

FOR LEASE Available Fall 2022



1321 Huguenot Road

Richmond, VA 23113

Overview

Join Chase Bank, Raising Cane's, and Torchys in the redevelopment of this high-profile location in Chesterfield County. 1321 Huguenot Road will be four new retail/restaurant buildings with shared parking and access. A single tenant restaurant space is available with outstanding visibility to Koger Center Boulevard.

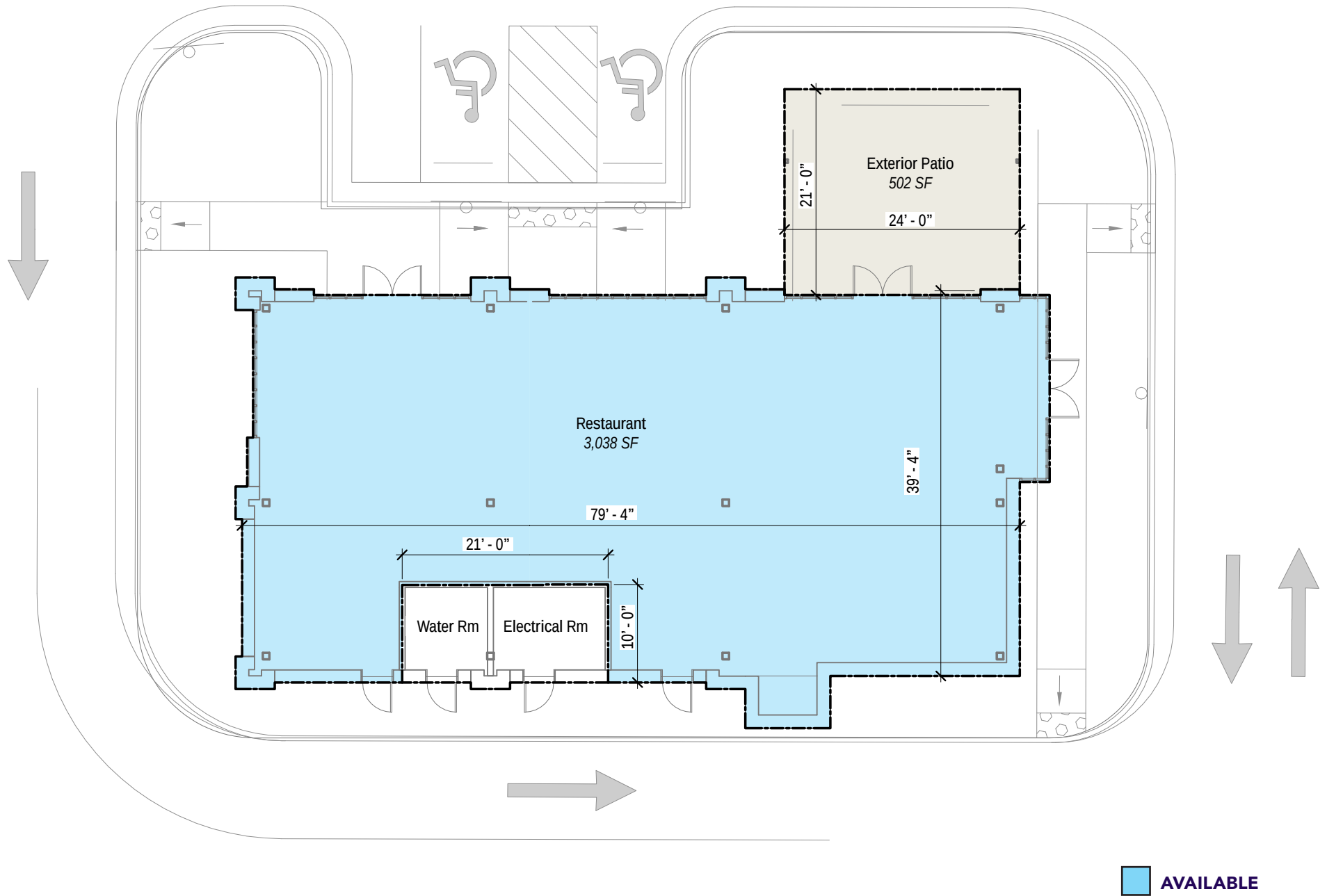
Quick Facts

Availability	Fall 2022
Size	3,038 square feet with patio and pick-up window
Rental Rate	TBD
Nets	TBD
Zoning	C-3



