

# FOR LEASE

## THE SHOPPES AT BELLGRADE

11400 West Huguenot Road | Midlothian, VA 23113



**S.L. NUSBAUM**  
REALTY CO.



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**PROUD PARTNER**



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# PROPERTY SUMMARY

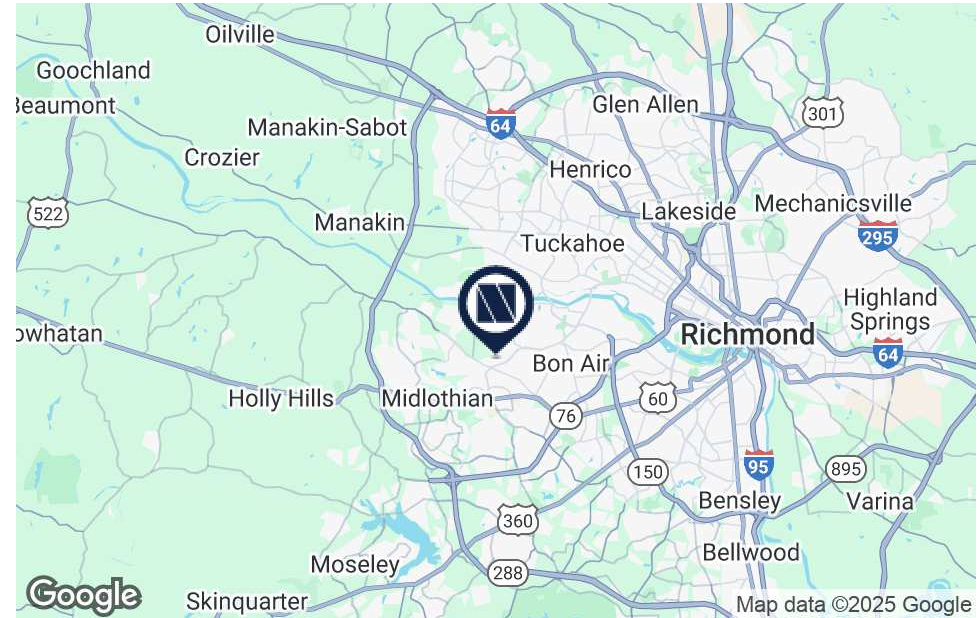
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### OFFERING SUMMARY

Lease Rate:	Contact Agent
Building Size:	141,305 SF
Available SF:	ATM Available for Ground Lease
Zoning:	O-2

### CLICK HERE TO VIEW PROPERTY VIDEO

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,588	46,329	128,449
Daytime Population	8,119	58,189	135,279
Total Households	2,984	18,522	50,925
Average HH Income	\$134,738	\$161,707	\$159,843

### PROPERTY OVERVIEW

**Located at the prominent intersection of Huguenot & Robious Roads, just north of Chesterfield Towne Center**

### PROPERTY HIGHLIGHTS

- Kroger expansion is complete
- Join Ruth's Chris Steak House, Wood & Iron, Hard Shell, Pet Supplies Plus, Weight Watchers, Great Clips, Wells Fargo and more!
- Robious Rd - 27,000 VPD; W. Huguenot Rd - 35,000 VPD

# SITE PLAN

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### LEGEND

- Available
- Unavailable



# LEASE SPACES

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## LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	210 - 2,000 SF	Lease Rate:	Contact Agent

## AVAILABLE SPACES

	SUITE	TENANT	SIZE (SF)	LEASE TYPE
■	108	Available	2,000 SF	NNN
■	ATM	Available	210 SF	Ground Lease



