

# FOR LEASE

## THE SHOPPES AT BELLGRADE

11400 West Huguenot Road | Midlothian, VA 23113



**S.L. NUSBAUM**  
REALTY CO.



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PROUD PARTNER

**XTEAM**

RETAIL ADVISORS

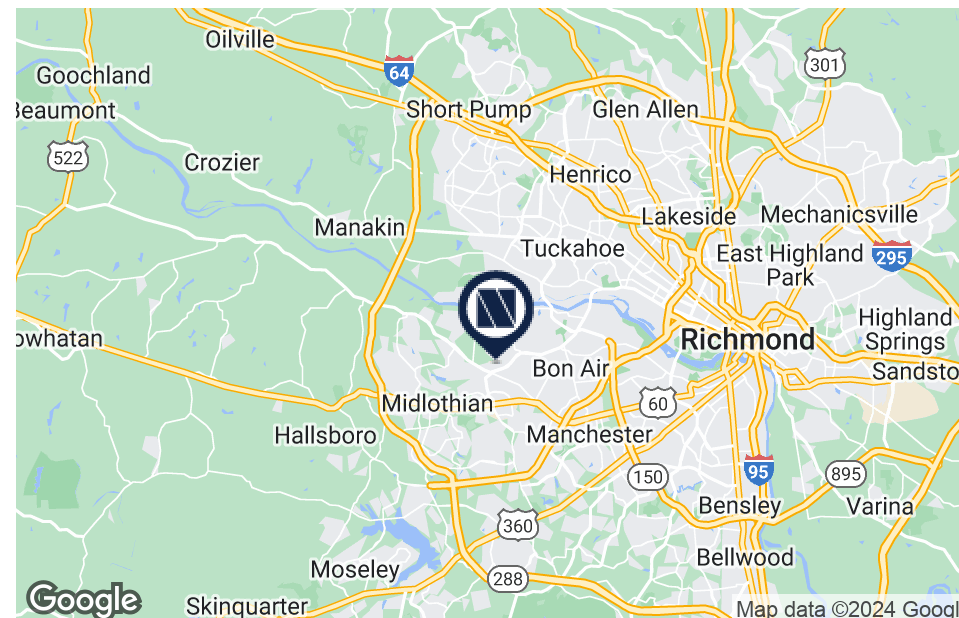
# PROPERTY SUMMARY

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### OFFERING SUMMARY

Lease Rate:	Contact Agent
Building Size:	141,305 SF
Available SF:	ATM Available for Ground Lease 11/1/2024
Zoning:	O-2

[CLICK HERE TO VIEW PROPERTY VIDEO](#)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,588	46,329	128,449
Daytime Population	8,119	58,189	135,279
Total Households	2,984	18,522	50,925
Average HH Income	\$134,738	\$161,707	\$159,843

### PROPERTY OVERVIEW

**Located at the prominent intersection of Huguenot & Robious Roads, just north of Chesterfield Towne Center**

### PROPERTY HIGHLIGHTS

- Kroger expansion is complete
- Join Ruth's Chris Steak House, Wood & Iron, Hard Shell, Pet Supplies Plus, Weight Watchers, Great Clips, Wells Fargo and more!
- Robious Rd - 27,000 VPD; W. Huguenot Rd - 35,000 VPD

# SITE PLAN

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# TRADE AREA

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# ADDITIONAL PHOTOS

## THE SHOPPES AT BELLGRADE

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# CONTACT INFORMATION

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**COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.**

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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