

FOR LEASE



# 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. Two inline spaces remain, joining co-tenants Firebird's Wood Fired Grill, Front Porch Café, Fantastic Sam's and Rock N' Roll Sushi.

## Quick Facts

- Availability** Negotiable
- Size** 1,599 - 4,186 square feet [360° Virtual Tour](#)
- Parking** 173 spaces
- Rental Rate** TBD
- Net Charges** CAM: \$3.31 psf; INS: \$0.38 psf; TAX: \$2.12 psf
- Co-Tenants**

2024 Demographics	1 mile	3 miles	5 miles
POPULATION	<b>7,462</b>	<b>49,914</b>	<b>131,258</b>
HOUSEHOLDS	<b>3,187</b>	<b>19,786</b>	<b>51,742</b>
AVG. HH INCOME	<b>\$150,216</b>	<b>\$143,879</b>	<b>\$150,242</b>
DAYTIME POPULATION	<b>12,684</b>	<b>59,596</b>	<b>148,092</b>
TRAFFIC COUNT	<b>27,000 AADT</b> (Robious Road)	<b>35,000 AADT</b> (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	<b>Available</b> (Combined with Space 7)	<b>4,186 SF</b>
6	Holistic Massage	600 SF
7	<b>Available</b> (Combined with Space 5)	<b>4,186 SF</b>
8	Front Porch Cakes	1,998 SF
9	Firebird's	6,038 SF
10	<b>Available</b>	<b>1,599 SF</b>
11	Rock N' Roll Sushi	1,644 SF
<b>TOTAL:</b>		<b>22,577 SF</b>









# Interested? Contact:

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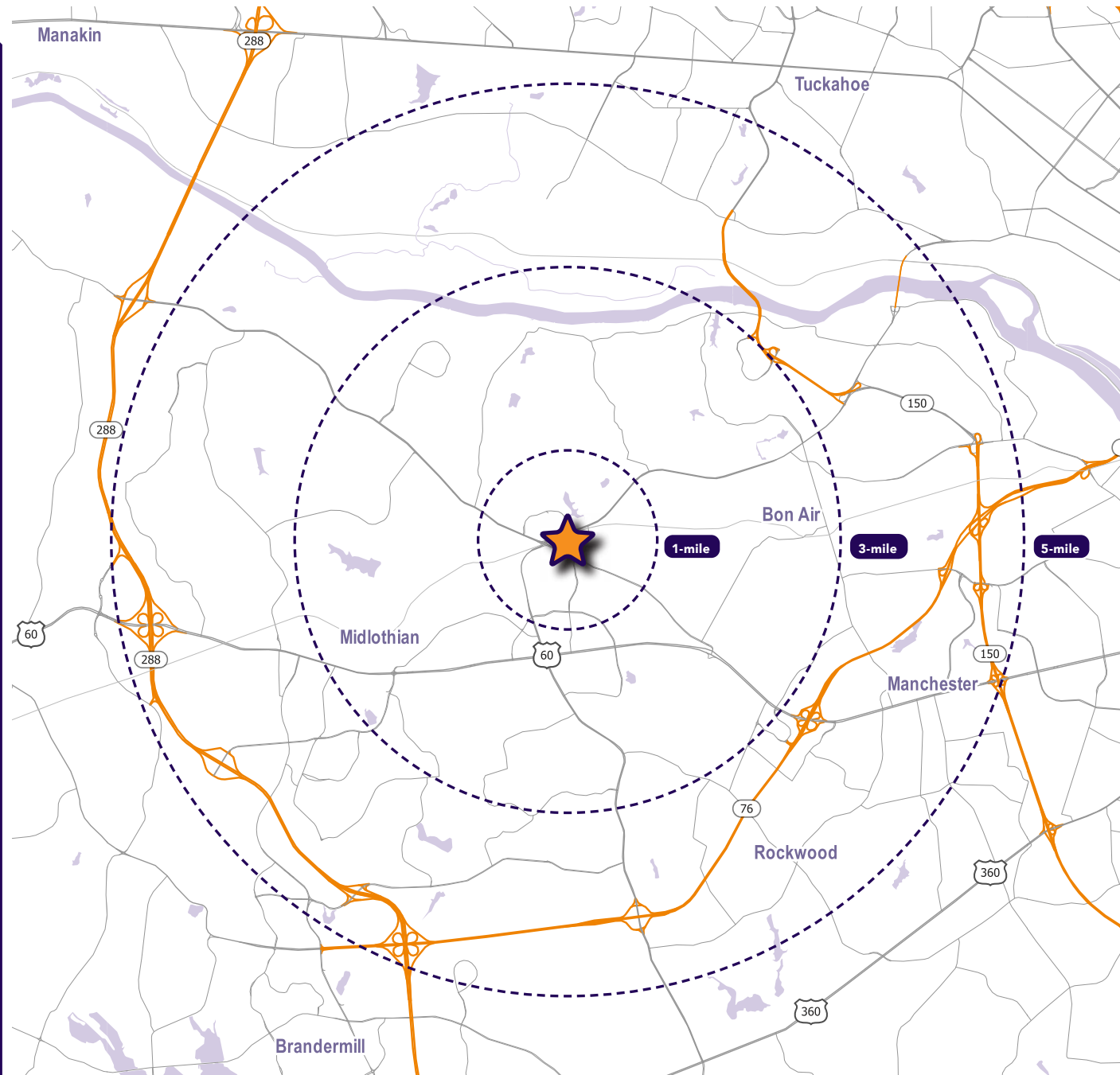
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