

FOR LEASE



CONFIDENTIAL - DO NOT DISTURB TENANTS

Shoppes at Bellgrade

11422 W Huguenot Road / Midlothian, VA 23113

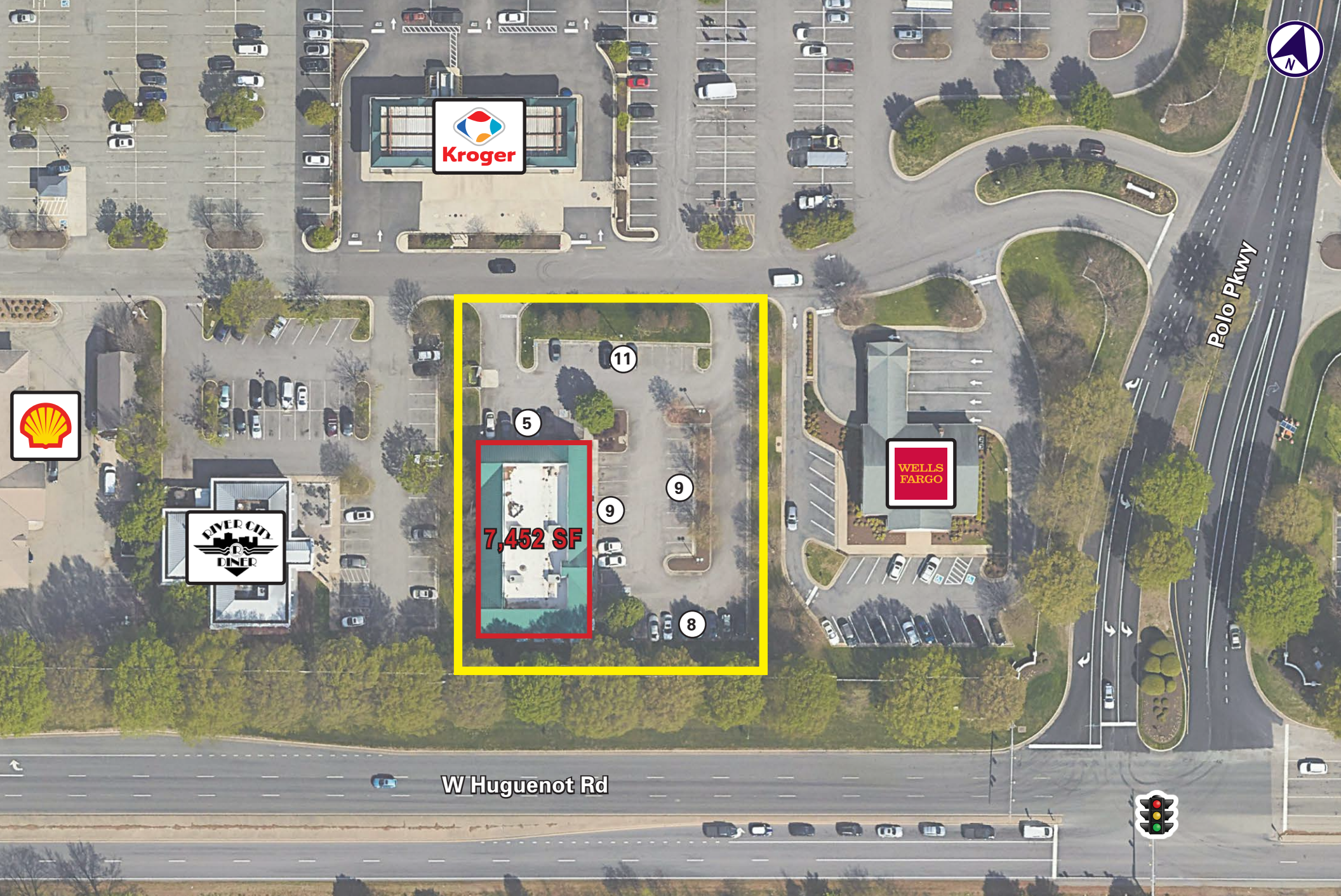
Overview

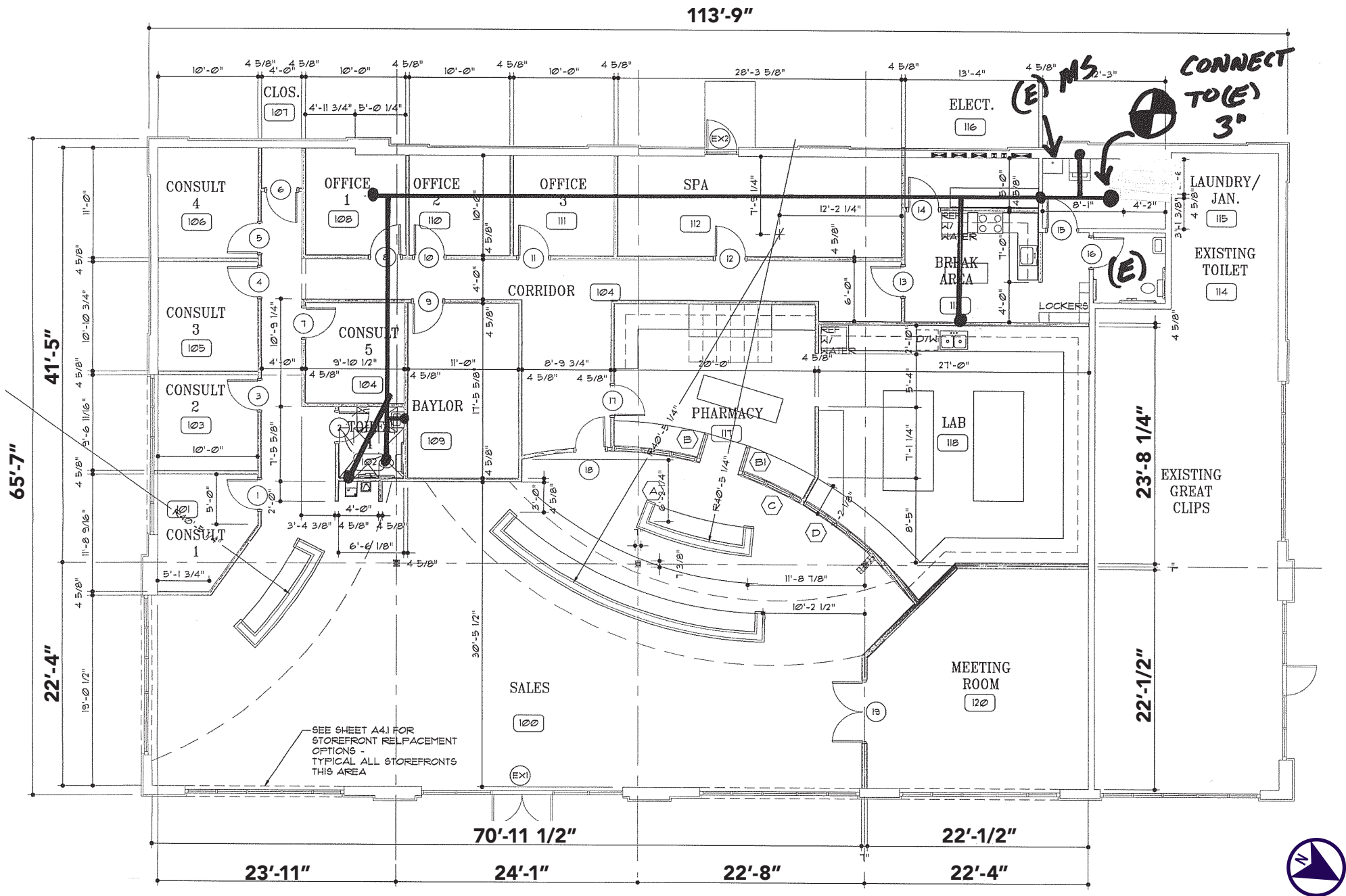
The Shoppes at Bellgrade is a Kroger-anchored center at the signalized corner of W Huguenot Road (37,000 AADT) and Polo Parkway, in the heart of one of the Richmond, VA region's most affluent trade areas. The available pad building sits directly in front of the Kroger with prominent W Huguenot Road frontage and secondary visibility from Robious Road (26,000 AADT). Spaces from 1,171 SF up to 7,452 SF are available for immediate occupancy on a NNN basis. Ownership will also consider a ground lease of the pad for a tenant seeking to build their own prototype. Average household income tops \$178,000 within one mile, supported by established rooftops at Trophy Club at Bellgrade (248 units) and The Pointe at Bellgrade (74 units) immediately adjacent.

