

STONEBRIDGE SHOPPING CENTER

CBRE

7000 TIM PRICE WAY, RICHMOND, VA 23225



9,788 SF FOR LEASE

PROPERTY OVERVIEW

STONEBRIDGE SHOPPING CENTER

Stonebridge Shopping Center encompasses 44,320 square feet of prime retail space, strategically located with convenient access via two signalized intersections. Anchored by Kroger, the center offers a curated blend of national, regional, and local tenants, providing a comprehensive shopping and service experience for the Midlothian Turnpike community.

Prime Retail Opportunities: Suites available from 1,040 SF to 8,748 SF

High-Visibility Location: 44,320 SF Kroger-anchored center positioned at Midlothian Turnpike & Chippenham Parkway

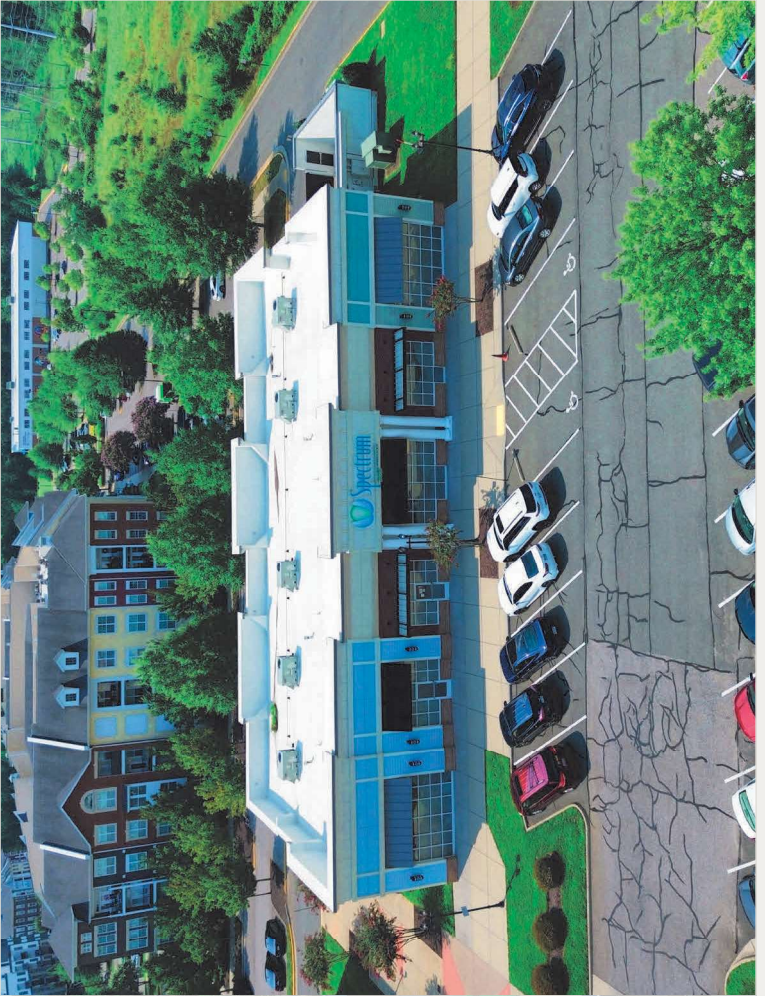
Superior Accessibility: Easy entry and exit with two signalized intersections

Dynamic Surroundings: Directly across from the new Springline at District 60 mixed-use development

Exceptional Traffic Exposure: 48,000 vehicles per day along Midlothian Turnpike

Join a Thriving
Retail Destination!





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The site plan illustrates the layout of the Naz Center, featuring a large parking lot on the left and a central building complex. The building complex includes several suites and a central core. The suites are labeled with their square footage and suite numbers: Suite 151 (1,040 SF), Suite 241 (3,706 SF), Suite 247 (1,283 SF), Suite 249 (1,280 SF), and Suite 253 (2,479 SF). The central core contains a Subway restaurant, a Naz's Halal Food restaurant, and a Pajaro Kitchen & Bar. The parking lot is filled with numerous parking spaces. Surrounding the center are various businesses, including Kroger, Kroger Fuel Center, Firestone, Bank of America, and a 3rd Floor office space. The plan also shows a large building on the right side of the site, which is the Naz Center building.

1,040 SF
Suite 151

3,706 SF
Suite 241

1,283 SF
Suite 247

1,280 SF
Suite 249

2,479 SF
Suite 253

Kroger

Kroger Fuel Center

Firestone

BANK OF AMERICA

3rd Floor

AT&T

INSURANCE

DOCTOR

sweetgreen

OPORA

Subway

Naz's Halal Food

151

241

247

249

253

Viva Home

ABC

Spectrum

Pajaro Kitchen & Bar

CREATIVE NAILS & SPA

The site plan illustrates the layout of the Naz Center, featuring a large parking lot on the left and a central building complex. The building complex includes several suites and a central core. The suites are labeled with their square footage and suite numbers: Suite 151 (1,040 SF), Suite 241 (3,706 SF), Suite 247 (1,283 SF), Suite 249 (1,280 SF), and Suite 253 (2,479 SF). The central core contains a Subway restaurant, a Naz's Halal Food restaurant, and a Pajaro Kitchen & Bar. The parking lot is filled with numerous parking spaces. Surrounding the center are various businesses, including Kroger, Kroger Fuel Center, Firestone, Bank of America, and a 3rd Floor office space. The plan also shows a large building on the right side of the site, which is the Naz Center building.

