

CHESTERFIELD TOWN CENTER

11500 MIDLOTHIAN TURNPIKE
RICHMOND, VA 23235



OFFERING SUMMARY

Available SF:	1,560 SF
Lease Rate:	\$35.00 SF/yr (NNN)
Zoning:	O,B,C
Parking:	4,000+
Road Frontage:	25'

PROPERTY OVERVIEW

This is a rare opportunity to secure a successful restaurant location in the highly desired Chesterfield Town Center/Midlothian markets. This space is visible from high-traffic Midlothian Turnpike and had a hot run as a Jimmy John's restaurant. FF & E will convey - there is no hood or oven. Triple sink, walk-in fridge, walk-in freezer, vertical warming oven, cold bar, booths, high tops, and bar stools included.

PROPERTY HIGHLIGHTS

- High foot traffic and vehicle traffic
- Exterior location, not in Food Court
- Closest mall entrances with signals allow easy and immediate access for vehicular traffic
- CTC serves a vibrant and affluent community

BETSY MANGUM

804.464.3898
betsy.mangum@sperityventures.com

NATHAN HUGHES

804.464.3898
nathan@sperityventures.com

SPERITY

REAL ESTATE
VENTURES

RETAIL PROPERTY FOR LEASE

CHESTERFIELD TOWN CENTER

11500 MIDLOTHIAN TURNPIKE
RICHMOND, VA 23235



BETSY MANGUM

804.464.3898
betsy.mangum@sperityventures.com

NATHAN HUGHES

804.464.3898
nathan@sperityventures.com

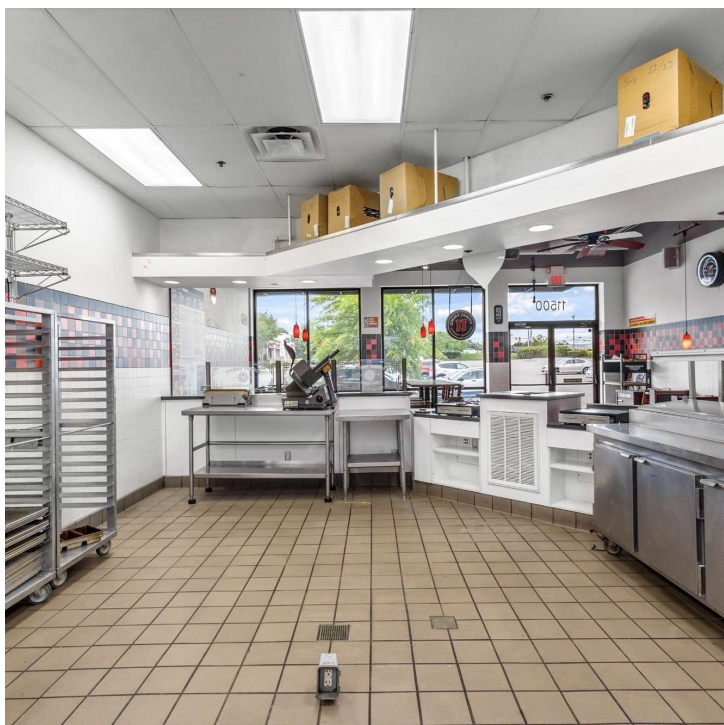
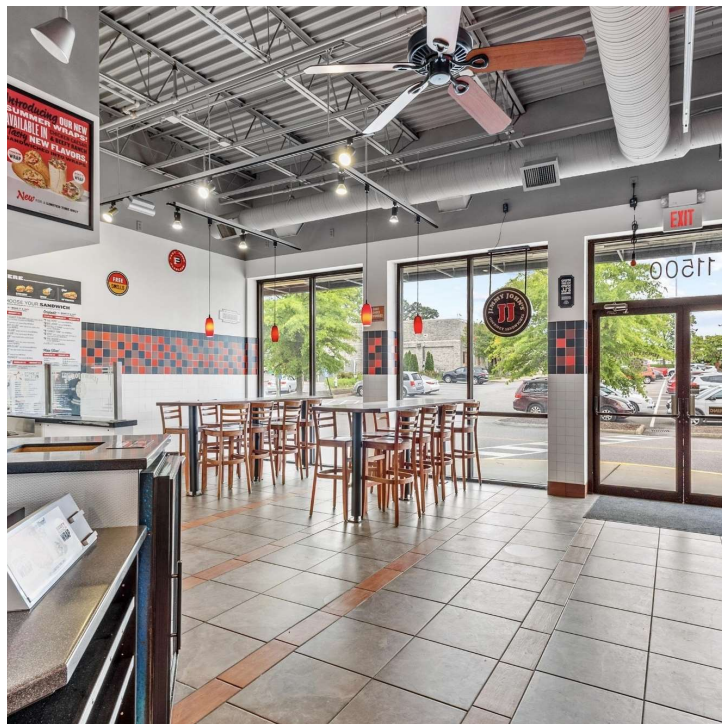
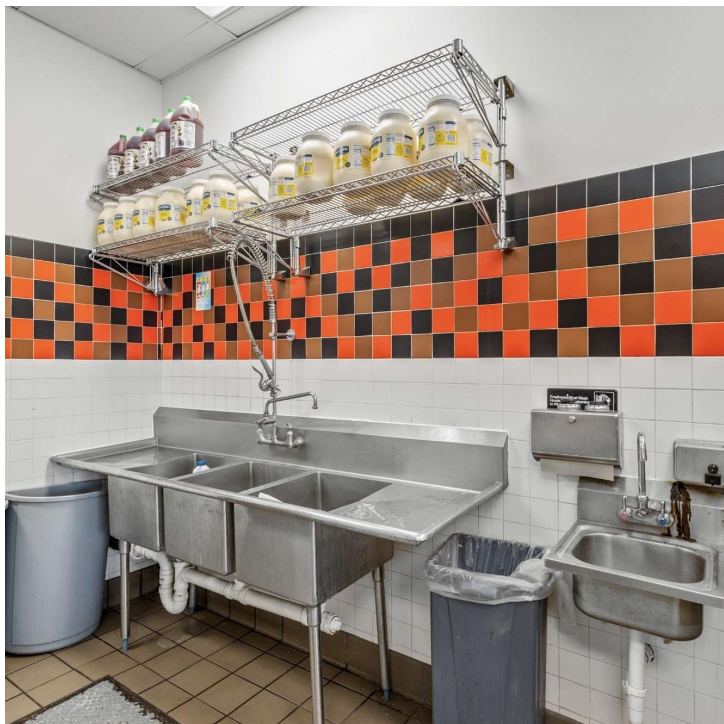
SPERITY

REAL ESTATE
VENTURES

RETAIL PROPERTY FOR LEASE

CHESTERFIELD TOWN CENTER

11500 MIDLOTHIAN TURNPIKE
RICHMOND, VA 23235



BETSY MANGUM

804.464.3898
betsy.mangum@sperityventures.com

NATHAN HUGHES

804.464.3898
nathan@sperityventures.com

SPERITY

REAL ESTATE
VENTURES

RETAIL PROPERTY FOR LEASE

CHESTERFIELD TOWN CENTER

11500 MIDLOTHIAN TURNPIKE
RICHMOND, VA 23235



Total scanned area: 1085 sq. ft

CAPTURED BY AQUATREEDESIGNS.COM | ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO INDEPENDENT VERIFICATION.

