



Huguenot Road

The Belvedere
Apartments

Huguenot Village
Shopping Center

Robious Road

Summit at Bon Air
Apartments

Clairmont at
Chesterfield
Apartments



For Sale

11160 – 11170 Robious Road, North Chesterfield, VA 23238

4.23 acres available

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Property features

This 4-acre site located in Midlothian surrounds suburban North Chesterfield and Bon Air. Just over a mile away from Chesterfield Towne Center, the region's largest enclosed shopping center, this development would be an ideal location for families working in Richmond, VA. Midlothian offers a cost-efficient suburban area, with urban entertainment.

- > Great multifamily development opportunity
- > Current zoning is AG, but can be rezoned for R7-R9
- > Located just off Huguenot Road, only a 3-minute drive from the Midlothian Turnpike
- > Call for pricing



Specifications

SIZE	4.23 acres total (2 parcels)
PARCELS	1160 Robious Rd: 3.75 acres 11170 Robious Rd: 0.48 acres
UTILITIES	Onsite or nearby
FRONTAGE	Robious Road



Kaylin Phillips Farruggio

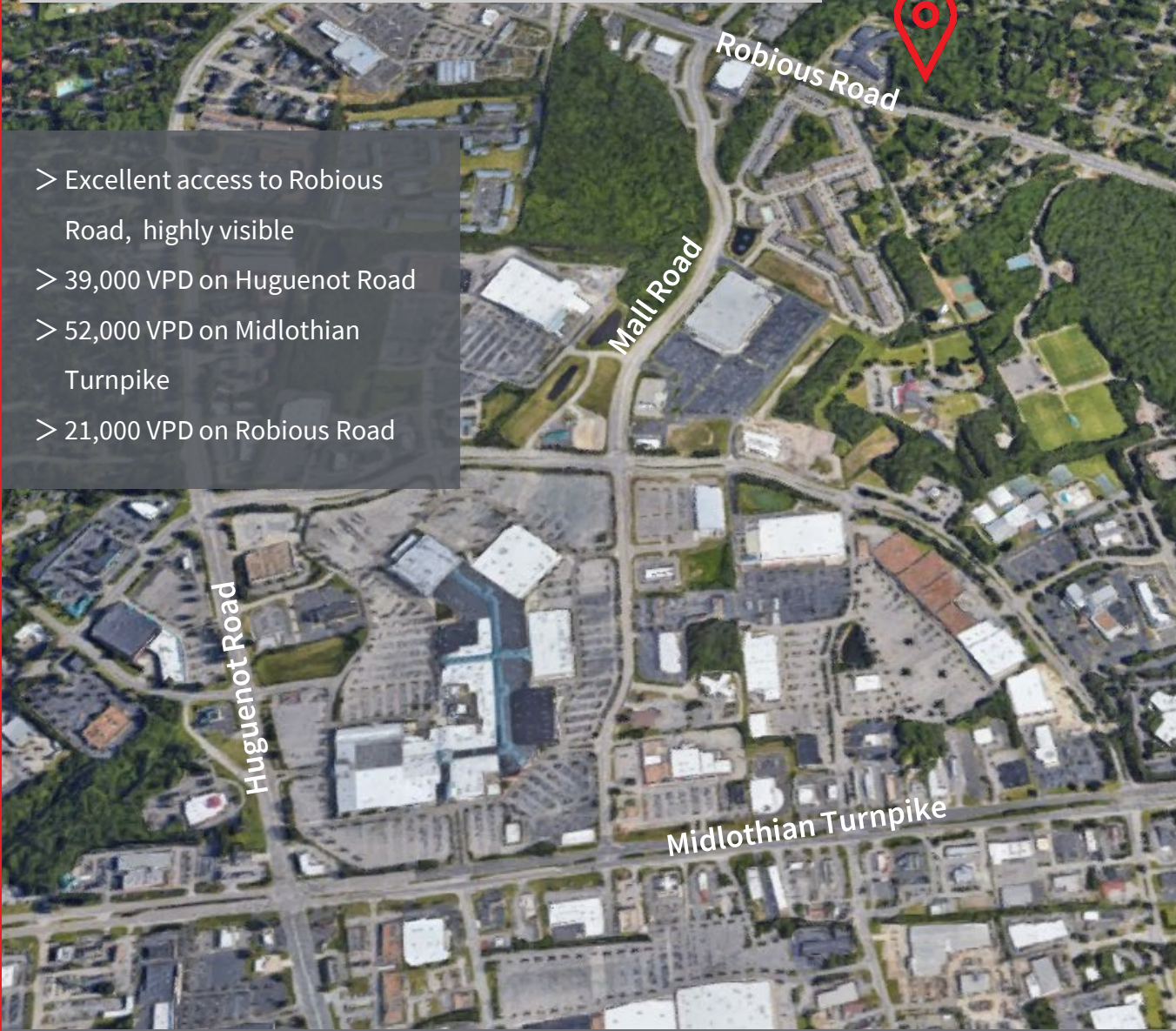
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Demographics	1 mile	3 mile	5 mile
Population	4,159	36,608	104,416
Average HH Income	\$168,566	\$143,329	\$138,271
Daytime employees	4,542	9,245	62,982



- > Excellent access to Robious Road, highly visible
- > 39,000 VPD on Huguenot Road
- > 52,000 VPD on Midlothian Turnpike
- > 21,000 VPD on Robious Road

The area

- > Chesterfield County, Virginia is a thriving, affluent, suburban community located in the Richmond, Virginia metropolitan area.
- > Recognized for its prime mid-Atlantic location and a robust economy.
- > Business friendly with a competitive environment and a local government committed to economic development.
- > Has a well-designed and developed infrastructure in place with a commitment to enhancements for future projects.
- > Offers competitive tax structures with attractive incentives for new businesses

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Chesterfield County



Education

- > Chesterfield County has the largest school system in the Richmond Metropolitan Area and has established innovative programs to serve an increasingly diverse student body.
- > Home to more than 62,000 students in 65 schools, of which 7 are National Blue-Ribbon Schools, and an additional 7 are ESEA Distinguished Schools
- > Chesterfield is home to one of the most desirable school systems in the Richmond



Attractions & Growth

- > Chesterfield County is home to River City Sportsplex which hosts upwards of 200,000 visitors per year, for large-scale soccer and lacrosse tournaments.
- > The Lake, a waterpark-anchored mixed-use development is under construction and will bring an entertainment venue never before seen in Richmond. The 105-acre development will be supplemented by retail, residential and hospitality.
- > The outstanding school system coupled with the highest per-capita income in the Richmond MSA, and an excellent transportation network, make Chesterfield an ideal area for development opportunities.

The Lake



River City Sportsplex

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