1,040 SF
Suite 151

3,706 SF
Suite 241

1,283 SF
Suite 247

1,280 SF
Suite 249

2,479 SF
Suite 253

Kroger

Kroger Fuel Center

Firestone

BANK OF AMERICA

3rd Floor

AT&T

INSURANCE

DOCTOR

sweetgreen

OPORA

Subway

Naz's Halal Food

151

241

247

249

253

Viva Home

ABC

Spectrum

Pajaro Kitchen & Bar

CREATIVE NAILS & SPA

The site plan illustrates the layout of the Naz Center, featuring several buildings and extensive parking areas. The buildings are color-coded and labeled with their respective names and sizes:

- 1,040 SF Suite 151** (Orange)
- 3,706 SF Suite 241** (Orange)
- 1,283 SF Suite 247** (Orange)
- 1,280 SF Suite 249** (Orange)
- 2,479 SF Suite 253** (Orange)

Surrounding businesses and landmarks include:

- Kroger** (Large blue building on the left)
- Kroger Fuel Center** (Blue building below the Kroger)
- ABC** (Red and white building)
- Viva Home Loans** (Red and white building)
- Spectrum Transformation Center** (Blue and white building)
- Subway** (Orange building)
- 151** (Orange building)
- Naz's Halal Food** (Orange building)
- Rice Pals** (Orange building)
- 241** (Orange building)
- 247** (Orange building)
- 249** (Orange building)
- 253** (Orange building)
- AT&T** (Blue and white building)
- INSURANCE DOCTOR** (Blue and white building)
- sweetgreen** (Green and white building)
- OPORA MEXICAN CAFE** (Orange building)
- Punjabi Kitchen Indian Cuisine** (Green and white building)
- Creative Nails & Spa** (Green and white building)
- Bank of America** (Blue and white building)
- Firestone** (Red building)
- Krupsy Krupsy** (Green and white building)

The plan also shows numerous parking spaces, some marked with numbers (e.g., 151, 241, 247, 249, 253) and others with letters (e.g., A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z).

[illegible][illegible][illegible][illegible]

The site plan illustrates the layout of the Naz Center, featuring several buildings and parking areas. The buildings are labeled with their names and square footages:

- 1,040 SF Suite 151**
- 3,706 SF Suite 241**
- 1,283 SF Suite 247**
- 1,280 SF Suite 249**
- 2,479 SF Suite 253**

Surrounding businesses and facilities include:

- Kroger** (large building on the left)
- Kroger Fuel Center**
- ABC**
- Viva Home Loans**
- Spectrum Transformation Center**
- Subway**
- Rice Pals**
- Naz's Halal Food**
- AT&T**
- INSURANCE DOCTOR**
- sweetgreen**
- OPORA MEXICAN CAFE**
- Bank of America**
- Firestone**
- Krups Home**

The plan also shows multiple parking lots with individual parking spaces marked, and a road labeled "Naz Center" running through the center of the site.

[illegible][illegible]

The site plan illustrates the layout of the Naz Center, featuring several buildings and extensive parking areas. The buildings are color-coded and labeled with their respective names and sizes:

- 1,040 SF Suite 151** (Orange)
- 3,706 SF Suite 241** (Orange)
- 1,283 SF Suite 247** (Orange)
- 1,280 SF Suite 249** (Orange)
- 2,479 SF Suite 253** (Orange)

Surrounding businesses and landmarks include:

- Kroger** (Large blue building on the left)
- Kroger Fuel Center** (Blue building below the Kroger)
- ABC** (Red and white building)
- Viva Home Loans** (Red and white building)
- Spectrum Transformation Center** (Blue and white building)
- Subway** (Green and white building)
- Rice Pals** (Yellow and white building)
- Naz's Halal Food** (Green and white building)
- Parlour Kitchen & Bar** (Green and white building)
- AT&T** (Blue and white building)
- INSURANCE DOCTOR** (Blue and white building)
- SWIFT** (Green and white building)
- QPOBA** (Orange and white building)
- Bank of America** (Blue and white building)
- Firestone** (Red and white building)
- Krups Home** (Green and white building)

The plan also shows multiple parking lots with individual parking spaces marked, and a road running along the bottom edge.

