



RETAIL PROPERTY FOR LEASE

SHOPS AT RAILEY HILL

115 BROWNS WAY ROAD , MIDLOTHIAN, VA 23114



SHOPS AT RALEY HILL

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PROPERTY SUMMARY

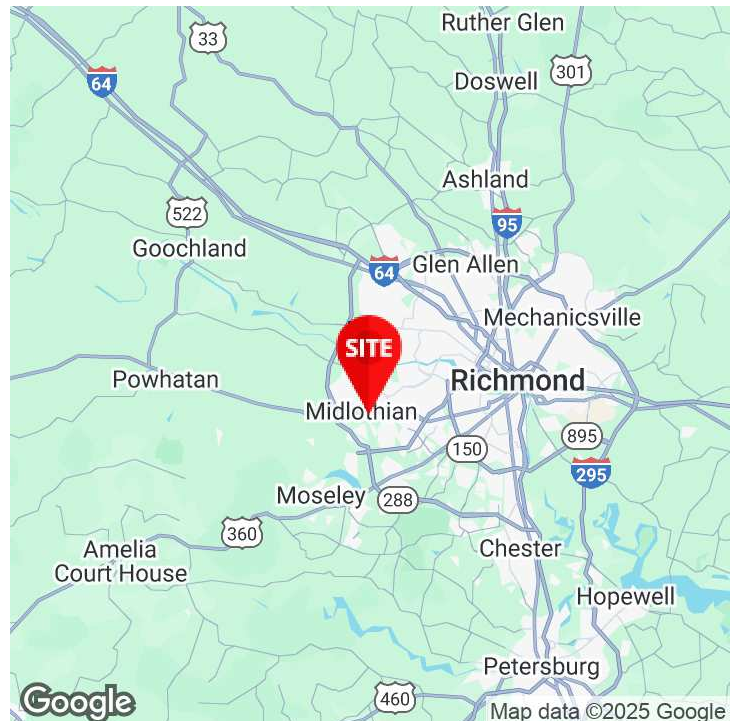


PROPERTY DESCRIPTION

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

PROPERTY HIGHLIGHTS

- 14,528 SF Two-story building
- Two 1,100 SF spaces available
- Great visibility on Midlothian Turnpike
- Surrounded by national retailers
- Tenants include: Jo-Jo's Pizza, Idyllic Nails, and more
- Traffic Count: Midlothian Turnpike (58,000 VPD)



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SITE PLAN



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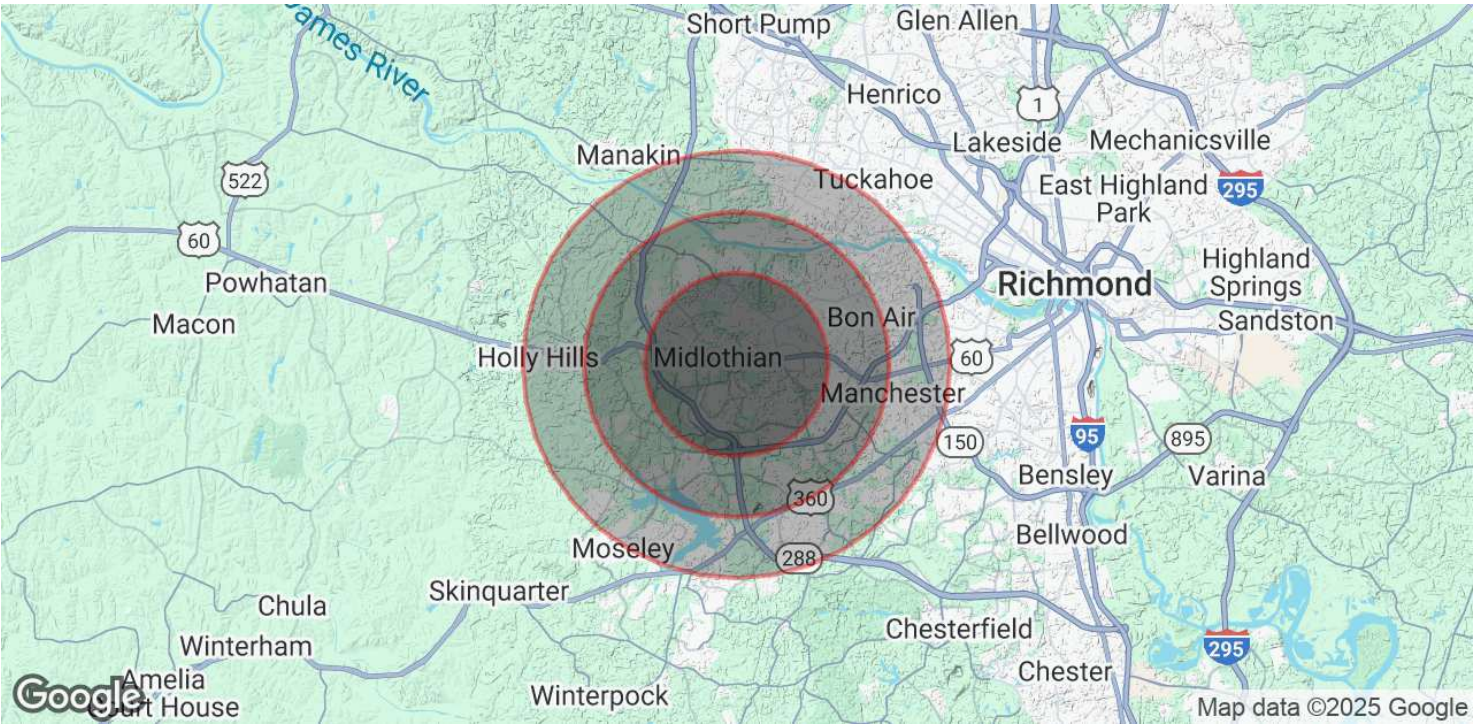
LOCAL AREA



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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	43,239	99,999	177,686
Average Age	40.5	39.7	39.6
Average Age (Male)	37.7	37.9	38.2
Average Age (Female)	42.8	41.1	40.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	15,907	37,695	68,159
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$112,231	\$106,843	\$101,942
Average House Value	\$441,909	\$396,093	\$349,498

2020 American Community Survey (ACS)