Quick Facts

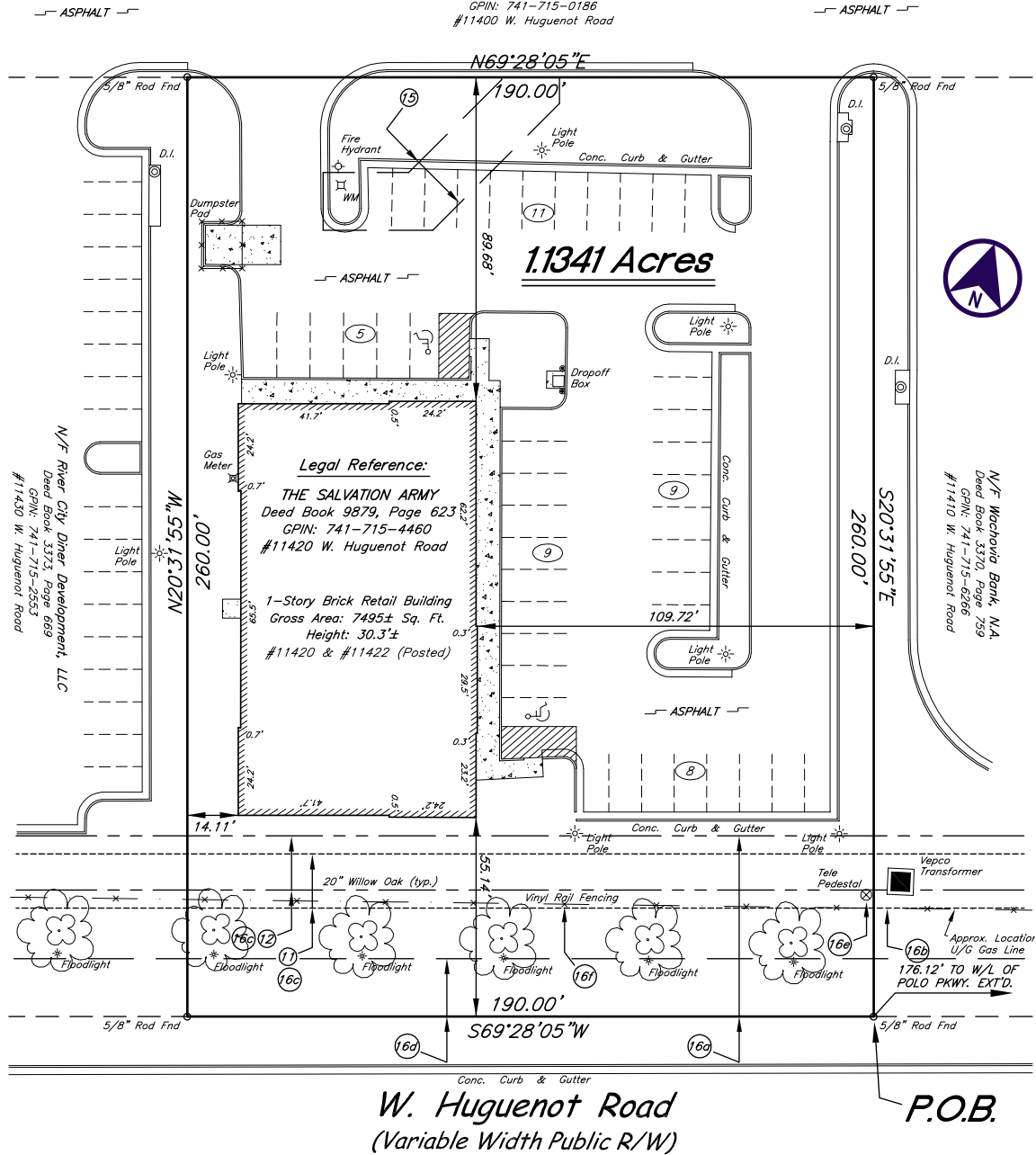
Availability	Immediate
Size	1,171 SF - 7,452 SF
Rental Rate	Negotiable
Net Charges	TBD
Deal Structure	NNN lease of the existing building, or ground lease of the pad

2025 Demographics	1 mile	3 miles	5 miles
 POPULATION	8,274	47,911	134,628
 HOUSEHOLDS	3,466	19,014	53,136
 AVG. HH INCOME	\$178,008	\$152,180	\$160,215
 DAYTIME POPULATION	14,048	60,934	156,922
 TRAFFIC COUNT	37,000 AADT (W Huguenot Road)	26,000 AADT (Robious Road)	





