

FOR LEASE

2nd Generation Restaurant Space
Available Immediately



The Shoppes at Belvedere

11400 – 11458 Robious Road, Midlothian, VA 23235

Overview

Neighborhood center near the intersection of Robious Road and Huguenot Road, at the entrance to the Belvedere Apartments, a 296-unit luxury apartment community. The property sits directly across from a Publix-anchored shopping center and is minutes away from Chesterfield Towne Center and Midlothian Turnpike retail. One endcap space remains, joining co-tenants Firebird's Wood Fired Grill, Front Porch Café, and Fantastic Sam's.

Quick Facts

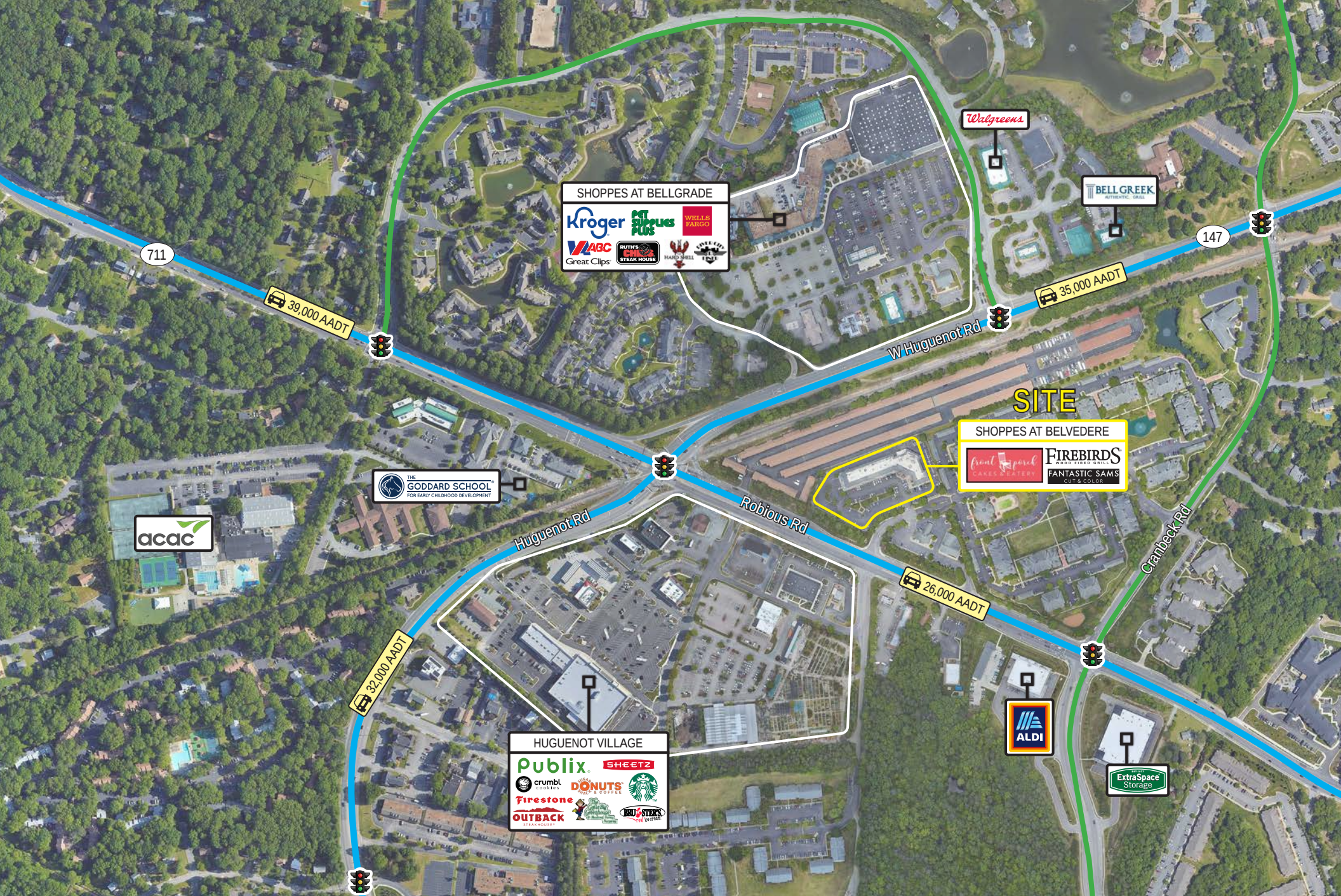
Availability	Immediate
Size	1,644 square feet
Parking	173 spaces
Rental Rate	TBD
Net Charges	\$5.07 per square foot (RET & Insurance included in CAM charge)
Co-Tenants	  