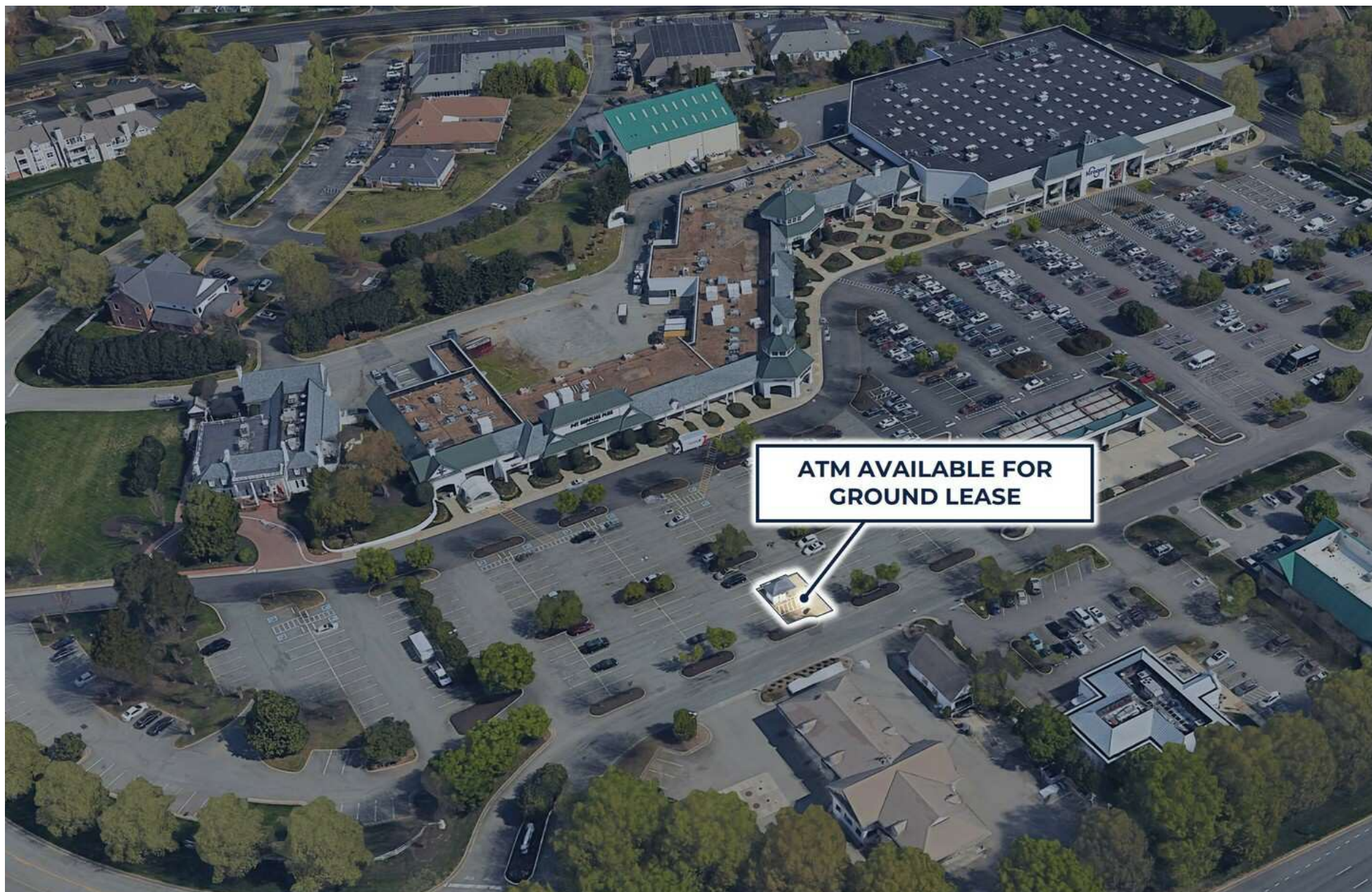
# ATM AVAILABLE | GROUND LEASE

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# TRADE AREA

