



# COURTHOUSE PLACE

11500 - 11556 BUSY STREET | RICHMOND, VIRGINIA 23236

## FEATURES

- **1,854 SF Available - Endcap with Drive-Thru.**
- Center is shadow-anchored by *Kohl's* and *Target*.
- 36,775 employees within a three mile radius.
- Located near the intersection of Courthouse Rd. and Midlothian Tpke.
- Less than 1,000' from *Chesterfield Towne Center*.
- Close proximity to major retail corridor.

LEASE RATE	\$37.00 PSF + NNN (\$7.50 psf)
SPACE TYPE	1,854 SF w/ Drive-thru

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Population	3,268	59,211	134,485
Avg HH Income	\$109,916	\$117,328	\$116,415
Daytime Employment	16,651	36,775	75,614
Traffic Count	66,425 VPD Midlothian Tpke 38,000 VPD Courthouse Rd		

**AVAILABLE**

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[www.taylorlongproperties.com](http://www.taylorlongproperties.com)



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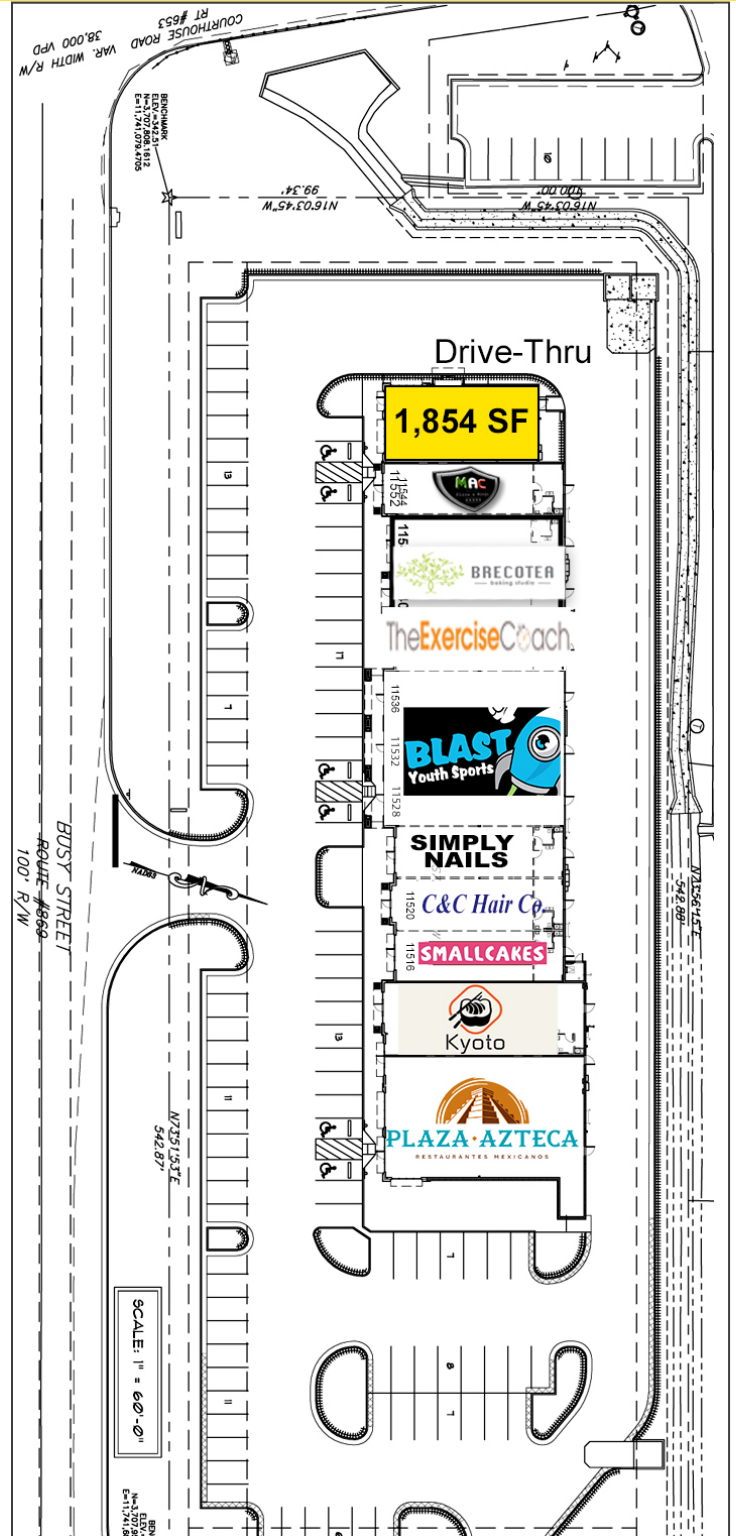
## SITE PLAN

### RETAIL

Unit	Street #	SF	Tenant
A	11556	1,854 SF	AVAILABLE
B	11552	1,416 SF	MAC Pizza
C	11548	1,323 SF	Brecotea
D	11544	1,347 SF	Brecotea
E	11540	1,323 SF	The Exercise Coach
F-H	11532	4,200 SF	Blast Youth Sports
I	11524	1,322 SF	Simply Nails
J	11520	1,348 SF	C&C Hair Co.
K	11516	1,323 SF	Small Cakes
L	11512	2,240 SF	Kyoto Sushi
M-N	11500	3,900 SF	Plaza Azteca

### BUILDING INFORMATION

Total Building Area	21,660 SF
Maximum Building Height	27' - 6"
Total Parking Provided	110 Spaces







## AERIAL

