

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. One inline space remains, joining co-tenants Firebird's Wood Fired Grill, Front Porch Café, and Fantastic Sam's.

Quick Facts

- Availability** Space 10 - 9/1/25
Space 11 - Immediate
- Size** 1,599 square feet [360° Virtual Tour](#)
1,644 square feet (2nd generation restaurant space)
- Parking** 173 spaces
- Rental Rate** TBD
- Net Charges** \$4.94 per square foot (RET & INS included in CAM charge)
- Co-Tenants**

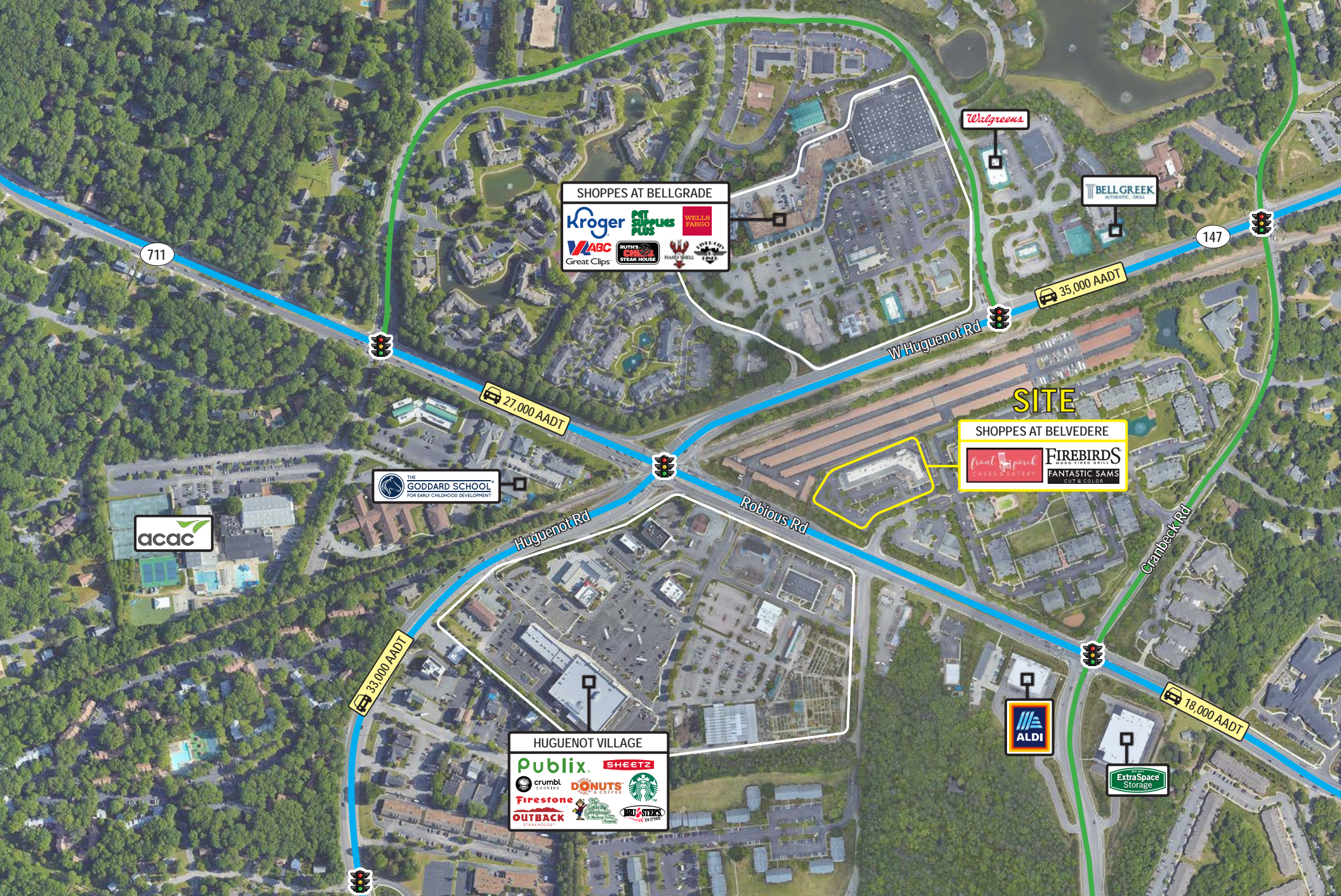


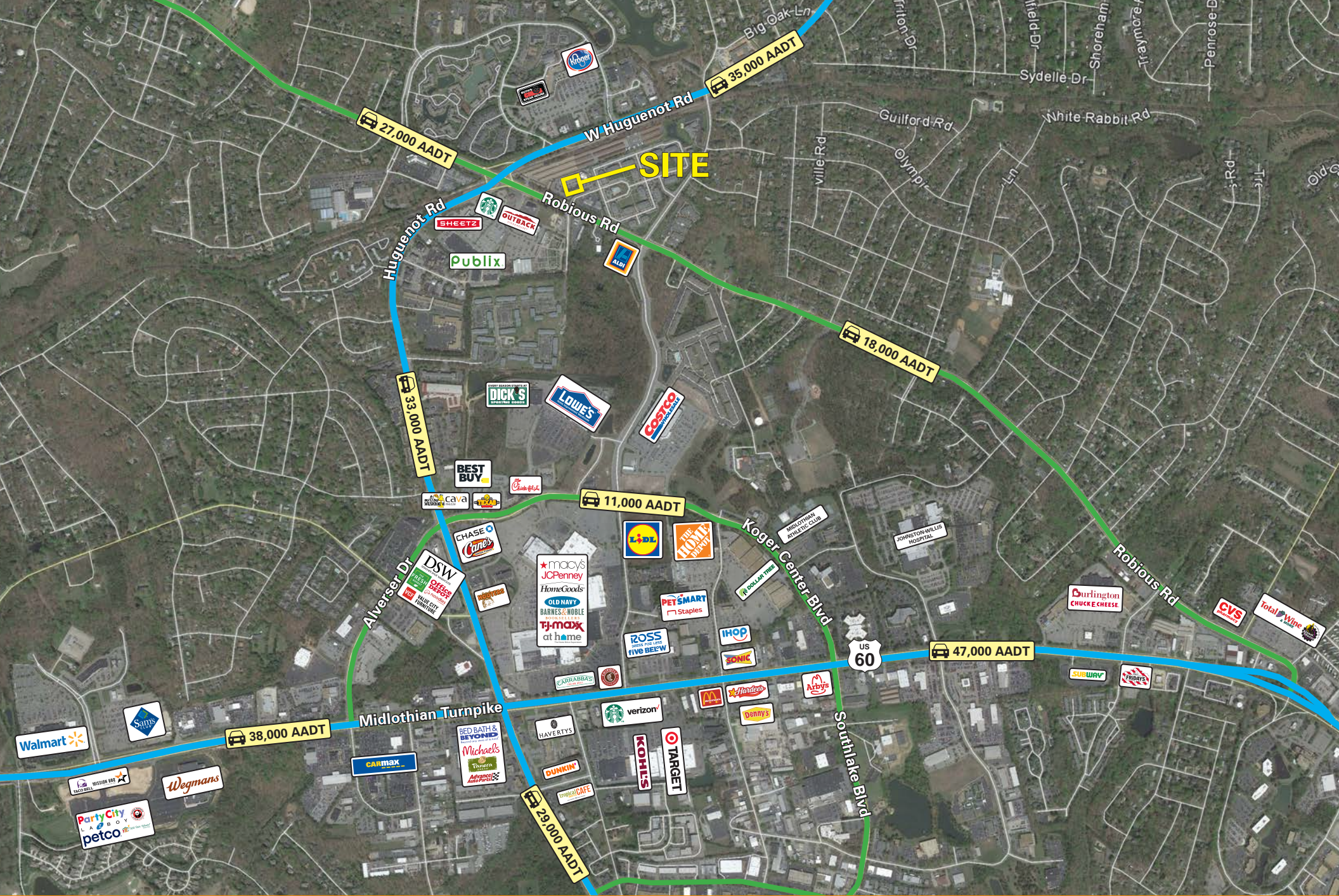
2024 Demographics	1 mile	3 miles	5 miles
POPULATION	7,462	49,914	131,258
HOUSEHOLDS	3,187	19,786	51,742
AVG. HH INCOME	\$150,216	\$143,879	\$150,242
DAYTIME POPULATION	12,684	59,596	148,092
TRAFFIC COUNT	27,000 AADT (Robious Road)	35,000 AADT (W Huguenot Road)	

