

FOR LEASE

HUGUENOT VILLAGE OUTPARCEL
11523-11541 Robious Road | North Chesterfield, VA 23235



S.L. NUSBAUM
REALTY CO.



BOB BUTCHER

Senior Vice President

O. 804.320.7600

C. 804.387.8194

bbutcher@slnusbaum.com

ANDREW THACKER

Vice President

O. 804.320.7600

C. 804.357.6075

athacker@slnusbaum.com

PROUD PARTNER

XTEAM

RETAIL ADVISORS

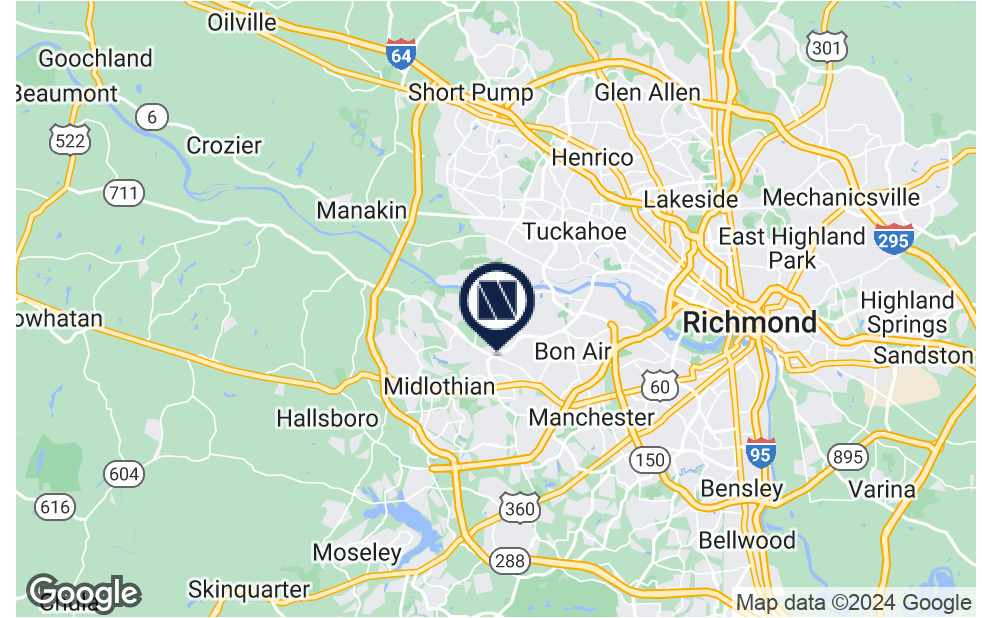
PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agent
Building Size:	10,800 SF
Available SF:	N/A

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,604	49,159	126,423
Daytime Population	10,824	60,788	133,274
Total Households	2,989	19,480	50,051
Average HH Income	\$124,775	\$156,799	\$157,862

PROPERTY OVERVIEW

Four tenant outparcel retail building located at the prominent intersection of Huguenot & Robious Roads, just north of Chesterfield Towne Center

PROPERTY HIGHLIGHTS

- Neighboring retailers include Sheetz, Starbucks, Outback Steakhouse, The Great Big Greenhouse and others
- Redevelopment of in-line center completed and features a new Publix Supermarket!
- Robious Rd - 18,000 VPD; Huguenot Rd - 35,000 VPD

SITE PLAN

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SURROUNDING RETAIL

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TRADE AREA

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CONTACT INFORMATION

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