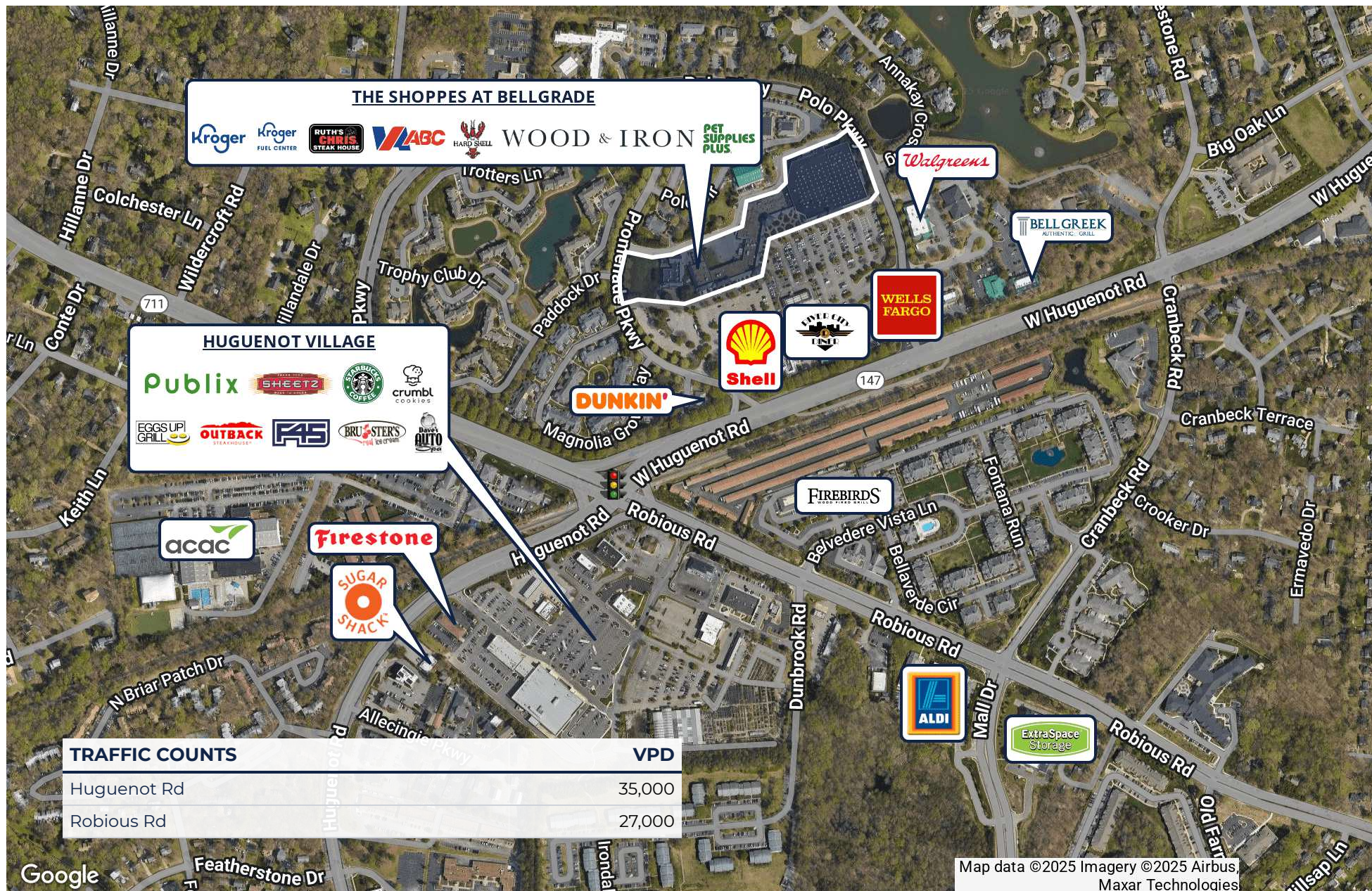
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# ADDITIONAL PHOTOS