N/F Shoppes at Bellgrade, LLC
 Deed Book 2735, Page 67
 GPIN: 741-715-0186
 #11400 W. Huguenot Road





 **TROPHY CLUB
AT BELLGRADE**
248 UNITS

 **THE POINTE AT
BELLGRADE**
55+ COMMUNITY
74 UNITS

Property Aerial



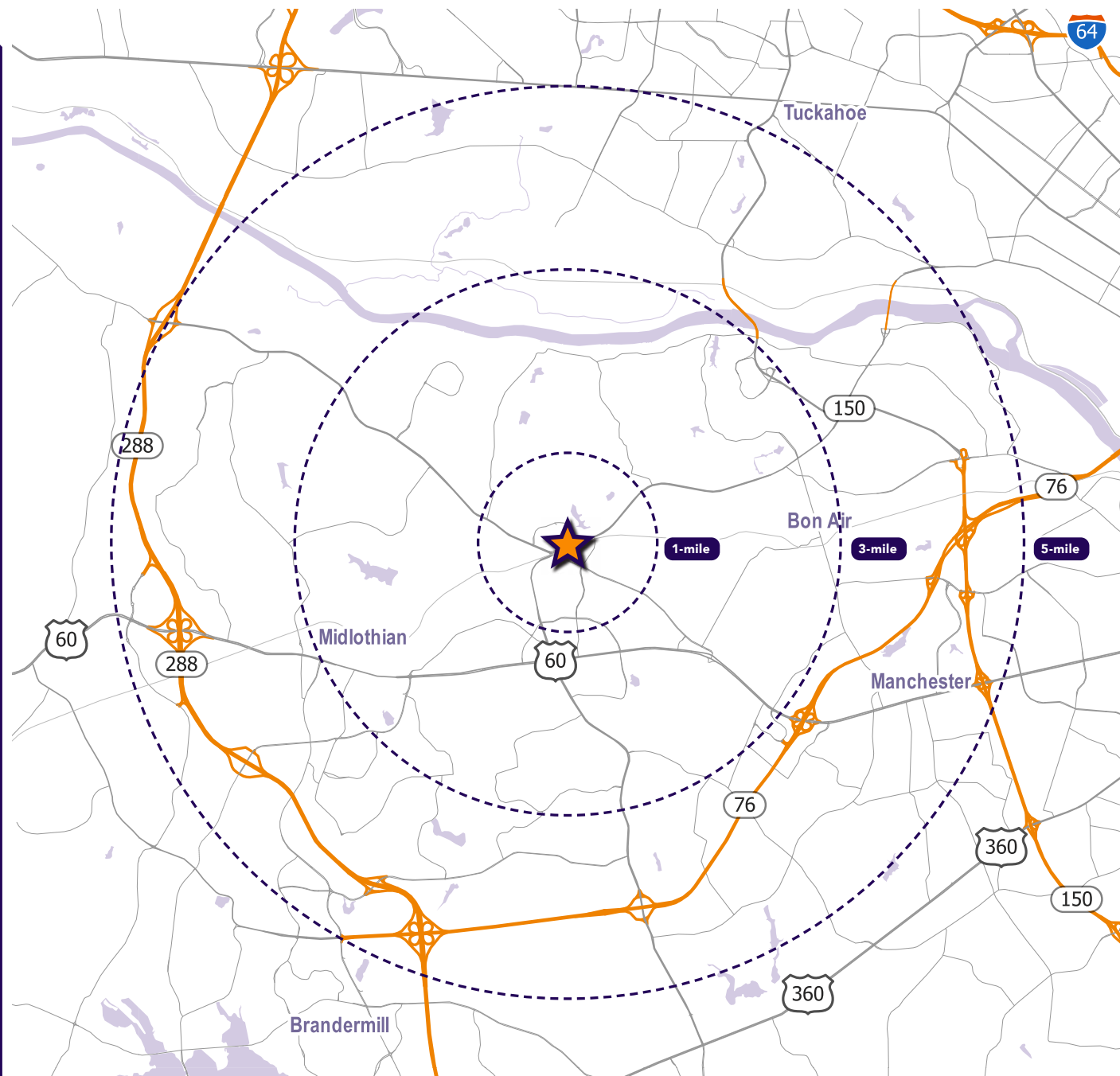
Interested? Contact:

Trey Blankinship

 tblankinship@segallgroup.com

 804.207.4040

 804.516.1205



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

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