

RETAIL FOR LEASE

Huguenot Trade Center

1101 - 1135 Alverser Drive
Midlothian, Virginia 23113



Great Location in the Heart of Midlothian's
Shopping District

FULLY
LEASED

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CUSHMAN &
WAKEFIELD

THALHIMER

Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060

PROPERTY HIGHLIGHTS



PROPERTY FEATURES

- New signage, excellent visibility on Alverser Drive
- Great location in the heart of Chesterfield/Midlothian's shopping district
- New exterior paint, landscaping & parking lot striping



39,000 VPD
MIDLOTHIAN TPK.

6,300 VPD
ALVERSER DRIVE

NEARBY RETAILERS



HIGHLIGHTS



58,798
POPULATION



\$134,345
**AVERAGE
INCOME**

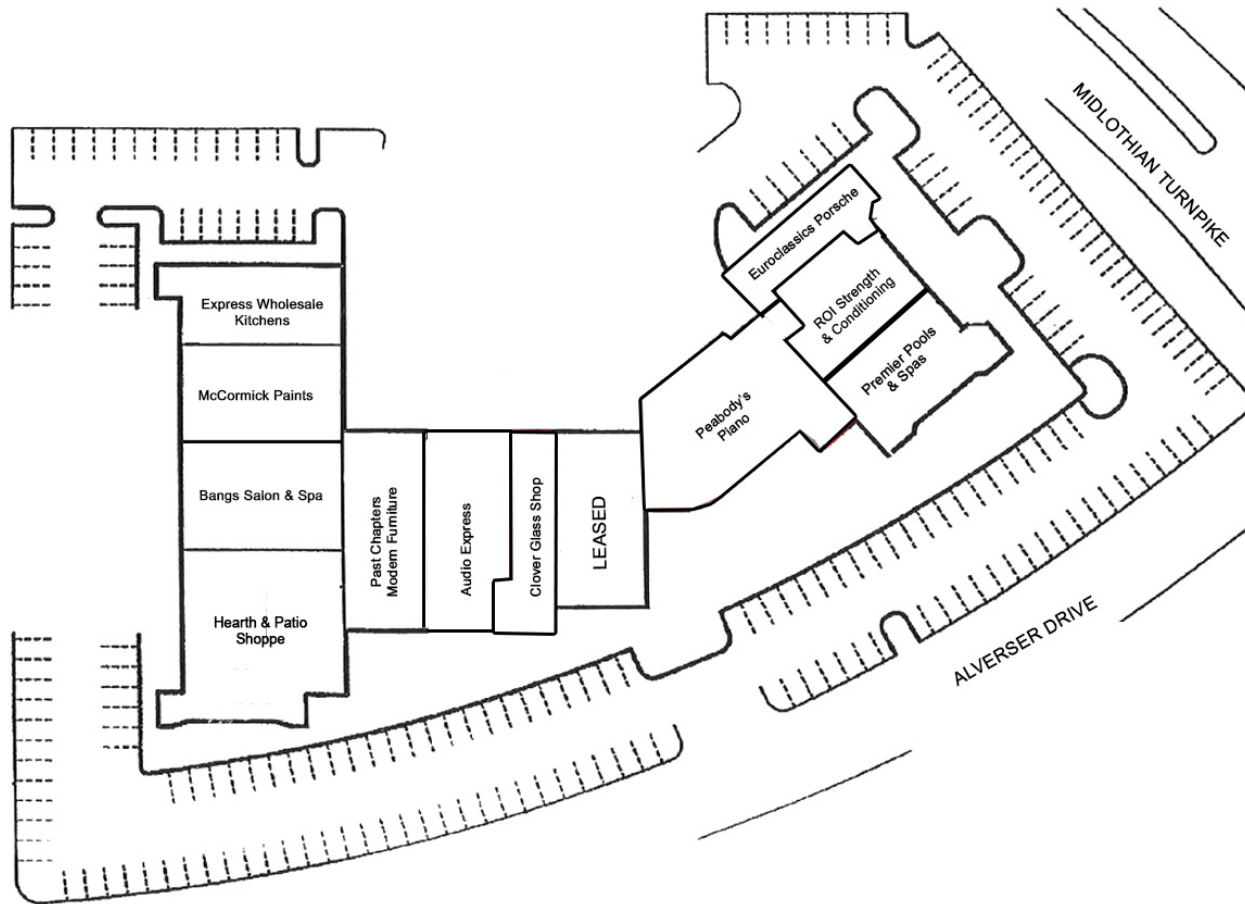


64,010
**DAYTIME
POPULATION**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,246	58,798	125,236
No. of Households	1,896	22,747	49,174
Avg. Household Income	\$104,269	\$134,345	\$139,040
Daytime Population	12,607	64,010	130,630

PROPERTY TENANT PLAN



Suite	Tenant	SF
1101	Euroclassics Porsche	1,862
1105	ROI Strength & Conditioning	3,230
1107	Premier Pools & Spa	3,264
1111	Peabody's Piano Company	6,218
1115	Area 51	4,000
1119	Clover Glass Shop	2,070
1121	Audio Express	3,810
1123	Past Chapters Modern Furniture	3,840
1137	Hearth & Patio Shoppe	4,000
1127	Hearth & Patio Shoppe	2,800
1173	Bangs Salon & Spa	4,000
1133	McCormick Paints	4,000
1135	Express Wholesale Kitchen & Bath	3,345



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