

FOR LEASE

ATM AT THE SHOPPES AT BELLGRADE

11400 West Huguenot Road | Midlothian, VA 23113



S.L. NUSBAUM
REALTY CO.



**ATM AVAILABLE FOR
GROUND LEASE**

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

NATHAN SHOR

Senior Vice President | Partner

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

PROUD PARTNER

XTEAM
RETAIL ADVISORS

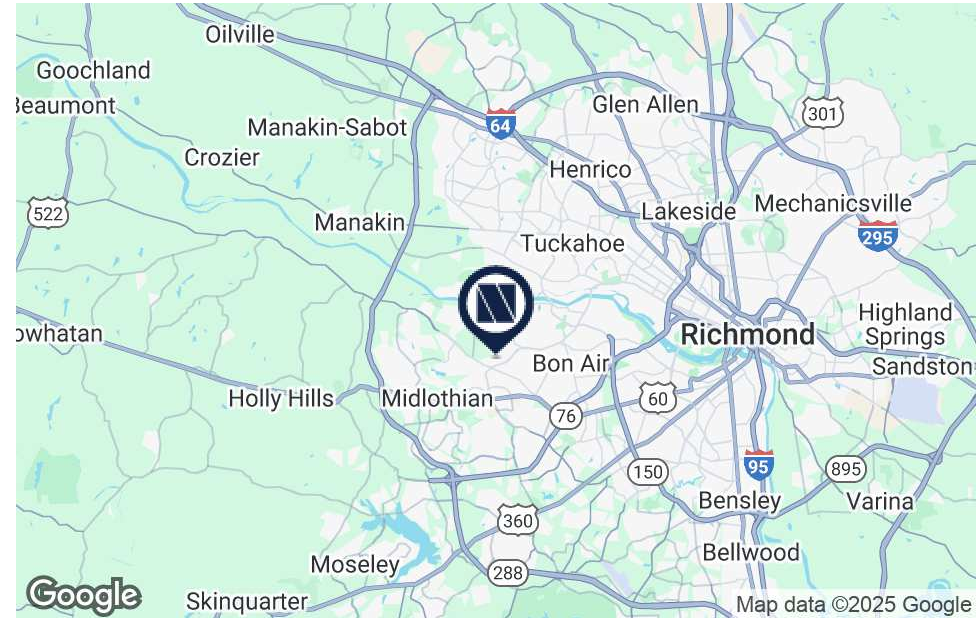
PROPERTY SUMMARY

ATM AT THE SHOPPES AT BELLGRADE

11400 West Huguenot Road | Midlothian, VA 23113



S.L. NUSBAUM
REALTY CO.



OFFERING SUMMARY

Lease Rate:	Contact Agent
Building Size:	141,305 SF
Available SF:	ATM Available for Ground Lease
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

