

FOR LEASE

12401 Tennessee Plaza

Midlothian, VA 23112



segall
GROUP
COMMERCIAL REAL ESTATE

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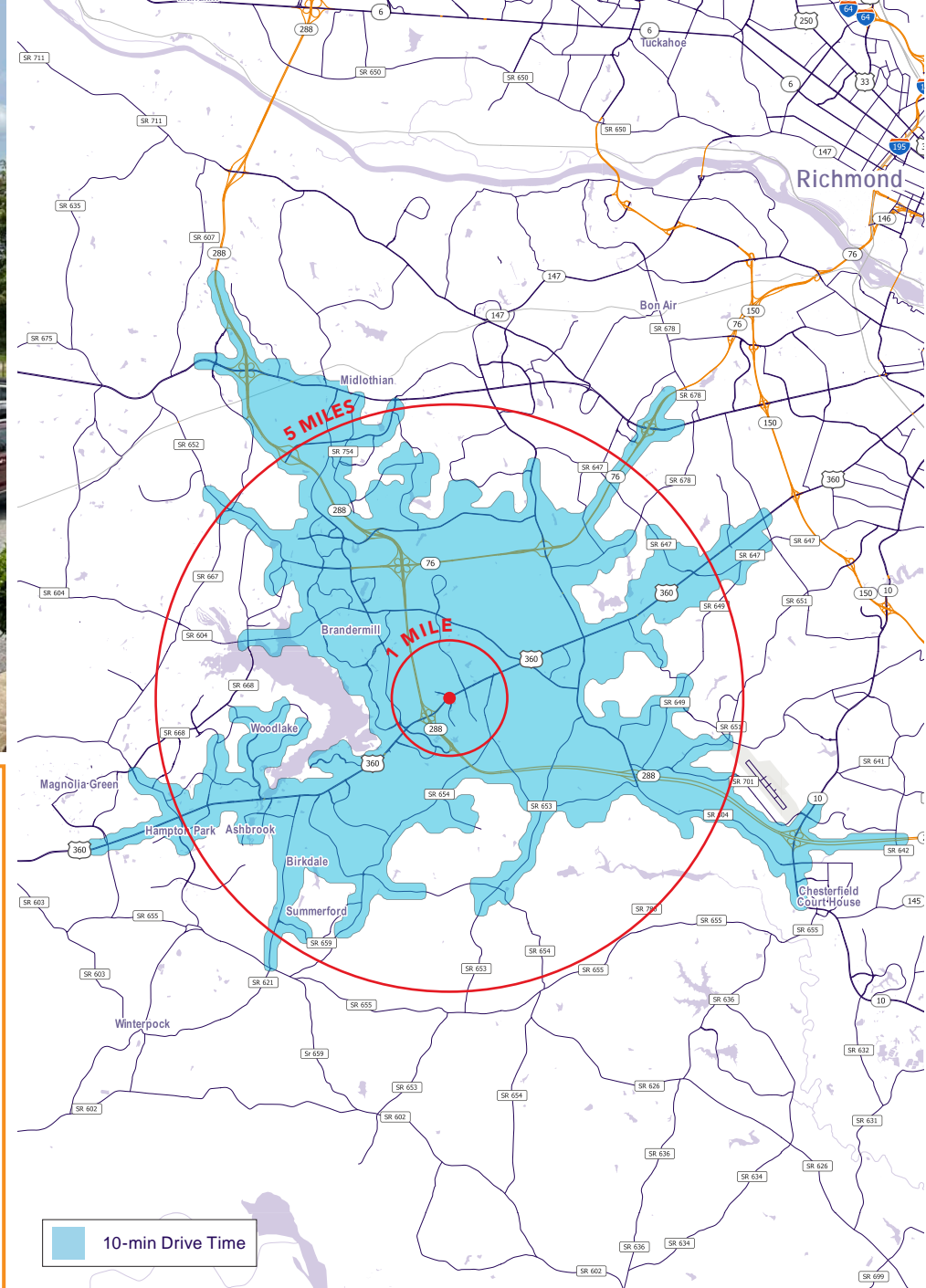


