



RETAIL PROPERTY FOR LEASE

SHOPS AT RAILEY HILL

115 BROWNS WAY ROAD , MIDLOTHIAN, VA 23114



SHOPS AT RALEY HILL

115 BROWNS WAY ROAD , MIDLOTHIAN, VA 23114

PROPERTY SUMMARY



PROPERTY DESCRIPTION

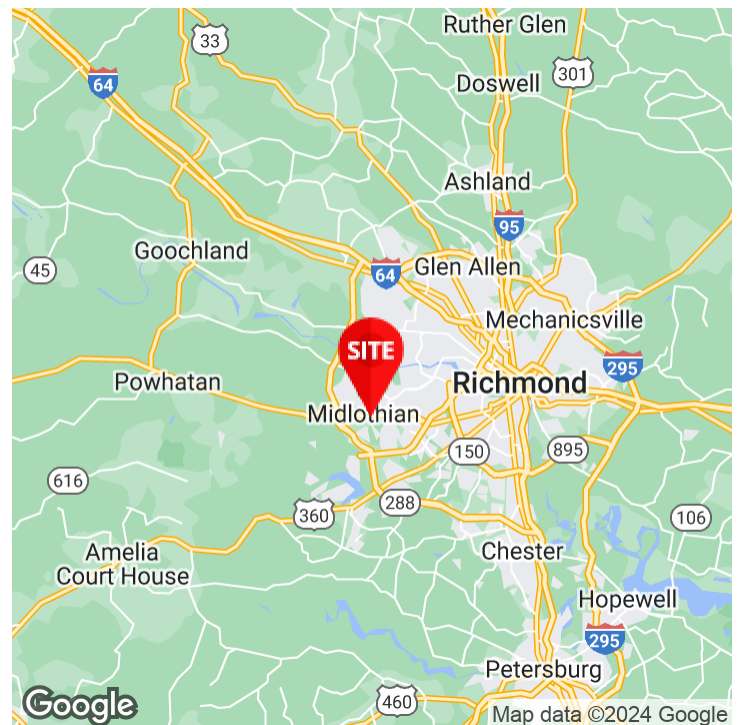
Shops at Railey Hill located along Midlothian Turnpike, a highly trafficked corridor with 58,000 vehicles per day.

PROPERTY HIGHLIGHTS

- Great visibility on Midlothian Turnpike
- Heavily traveled road
- Surrounded by national retailers
- Tenants include: Jo-Jo's Pizza, Idyllic Nails, and more

PROPERTY SUMMARY

Lease Rate:	Negotiable
Available SF:	1,100 SF
Lot Size:	0.98 Acres
Building Size:	14,528 SF
Traffic Count:	Midlothian Tpke. 58,000 VPD



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SITE PLAN



SHOPS AT RALEY HILL

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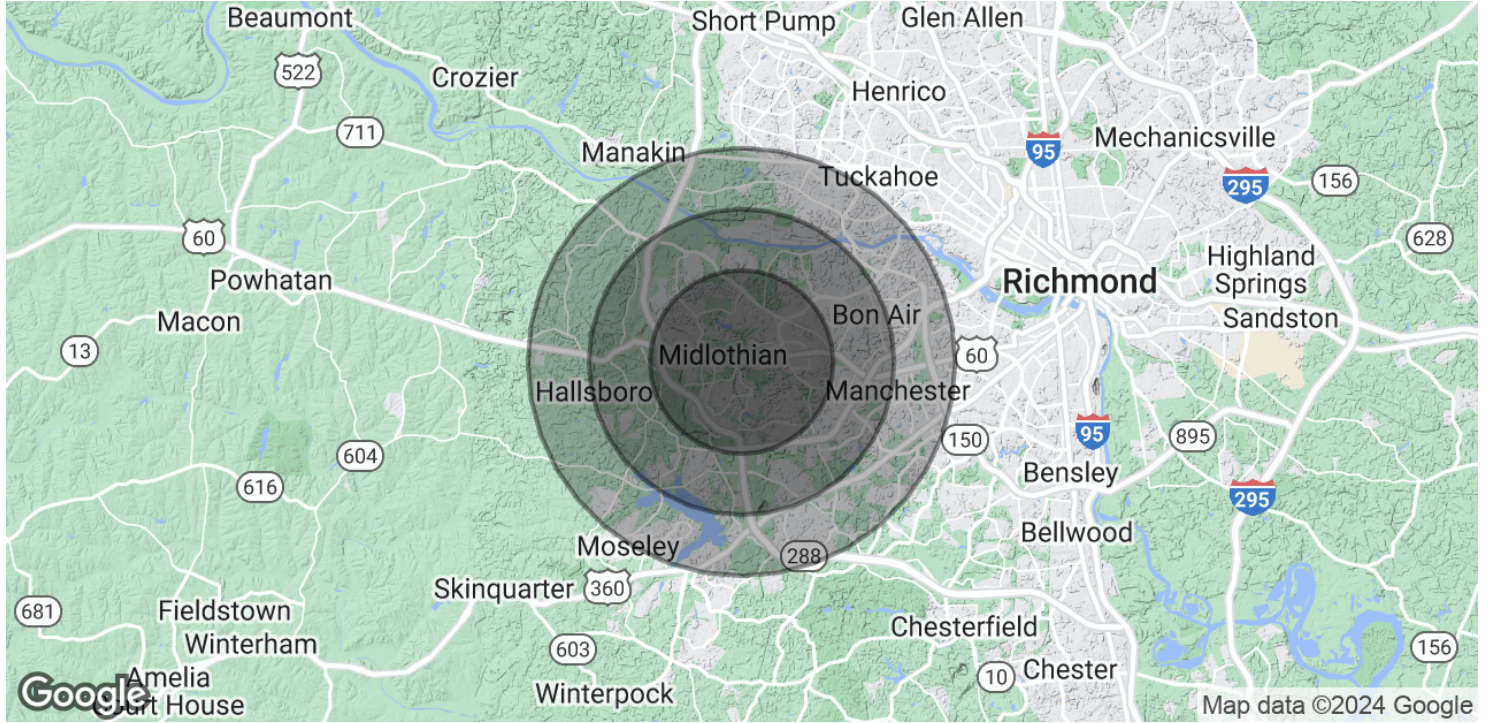
LOCAL AREA



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DEMOGRAPHICS MAP & REPORT



POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

3 MILES

43,239

40.5

37.7

42.8

5 MILES

99,999

39.7

37.9

41.1

7 MILES

177,686

39.6

38.2

40.7

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

3 MILES

15,907

2.7

\$112,231

\$441,909

5 MILES

37,695

2.7

\$106,843

\$396,093

7 MILES

68,159

2.6

\$101,942

\$349,498

* Demographic data derived from 2020 ACS - US Census