BETSY MANGUM

804.464.3898
betsy.mangum@sperityventures.com

NATHAN HUGHES

804.464.3898
nathan@sperityventures.com

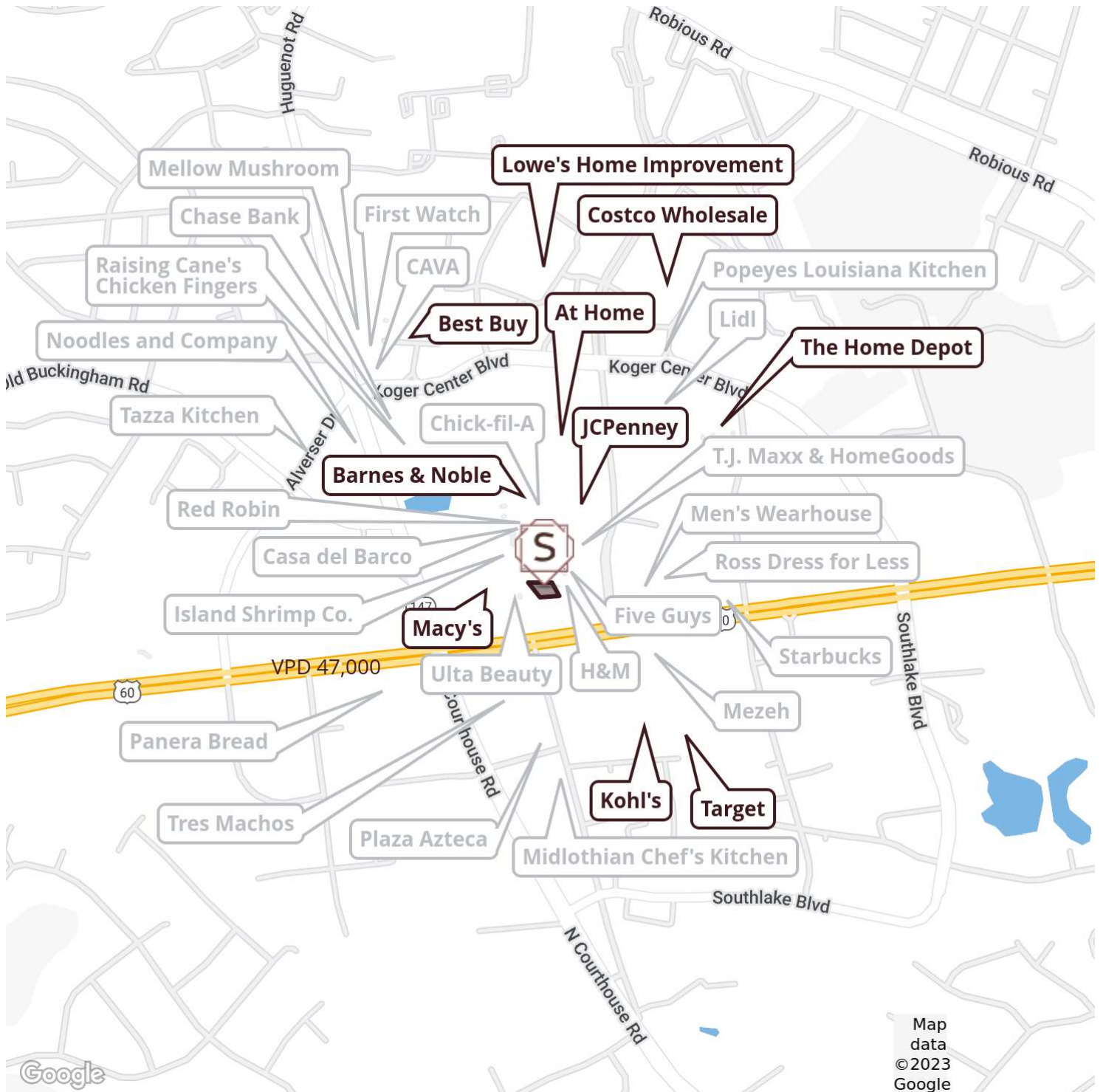
SPERITY

REAL ESTATE
VENTURES

RETAIL PROPERTY FOR LEASE

CHESTERFIELD TOWN CENTER

11500 MIDLOTHIAN TURNPIKE
RICHMOND, VA 23235



BETSY MANGUM

804.464.3898
betsy.mangum@sperityventures.com

NATHAN HUGHES

804.464.3898
nathan@sperityventures.com

SPERITY

REAL ESTATE
VENTURES

CHESTERFIELD TOWN CENTER

11500 MIDLOTHIAN TURNPIKE
RICHMOND, VA 23235



LIVE

- 24,818: Population within a 2 miles radius of subject property (2022)
- \$109,942: Average household income with a 2 mile radius from subject property (2022)