TRADE AREA

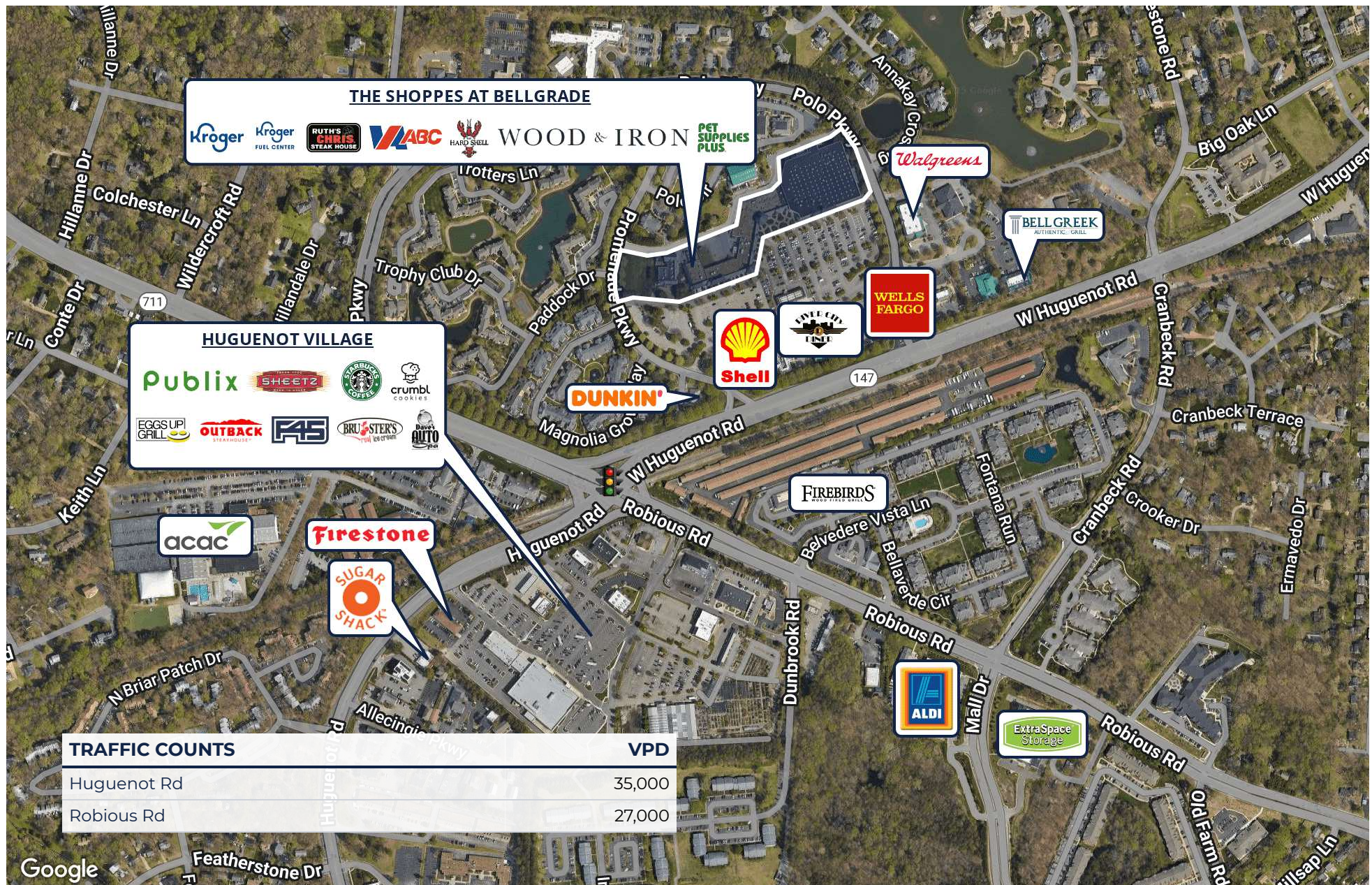
ATM AT THE SHOPPES AT BELLGRADE

11400 West Huguenot Road | Midlothian, VA 23113



S.L. NUSBAUM

REALTY CO.



ADDITIONAL PHOTOS

ATM AT THE SHOPPES AT BELLGRADE
11400 West Huguenot Road | Midlothian, VA 23113



S.L. NUSBAUM
REALTY CO.



CONTACT INFORMATION

ATM AT THE SHOPPES AT BELLGRADE
11400 West Huguenot Road | Midlothian, VA 23113



S.L. NUSBAUM
REALTY CO.

BOB BUTCHER

Senior Vice President

C. 804.387.8194

O. 804.320.7600

bbutcher@slnusbaum.com

ANDREW THACKER

Vice President

C. 804.357.6075

O. 804.320.7600

athacker@slnusbaum.com

NATHAN SHOR

Senior Vice President | Partner

C. 804.539.7404

O. 804.944.2399

nshor@slnusbaum.com

**ATM AVAILABLE FOR
GROUND LEASE**

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.

CLICK HERE TO LEARN MORE

PROUD PARTNER

XTEAM
RETAIL ADVISORS

CLICK HERE TO LEARN MORE

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.