

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. Three 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	7,462	49,914	131,258
HOUSEHOLDS	3,187	19,786	51,742
AVG. HH INCOME	\$150,216	\$143,879	\$150,242
DAYTIME POPULATION	12,684	59,596	148,092
TRAFFIC COUNT	27,000 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	Available	2,400 SF
4	Orchid Nail & Spa	1,800 SF
5	Available (Combined with Space 7)	4,186 SF
6	Holistic Massage	600 SF
7	Available (Combined with Space 5)	4,186 SF
8	Front Porch Cakes	1,998 SF
9	Firebird's	6,038 SF
10	Available	1,599 SF
11	Rock N' Roll Sushi	1,644 SF
<b>TOTAL:</b>		<b>22,577 SF</b>









# Interested? Contact:

## Trey Blankinship

✉ [tblankinship@segallgroup.com](mailto:tblankinship@segallgroup.com)

☎ 804.207.4040

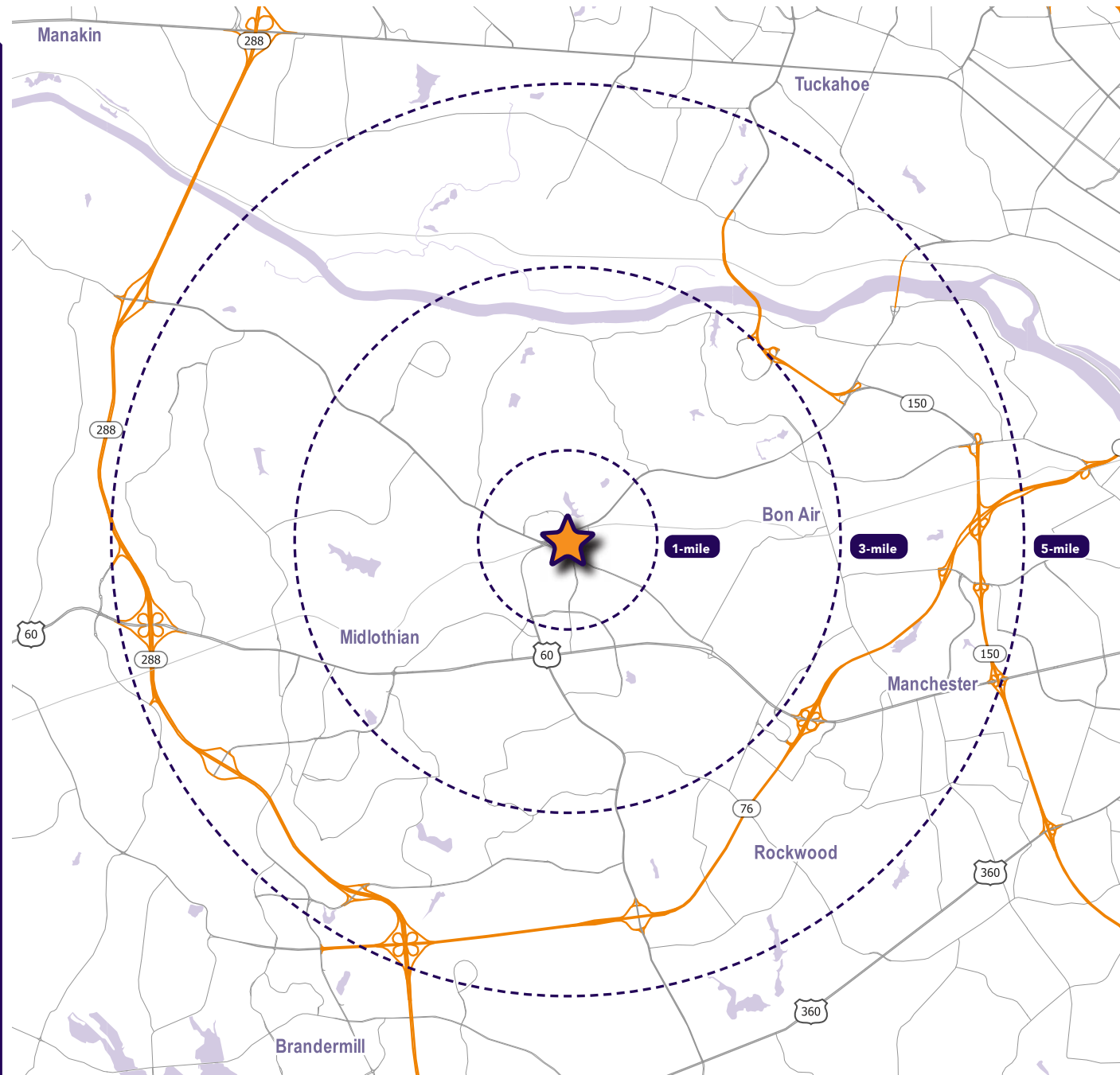
📞 804.516.1205

## Ainslie Roland

✉ [aroland@segallgroup.com](mailto:aroland@segallgroup.com)

☎ 804.207.4040

📞 804.363.6887



### Maryland

605 South Eden Street  
Suite 200  
Baltimore, MD 21231  
410.753.3000

### DC • Northern VA

8245 Boone Boulevard  
Suite 200  
Tysons, VA 22182  
202.833.3830

### Richmond

4701 Cox Road  
Suite 100  
Glen Allen, VA 23060  
804.207.4040

### Online

[www.segallgroup.com](http://www.segallgroup.com)

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