



**FOR RENT**  
**2,250 sq. ft. end cap**  
**retail / commercial space**  
**-OR-**

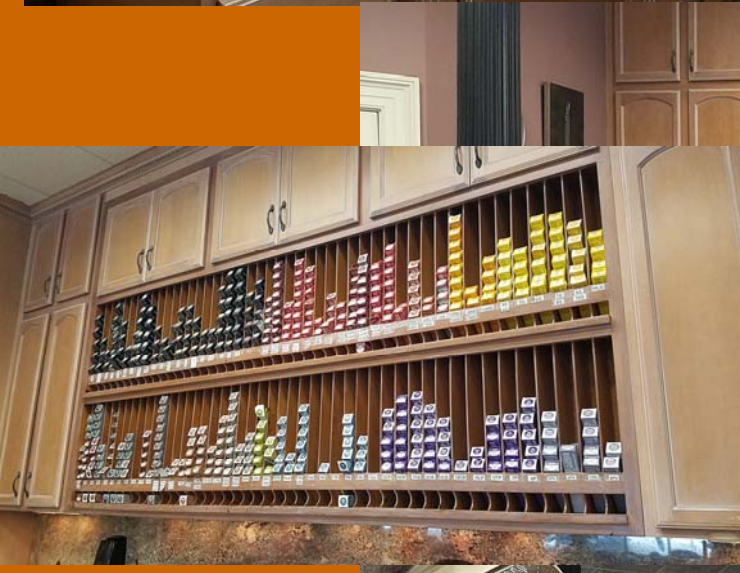
**FREE Hair Salon FREE**  
**Fully Equipped**  
**Operate your own salon**  
**1260 Alverser Plaza**  
**Midlothian/Richmond, VA 23113**  
**Formerly Creative Hair Salon**

14 salon cutting stations  
 6 dryer / chair combos  
 5 hair washing sinks  
 2 linen washers / 2 dryers  
 2 hot water heaters  
 Kitchen with full size refrig/freezer  
 Heated ceramic floor  
 2 zones of HVAC  
 Lunch room + private lockers  
 2,250 sq. ft. Bldg rent \$32 psf NNN



**Contact: Lawrence**  
**757-623-1062 ext 213**  
**Lakebarb4@aol.com**  
[www.loopnet.com/Listing/1260-1272-Alverser-Plz-Midlothian-VA/24095000/](http://www.loopnet.com/Listing/1260-1272-Alverser-Plz-Midlothian-VA/24095000/)







# 1260 Alverser Plaza, Midlothian/Richmond, VA 23113

Vehicles p/day 30,049 at corner	1 Mile	3 Miles	5 Miles
Population	5,197	58,080	125,747
Avg. Household Inc.	\$99,325	\$122,661	\$121,836