Overview

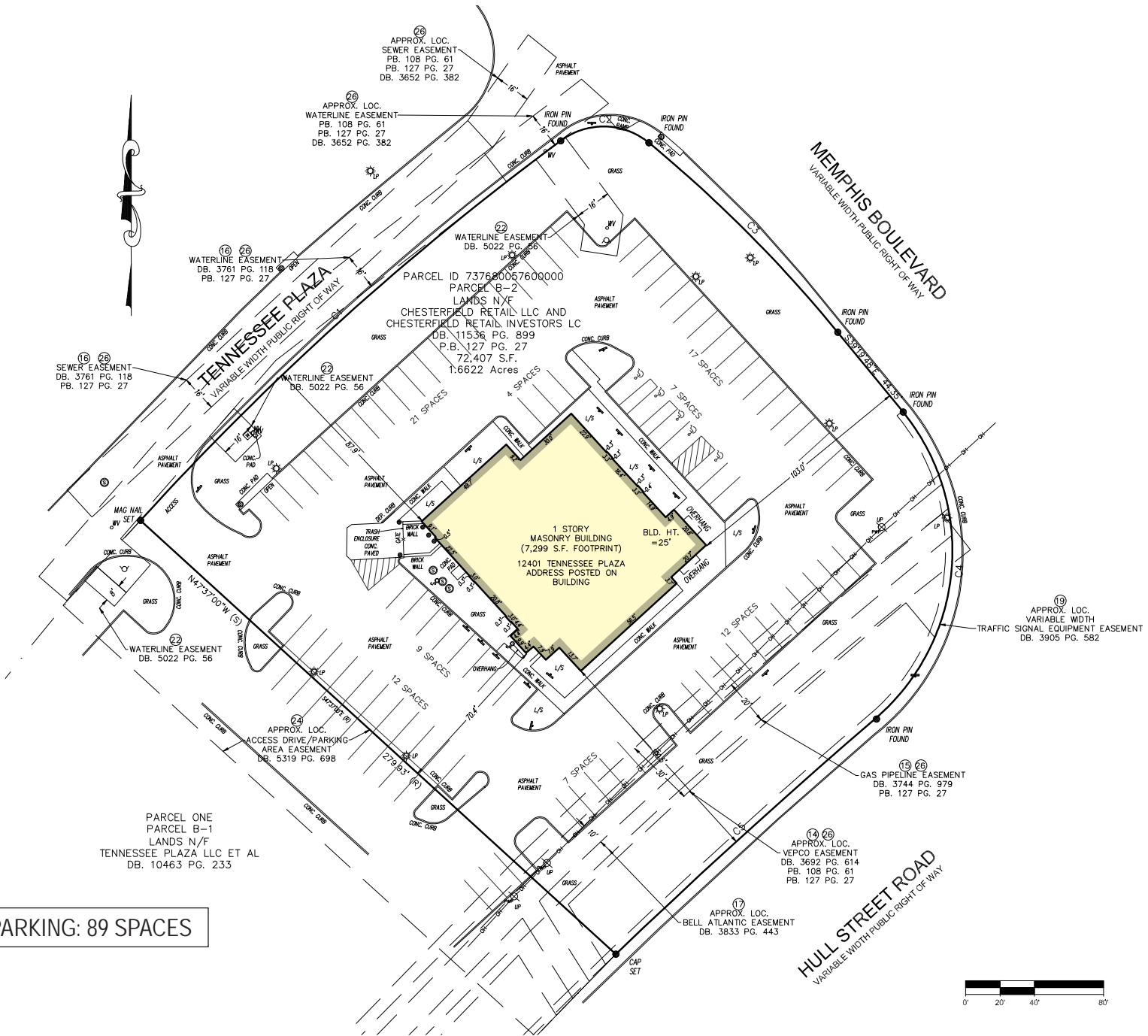
Freestanding former O'Charley's restaurant building for lease located just off VA-288 at the signalized intersection of Hull Street Road (US 360) and Memphis Boulevard in Midlothian, VA. The property is situated at the entrance to Chesterfield Crossing Shopping Center. The shopping center is anchored by the market's most visited Home Depot (per Placer.ai: 750,000 annual visits) and the 3rd most visited Walmart (Placer.ai: 1.68 million annual visits) in the Richmond DMA. The site is diagonally opposite from a new BJ's Wholesale Club. The 1.66 acre site offers excellent access and road visibility with a traffic count of 51,000 AADT.

