

FOR SALE

1293 CARMIA WAY
RICHMOND, VA 23235



BERKSHIRE HATHAWAY
Commercial Division

RETAIL BUILDING FOR INVESTOR OR OWNER OCCUPIER



Offering Summary

Sales Price	\$1,165,000
Building Size	9,625 SF
Property	43,508 SF
Parking	60 spaces
Zoning	Commercial C3
NNNs	Appr. \$12,000/yr
Utilities	Appr. \$800/month

Property Highlights

- Prime Location: Situated at Midlothian Turnpike & Carmia Way in Chesterfield County, just east of Chesterfield Towne Center.
- This center is adjacent to Chesterfield Towne Center and Costco, offering high visibility and traffic.
- Shared Access and maintenance agreements in place for the overall center.
- This center is subject to restrictions on Common Areas and Center.
- Brand New HVAC Installed July 2023.

Location Overview

Retail Site for Sale at Chesterfield Market Place! Don't miss out on this exceptional retail opportunity in the bustling Chesterfield Market Place Shopping Center, anchored by The Floor Store, Home Depot, and PetSmart.

Join a vibrant mix of co-tenants, including:

- K1 Speed Indoor Karting
- Sky Zone Trampoline Park
- Dollar Tree
- Aqua-Tots Swim
- Sally Beauty Supply

2023 Demographics

	Population	Avg HH Income	Households
1 mile	5,896	\$ 72,591	2,599
3 mile	56,429	\$100,587	22,188
5 mile	133,543	\$ 90,825	52,953

2023 ESRI

Restrictions

This summary of restrictions is provided for your convenience. Please refer to the official documents for a complete and exhaustive list. The broker does not make any representations on the accuracy of this summary.

- A business of use which creates strong, unusual, or offensive odors, fumes, dust or vapors; is a public or private nuisance; emits noise or sounds which are unreasonably objectionable due to intermittence, beat, frequency, shrillness, or loudness; creates unusual fire, explosive, or other hazards
- An adult bookstore or establishing, selling, exhibiting, or distributing pornographic or obscene materials, massage parlor, so-called "head shop", unsupervised amusement arcade or game room
- Any operation primarily used as a warehouse operation (other than incidental to retail operation) and any assembling, manufacturing (other than incidental to retail operation), distilling, refining, smelting, agricultural, processing or rendering, or mining operation.
- Any "second hand" store or "surplus store"
- Any mobile home park, trailer court, junkyard, or stockyard
- Any dumping or reduction of garbage
- Any fire sale, bankruptcy sale (unless pursuant to court order) or auction house operation
- Any central laundry, dry cleaning plant, or laundromat
- Any automobile, truck, trailer, or recreational vehicle sales, leasing, display or repair
- Any living quarters, sleeping apartments, motels, or lodging rooms
- Any veterinary hospital or animal raising facility
- Any mortuary or funeral home
- Any flea market, amusement or video arcade, pool or billiard hall, car wash, auditorium, meeting hall or like place of public assembly, sporting events or other sports facility (other than the sale of sporting goods and related promotions in connection with retail operation) or dance hall
- Any church or training or educational facility, including but not limited to beauty schools, barber colleges, reading rooms, places of instruction or other operations catering primarily to students or trainees other than customers; provided, however, this prohibition shall not be applicable to on-site employee training by an Occupant incidental to the conduct of its business at the Center.
- A discotheque or bar (unrelated to a permitted restaurant use)
- Fast food operation incorporating coin-operated amusements or showing movies to customers other than as an incidental or immaterial part of its business.
- Any theater, skating rink, bowling alley, grocery store, or health spa located within four hundred feet (400") of the Toys Store or within the "Home Depot Restricted Area" as shown on the Site Plan.
- Any governmental, professional, or non-retail related offices located within four hundred (400") of the exterior wall of the Home Depot Store and the Toys Store (this restriction shall not apply to the Outparcels).
- No portion of the Center outside the Toys' Parcel shall be used for sale of toys and video, electronic and computer games and equipment for such games.

PRESENTED BY:

CARLY BALLARD | CARLY@HEYBALLARD.COM
CELL 703-231-1233, OFFICE 703-716-2900

BERKSHIRE HATHAWAY PENFED
1886 METRO CENTER DR #200, RESTON, VA 21091