2021 Demographics	1 mile	3 miles	5 miles
 POPULATION	4,618	57,660	125,440
 HOUSEHOLDS	2,243	22,442	49,138
 AVG. HH INCOME	\$91,127	\$120,363	\$122,968
 DAYTIME POPULATION	12,065	61,809	131,190
 TRAFFIC COUNTS	30,000 AADT (Huguenot Rd)	10,000 AADT (W Koger Center Blvd)	







Building 2 (October 2022)



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Interested? Contact:

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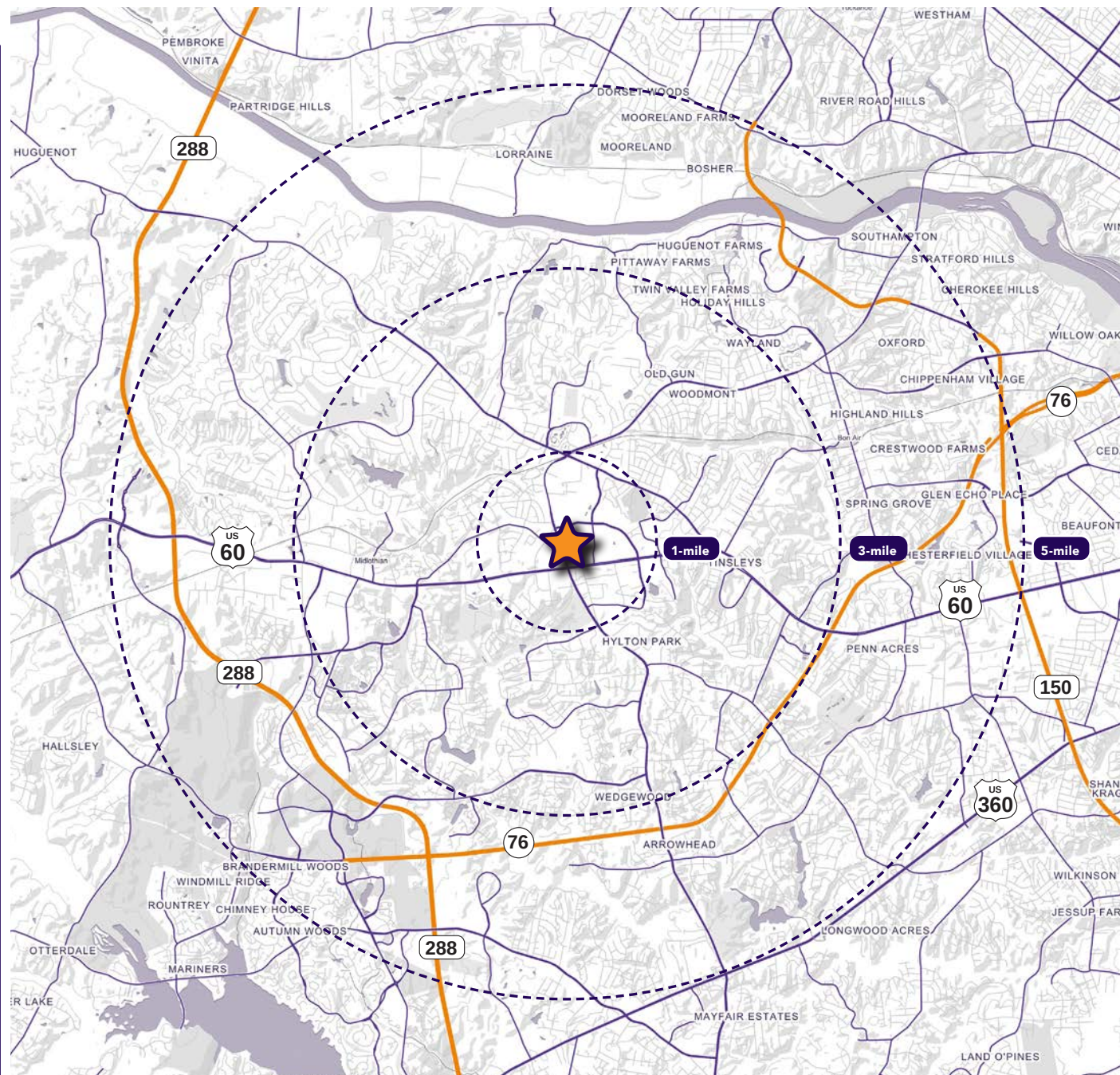
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