

# FOR LEASE

## CHESTERFIELD MARKETPLACE SHOPPING CENTER

1205 - 1381 Carmia Way | N. Chesterfield, VA 23235



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



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**PROUD PARTNER**  
**XTEAM**  
RETAIL ADVISORS



# PROPERTY SUMMARY

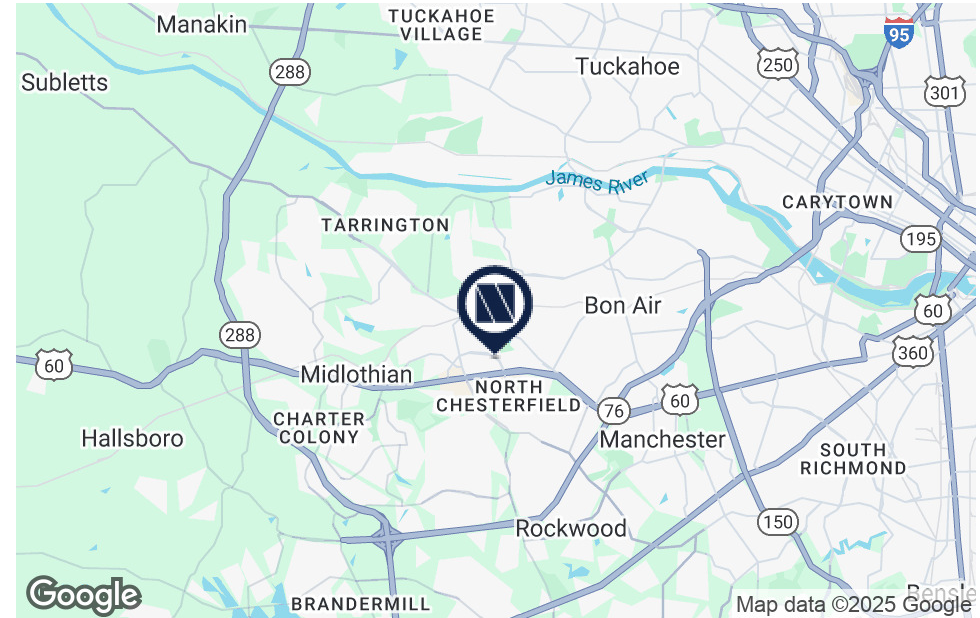
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### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	119,391 SF
Available SF:	1,600 SF

K1 Speed - Learn More Here!

Proposed 450-Unit Apartment Complex Link

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	5,941	58,335	136,878
Daytime Population	21,666	67,173	146,771
Total Households	2,475	22,689	54,883
Average HH Income	\$108,281	\$144,649	\$142,354

### PROPERTY OVERVIEW

Join Party Hardy, SMTF, K1 Speed, Fast Signs and more!

### PROPERTY HIGHLIGHTS

- **Existing 1,600 Second Generation Restaurant - Immediately Available**
- On the ring road of Chesterfield Town Center
- Located along the busy Midlothian corridor (47,000 VPD)
- Highest income zip code in Richmond Metro area
- Lots of entertainment uses

# SITE PLAN

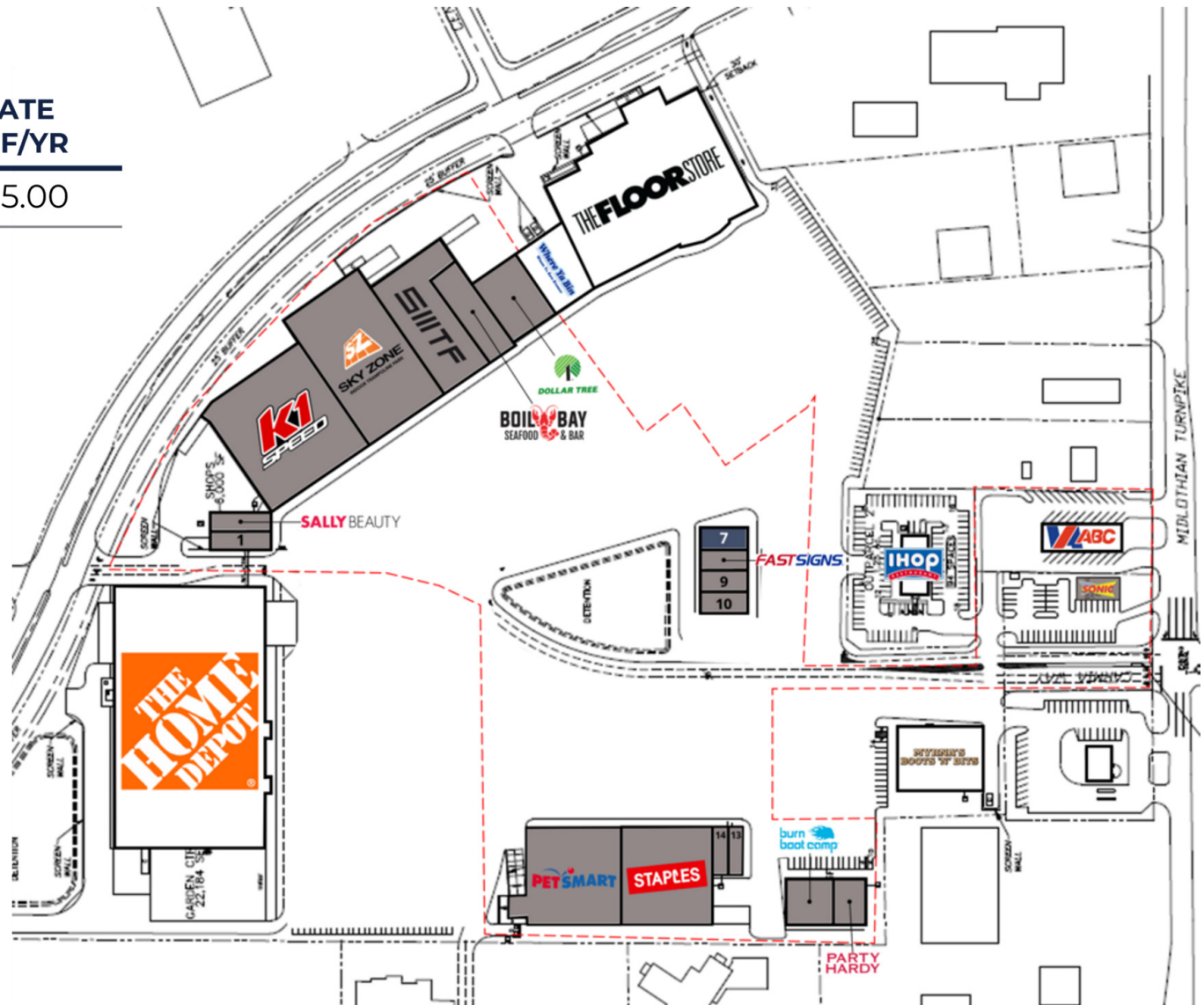
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AVAILABLE SUITES	SIZE(SF)	RATE PSF/YR
7	1,600	\$25.00





# UNIT 13 AVAILABLE - \$25/PSF

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# ADDITIONAL PHOTOS

## CHESTERFIELD MARKETPLACE SHOPPING CENTER

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# TRADE AREA

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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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PROUD PARTNER

**XTEAM**

RETAIL ADVISORS

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