Space	Space	Size
1	Front Porch Cakes	1,200 SF
2	Fantastic Sam's	1,200 SF
3	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	Available 9/1/25	1,599 SF
11	2nd generation restaurant space with FF&E	1,644 SF
TOTAL:		22,577 SF









Interested? Contact:

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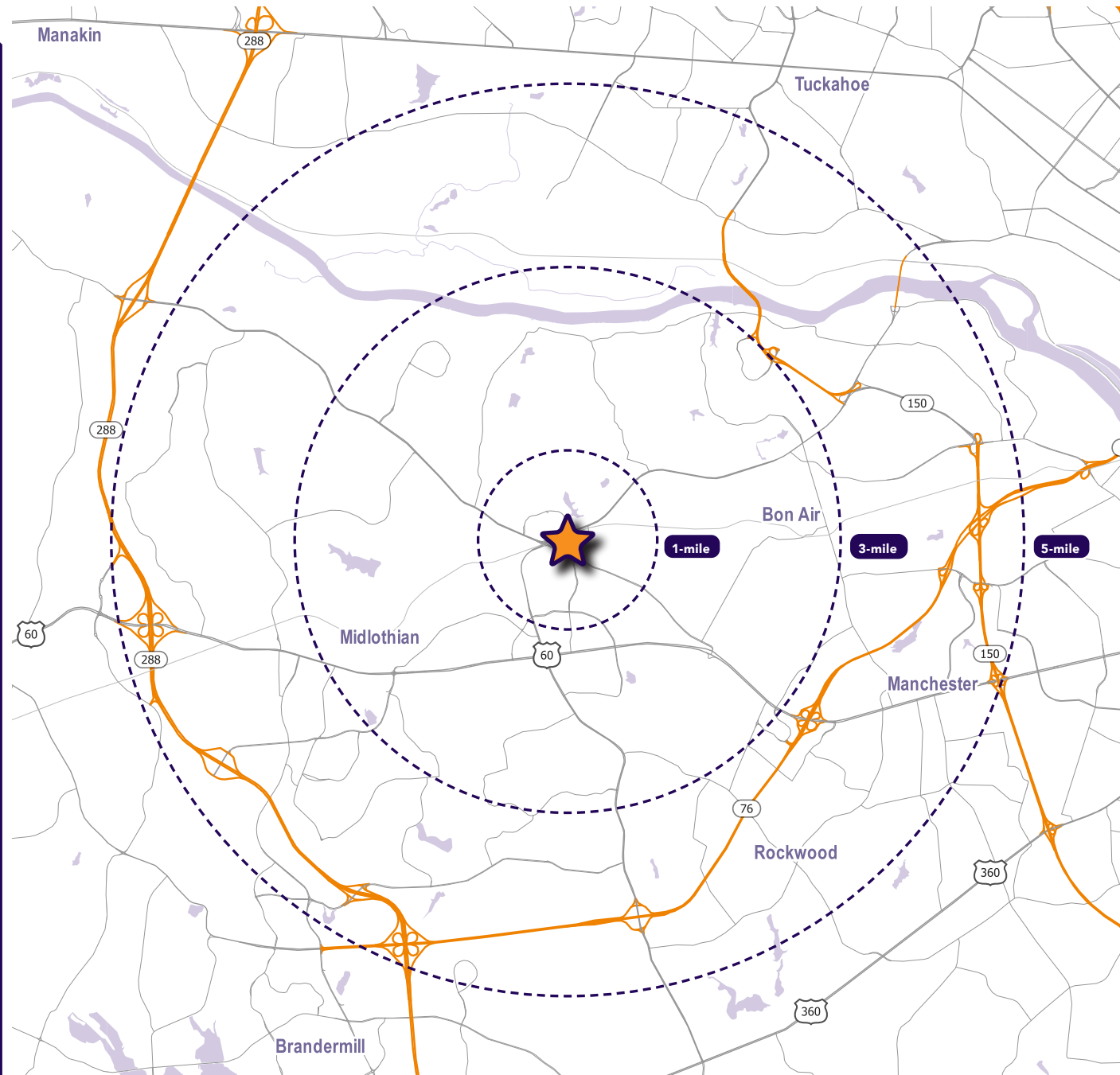
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