



SHOPPING CENTER FOR LEASE

# STONEBRIDGE SHOPPING CENTER

7000 TIM PRICE WAY, RICHMOND, VA 23225



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Stonebridge Shopping Center is a 44,320 square foot, well positioned shopping center with easy access from two signalized intersections. Anchored by Kroger, this center features a diverse mix of national, regional and local tenants servicing the community along Midlothian Turnpike, making it a popular shopping and service destination.

### AVAILABLE SPACES

	SPACE SIZE
Unit 149	1,240 SF
Unit 241	3,706 SF
Unit 247	1,283 SF
Unit 249	1,280 SF
Unit 253	2,479 SF

### PROPERTY HIGHLIGHTS

- Available: 1,240 - 8,748 SF retail space
- 44,320 SF Kroger anchored shopping center centrally located on Midlothian Turnpike at Chippenham Parkway
- Ease of access with two signalized intersections
- Directly across from new Springline at District 60
- Midlothian Turnpike - 48,000 VPD

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## SITE PLANS



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MARKET AERIAL



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MARKET AERIAL // 4

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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,798	80,123	207,732
Average Age	37	39	39
Average Age (Male)	35	37	38
Average Age (Female)	39	40	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,517	33,074	83,657
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$61,943	\$78,873	\$95,534
Average House Value	\$294,620	\$336,596	\$392,271

Demographics data derived from AlphaMap