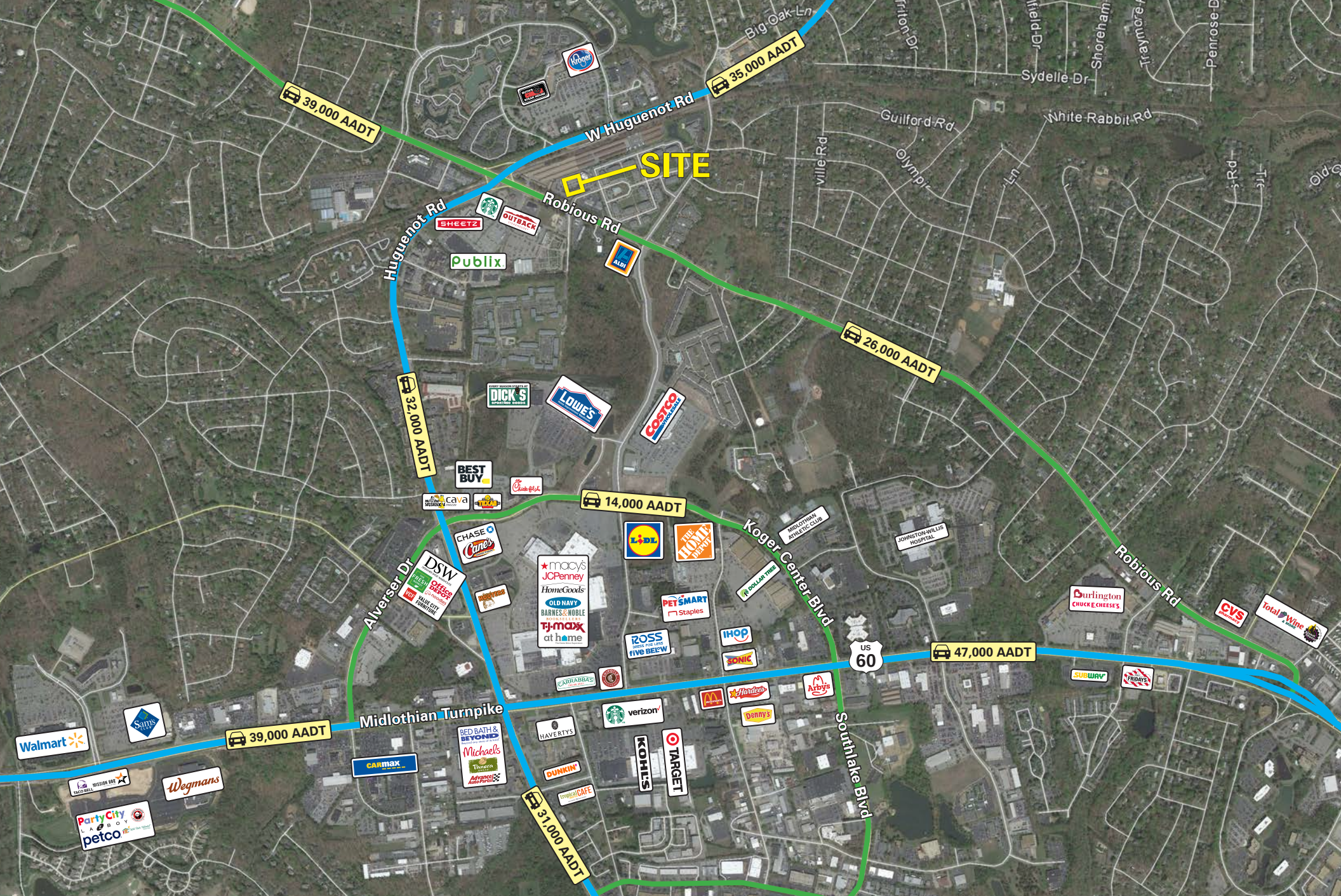
2022 Demographics	1 mile	3 miles	5 miles
 POPULATION	6,673	51,070	130,007
 HOUSEHOLDS	2,939	20,211	51,166
 AVG. HH INCOME	\$134,979	\$131,726	\$130,417
 DAYTIME POPULATION	12,106	59,407	133,001
 TRAFFIC COUNT	26,000 AADT (Robious Road)	35,000 AADT (W Huguenot Road)	

