

FOR LEASE



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COMMERCIAL REAL ESTATE



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. Four 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** 1,998 - 4,186 square feet
- Parking** 173 spaces
- Rental Rate** TBD
- Net Charges** CAM: \$3.31 psf; INS: \$0.38 psf; TAX: \$2.12 psf
- Co-Tenants**

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	7,482	50,119	131,411
HOUSEHOLDS	3,198	19,874	51,883
AVG. HH INCOME	\$157,316	\$150,884	\$158,763
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	At Lease	2,400 SF
4	Orchid Nail & Spa	1,800 SF
5	Coming Soon (Combined with Space 7)	4,186 SF
6	Holistic Massage	600 SF
7	Coming Soon (Combined with Space 5)	4,186 SF
8	Coming Soon 11/1/2026	1,998 SF
9	Firebird's	6,038 SF
10	InnoVitamin Solutions	1,599 SF
11	Rock N' Roll Sushi	1,644 SF
TOTAL:		22,577 SF









Interested? Contact:

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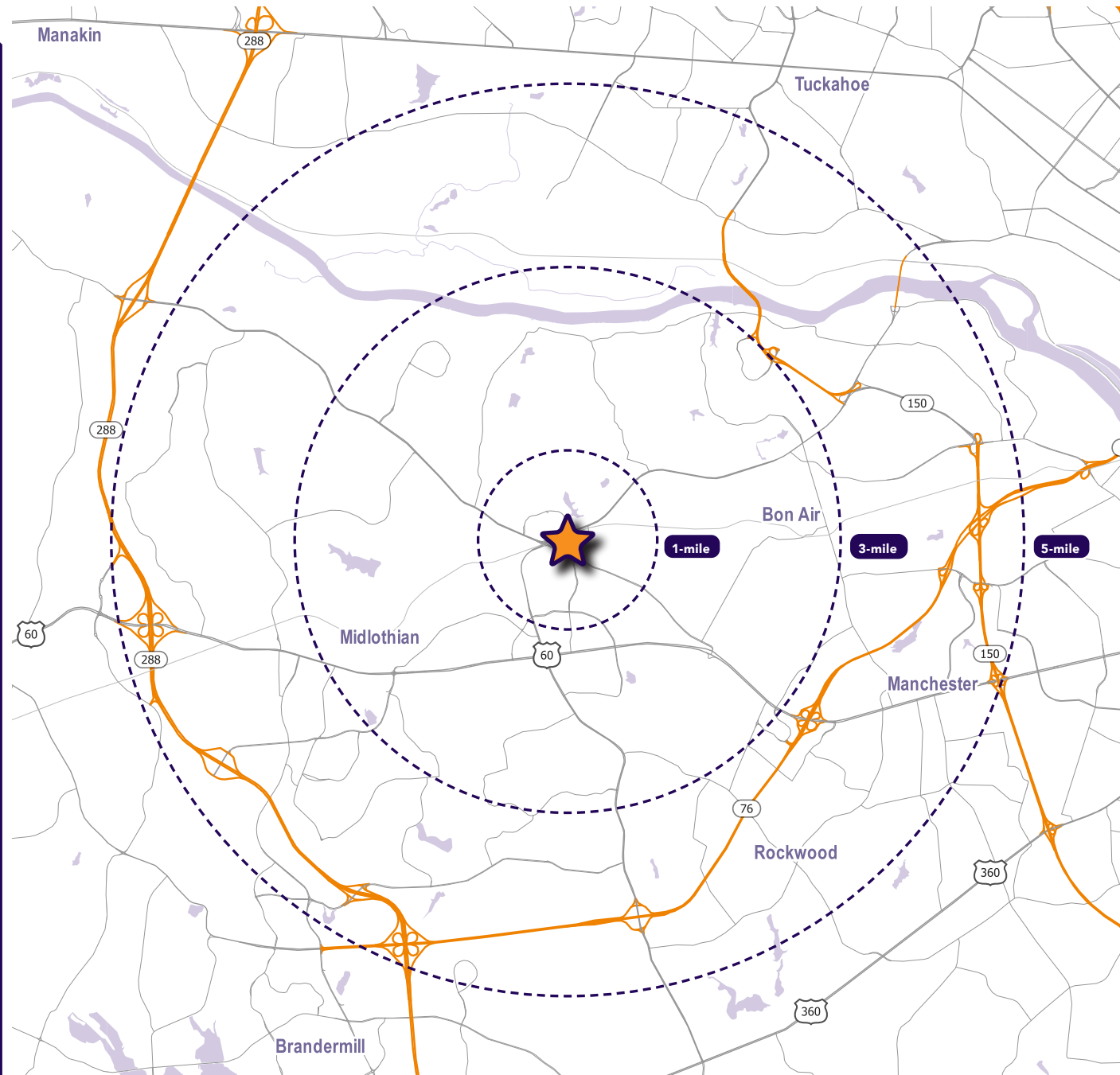
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