WORK

- 25,066: Employees who work within a 2 mile radius from subject property (2022)
- 2,401: Businesses within a 2 mile radius from subject property (2022)

PLAY

- \$41 Million: Total consumer spending on food away from home within a 2 miles radius from subject property (2022)
- \$7 Million: Total consumer spending on alcoholic beverages within a 2 mile radius from subject property (2022)

BETSY MANGUM

804.464.3898
betsy.mangum@sperityventures.com

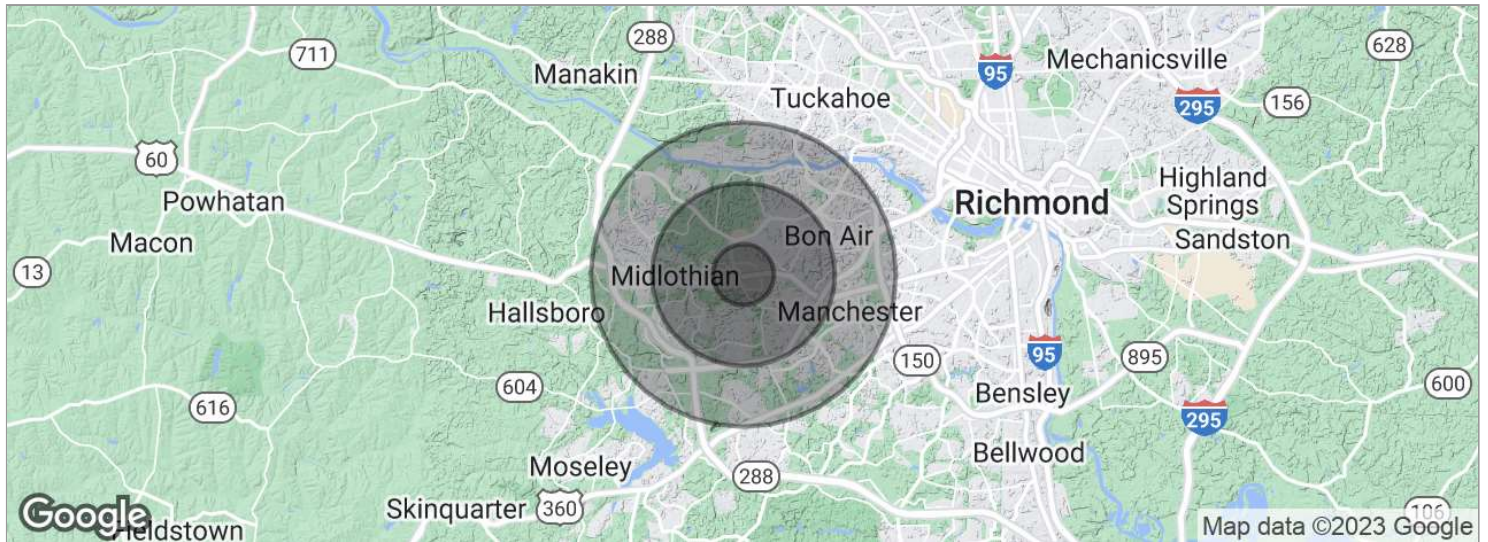
NATHAN HUGHES

804.464.3898
nathan@sperityventures.com

SPERITY
REAL ESTATE
VENTURES

CHESTERFIELD TOWN CENTER

11500 MIDLOTHIAN TURNPIKE
 RICHMOND, VA 23235



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,859	54,735	120,588
Median age	41.0	42.7	42.5
Median age (male)	41.3	42.1	41.2
Median age (Female)	41.0	42.7	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,211	22,087	49,520
# of persons per HH	2.2	2.5	2.4
Average HH income	\$87,898	\$115,683	\$120,329
Average house value	\$237,467	\$296,048	\$303,867

* Demographic data derived from 2020 ACS - US Census

BETSY MANGUM

804.464.3898
 betsy.mangum@sperityventures.com

NATHAN HUGHES

804.464.3898
 nathan@sperityventures.com

SPERITY

REAL ESTATE
 VENTURES