Space	Space	Size
1	Front Porch Cakes	1,200 SF
2	Fantastic Sam's	1,200 SF
3	Fyzical Therapy & Balance	2,400 SF
4	Orchid Nail & Spa	1,800 SF
5	Stavna Dance Academy (Combined with Space 7)	4,186 SF
6	Holistic Massage	600 SF
7	Stavna Dance Academy (Combined with Space 5)	4,186 SF
8	Front Porch Cakes	1,998 SF
9	Firebird's	6,038 SF
10	Wilson Lee Interiors	1,599 SF
11	Available (View 360 °)	1,644 SF
TOTAL:		22,577 SF









Interested? Contact:

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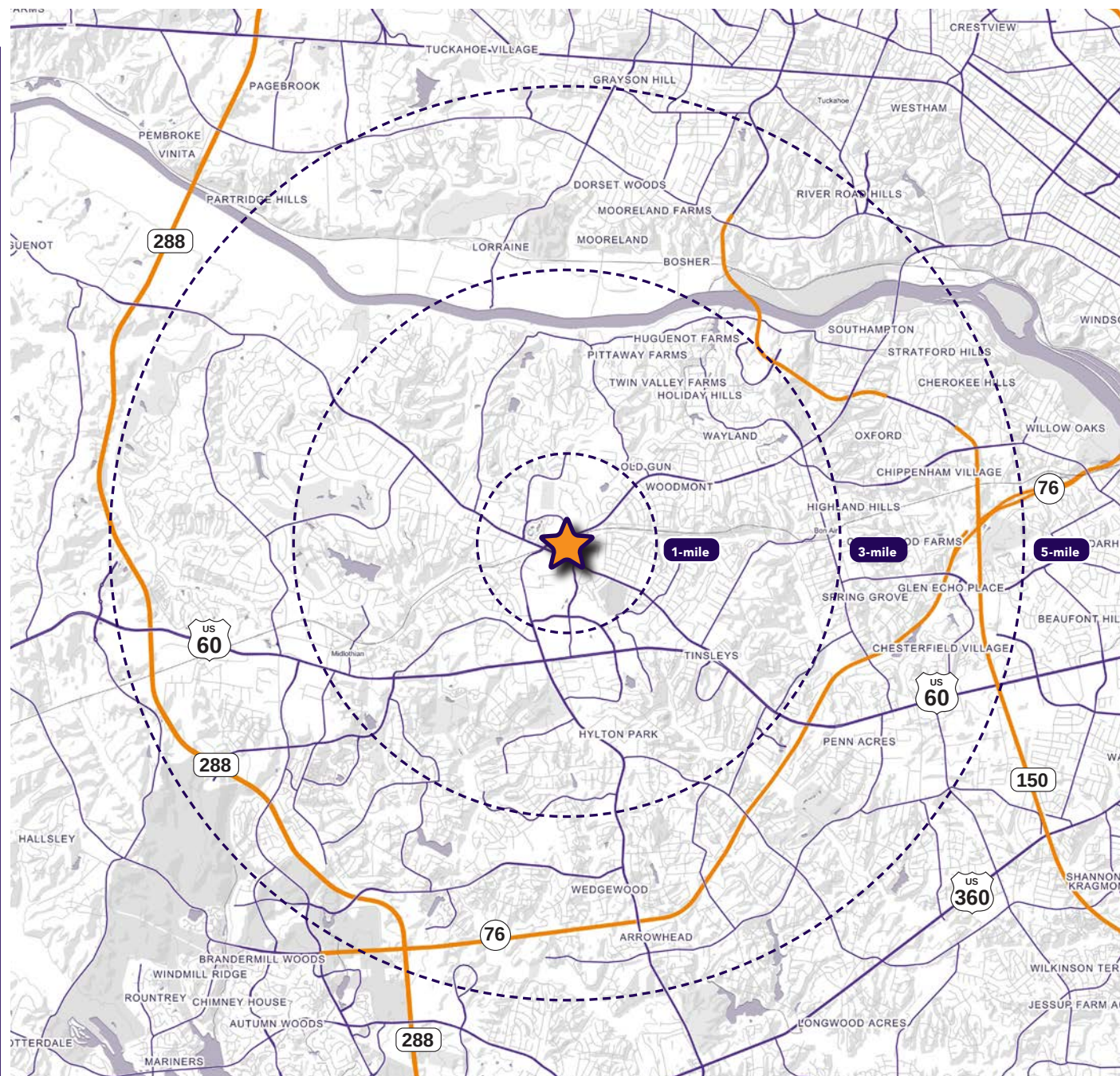
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