

FOR LEASE



CONFIDENTIAL - DO NOT DISTURB TENANTS

Shoppes at Bellgrade

11422 W Huguenot Road / Midlothian, VA 23113

Overview

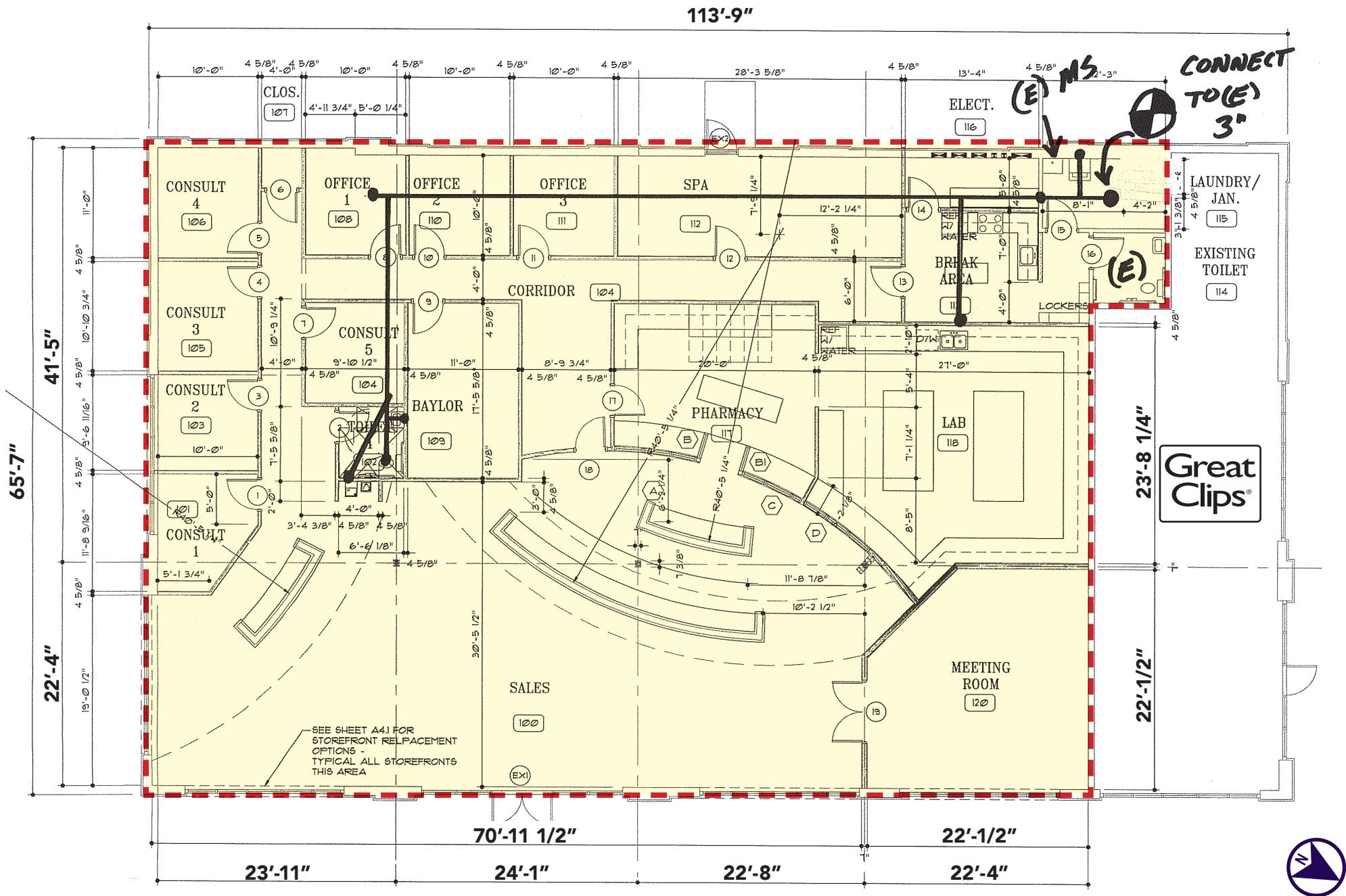
The Shoppes at Bellgrade is a Kroger-anchored center at the signalized corner of W Huguenot Road (37,000 AADT) and Polo Parkway, in the heart of one of the Richmond, VA region's most affluent trade areas. The available 6,281 SF space is in the pad building directly in front of the Kroger with prominent W Huguenot Road frontage and secondary visibility from Robious Road (26,000 AADT). The space is available for immediate occupancy on a NNN basis. 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	6,281 SF
Rental Rate	Negotiable
NNN Charges	\$5.00 psf
Deal Structure	NNN lease