Quick Facts

Availability	Immediate
Size	Building: 6,796 square feet; Lot: 1.66 acres
Rental Rate	Negotiable
Net Charges	CAM to be self-performed by Tenant Fire Insurance is billed to tenant by landlord RE Taxes - \$19,884.42 (2023)
Parking	89 spaces



2023 Demographics	1 mile	3 miles	5 miles	10 min DT
POPULATION	5,559	49,776	128,253	94,422
HOUSEHOLDS	2,327	19,345	47,543	35,873
AVG. HH INCOME	\$91,421	\$113,077	\$126,314	\$120,437
DAYTIME POPULATION	3,472	51,459	111,883	71,009
TRAFFIC COUNT	51,000 AADT (Hull Street Road)	52,000 AADT (VA-288)		



TOTAL PARKING: 89 SPACES







Interested? Contact:

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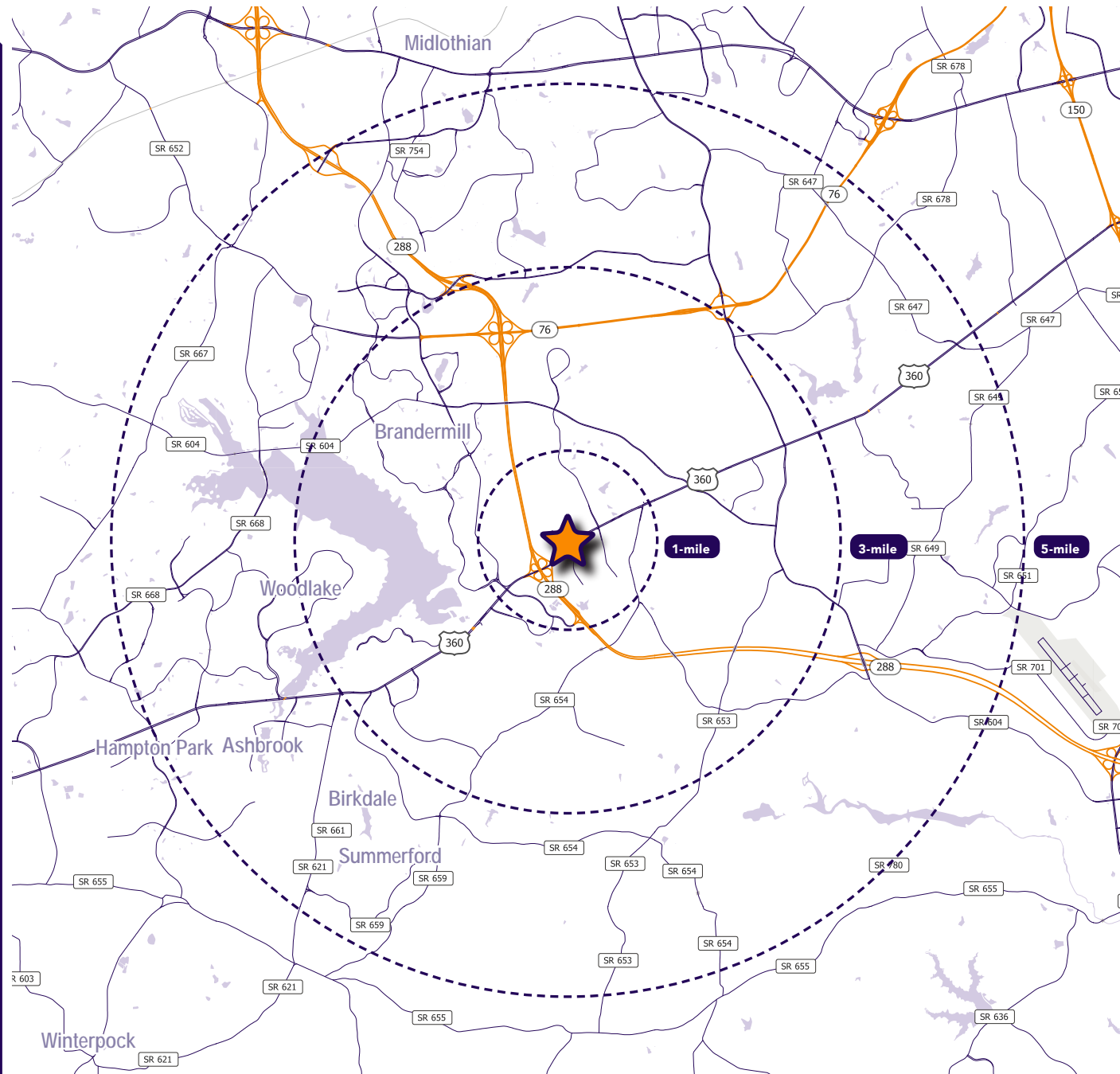
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