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# CONTACT INFORMATION

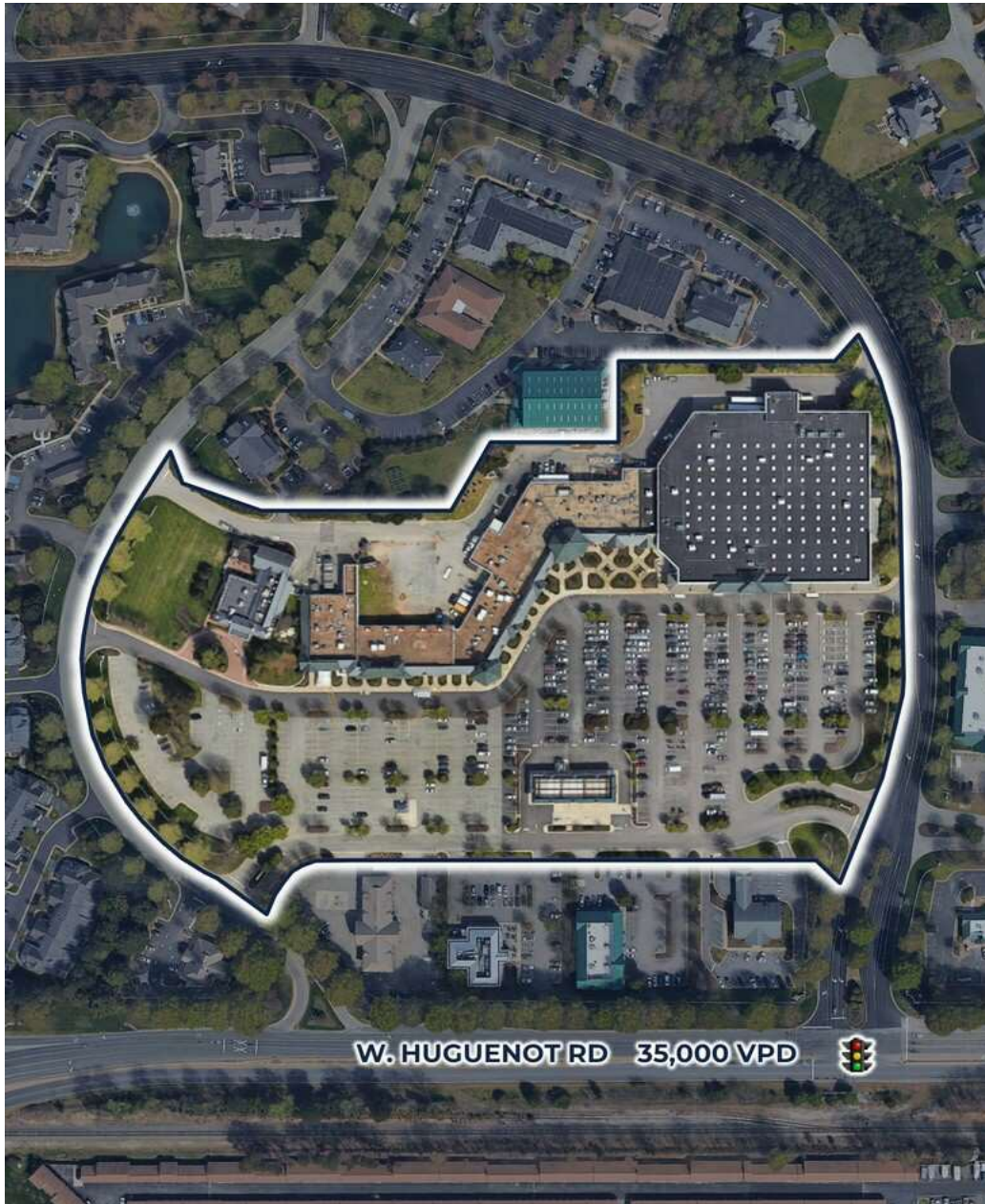
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