more than half of the current tenants have occupied their space for over 10 years.



**Specter Properties, Inc. - 804-777-7070**

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### THE AREA

Midlothian is a highly desirable suburb southwest of Richmond known for its top-rated schools, family-friendly atmosphere and a strong blend of historic charm with modern, rapid development. The area is affluent with average household incomes of more than \$132,000 within a five-mile radius of the property.

The colonial-style building offers ample parking, two entrances, and is surrounded by up-scale office and retail space and a private pre-school.

This is an exceptional opportunity to purchase an ideally located, fully leased shopping center with strong operating income and high returns.

### CURRENT TENANTS

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Capital Ale House

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Winston's Humidor

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Katana Sushi

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Serendipity Hair Studio

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Exquisite House Pilates & Wellness

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Youthful Beginnings

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Spa-Tacular Parties

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# Additional Photos

## Village Square Shopping Center

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# Additional Photos

## Village Square Shopping Center

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