TAZZA  
KITCHEN

Schwarzschild  
Jewelers  
Established 1897

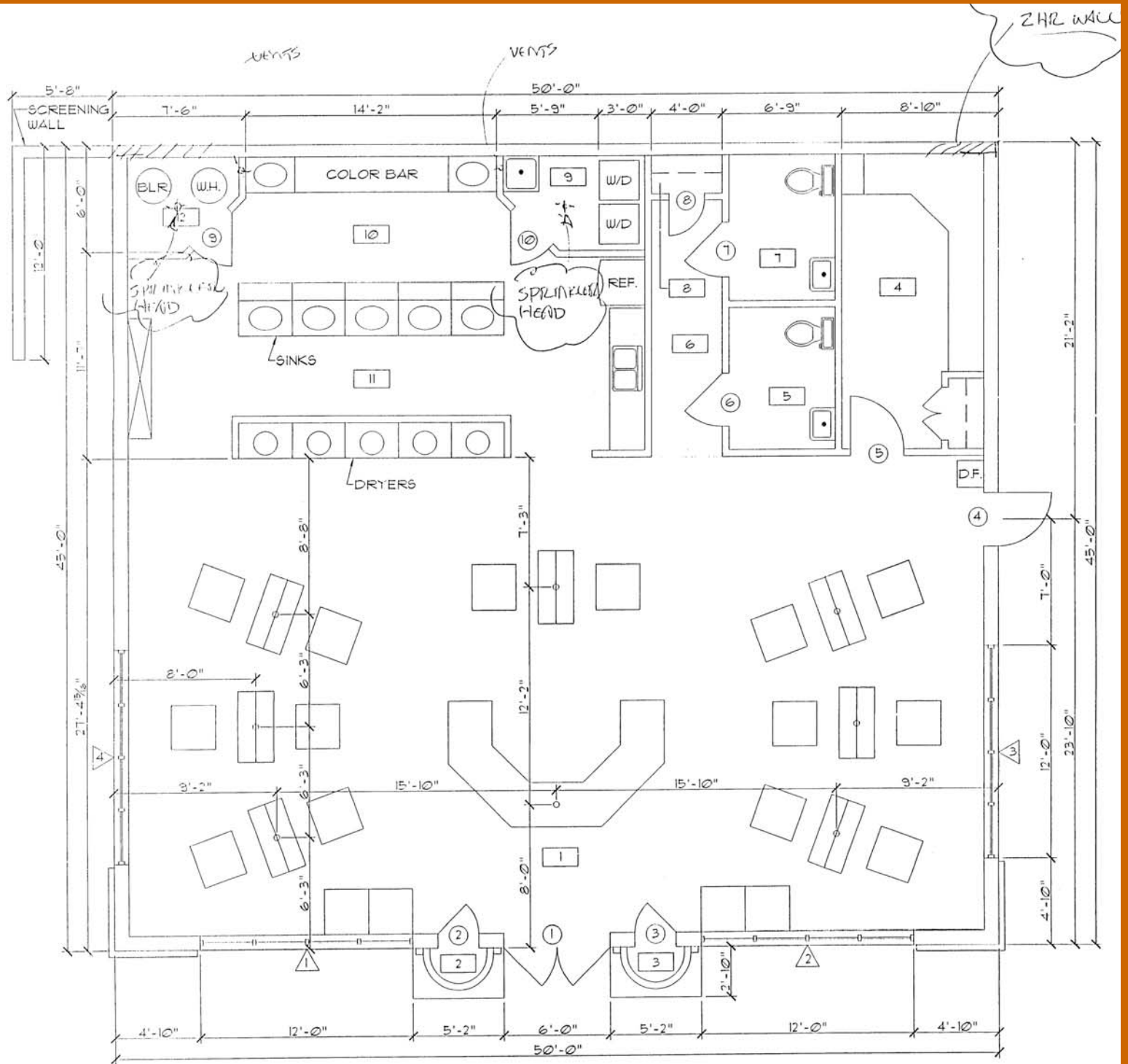
&F Bank  
Focused on You

DSW  
DESIGNER SHOE WAREHOUSE®



Huguenot Rd.





① FIRST FLOOR PLAN  
 A-1 SCALE: 1/4" = 1'-0"

## RENT + NNN Charges per month per hair stylists

# of Stylists	Base Rent	Real estate taxes	Total
	\$32psf /12	Bldg Insur- Common Area Maint \$4.00+	Per Stylist
1	\$6,000	\$750	\$6,750
2	\$3,000	\$375	\$3,375
3	\$2,000	\$250	\$2,250
4	\$1,500	\$188	\$1,688
5	\$1,200	\$150	\$1,350
6	\$1,000	\$125	\$1,125
7	\$857	\$107	\$964
8	\$750	\$94	\$844
9	\$667	\$83	\$750
10	\$600	\$75	\$675
11	\$545	\$68	\$614
12	\$500	\$63	\$563
13	\$462	\$58	\$519
14	\$429	\$54	\$482