The site plan illustrates the layout of the Naz Center, featuring several buildings and parking areas. The buildings are labeled with their names and square footages:

- 1,040 SF Suite 151**
- 3,706 SF Suite 241**
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- 1,280 SF Suite 249**
- 2,479 SF Suite 253**

Surrounding businesses and landmarks include:

- Kroger** (large building on the left)
- Kroger Fuel Center**
- ABC**
- Spectrum Transformation Center**
- Subway**
- Naz's Halal Food**
- Rice Pals**
- Parlour Kitchen & Bar**
- Creative Nails & Spa**
- AT&T**
- INSURANCE DOCTOR**
- sweetgreen**
- OPORA**
- Bank of America**
- Firestone**
- Krups Home**

The plan also shows multiple parking lots with individual parking spaces marked, and a road labeled "Naz Center" running through the center of the site.

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MARKET AERIAL

STONEBRIDGE SHOPPING CENTER

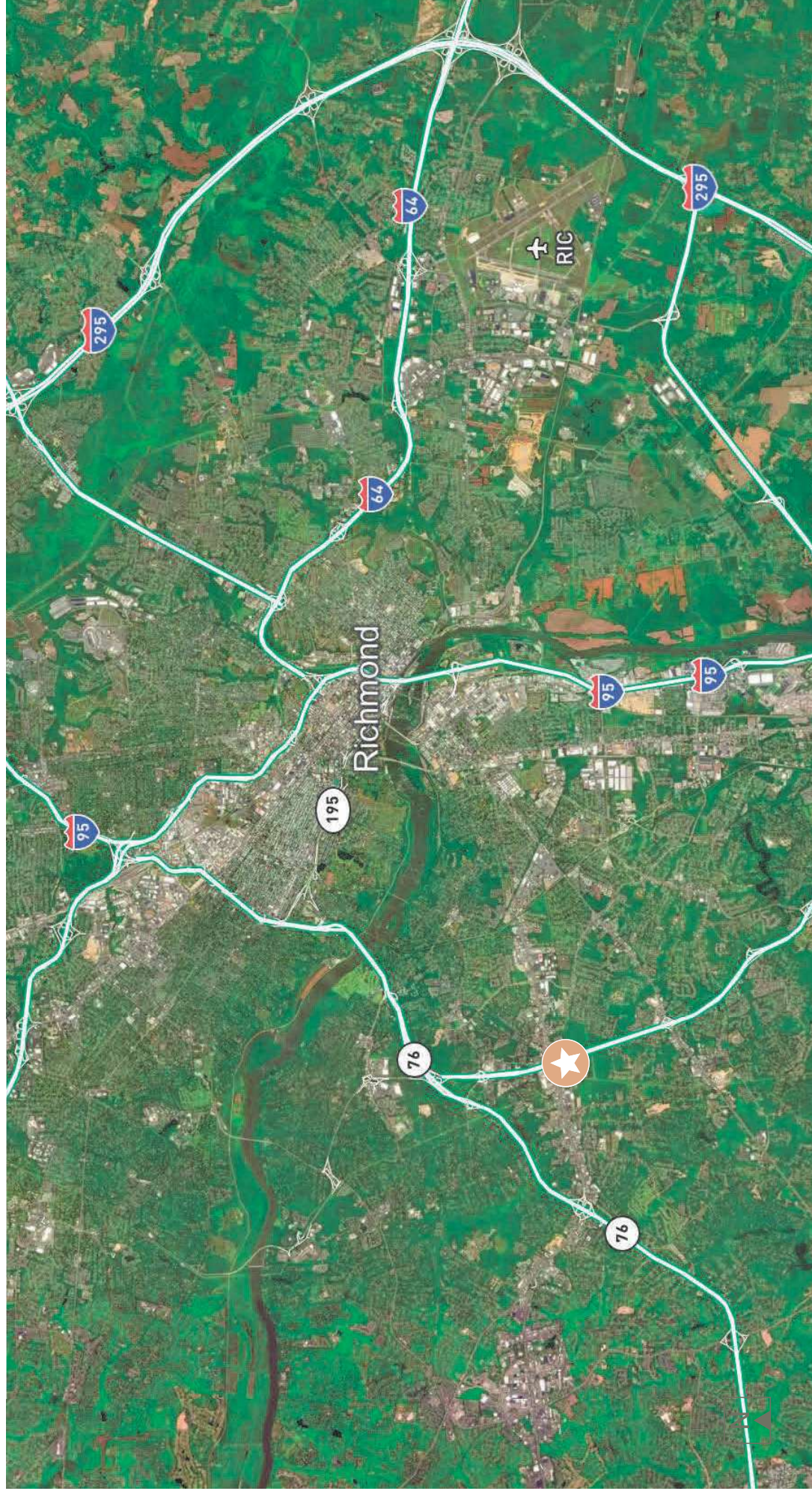
202,898
Population (5 Miles)

85,489
Households (5 Miles)

\$107,199
Average HHl (5 Miles)

6,796
Businesses (5 Miles)

37.9
Median Age (5 Miles)



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