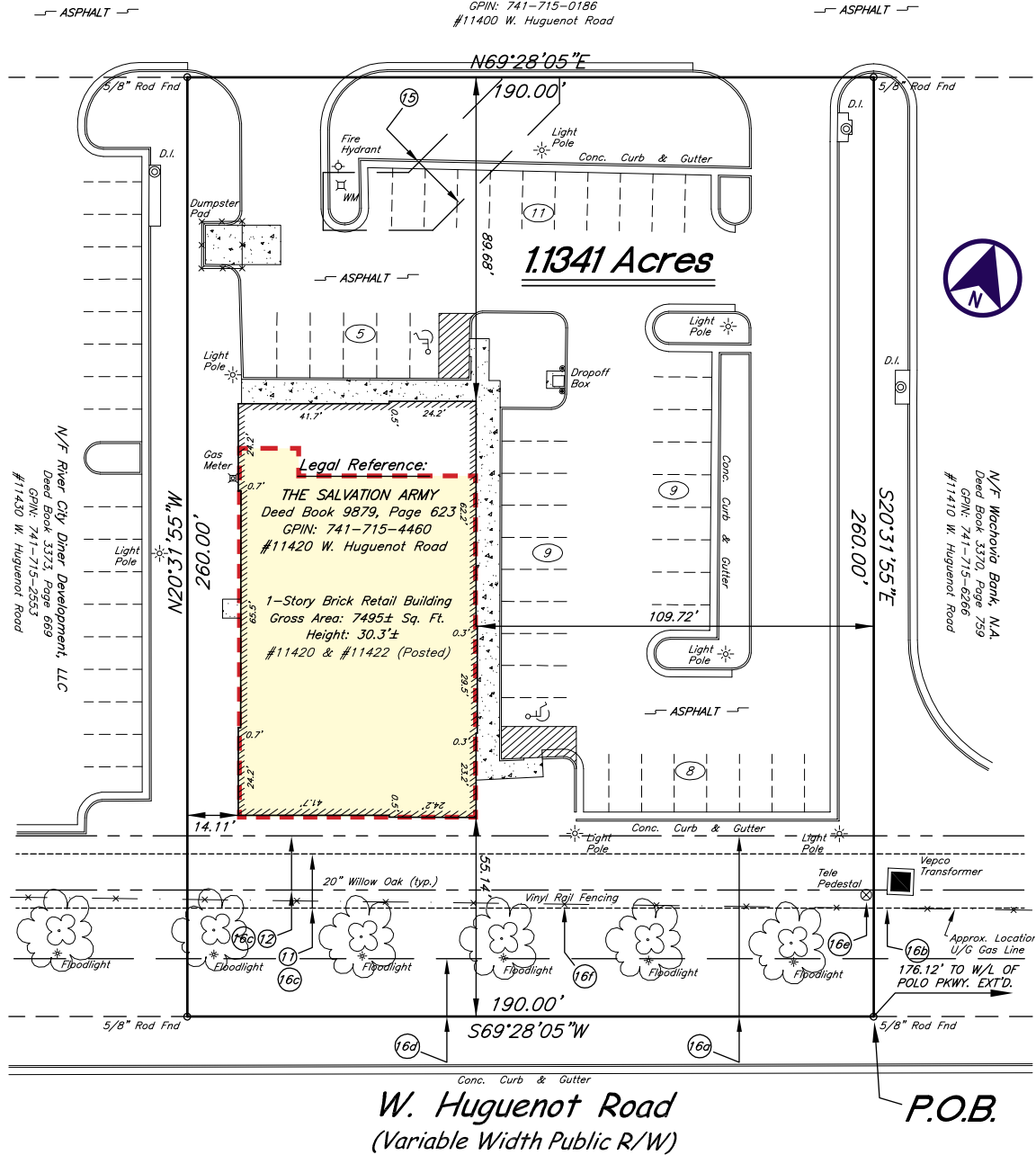
2025 Demographics	1 mile	3 miles	5 miles
 POPULATION	8,274	47,911	134,628
 HOUSEHOLDS	3,466	19,014	53,136
 AVG. HH INCOME	\$178,008	\$152,180	\$160,215
 DAYTIME POPULATION	14,048	60,934	156,922
 TRAFFIC COUNT	37,000 AADT (W Huguenot Road)	26,000 AADT (Robious Road)	





Floor Plan

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

 26,000 AADT

 37,000 AADT



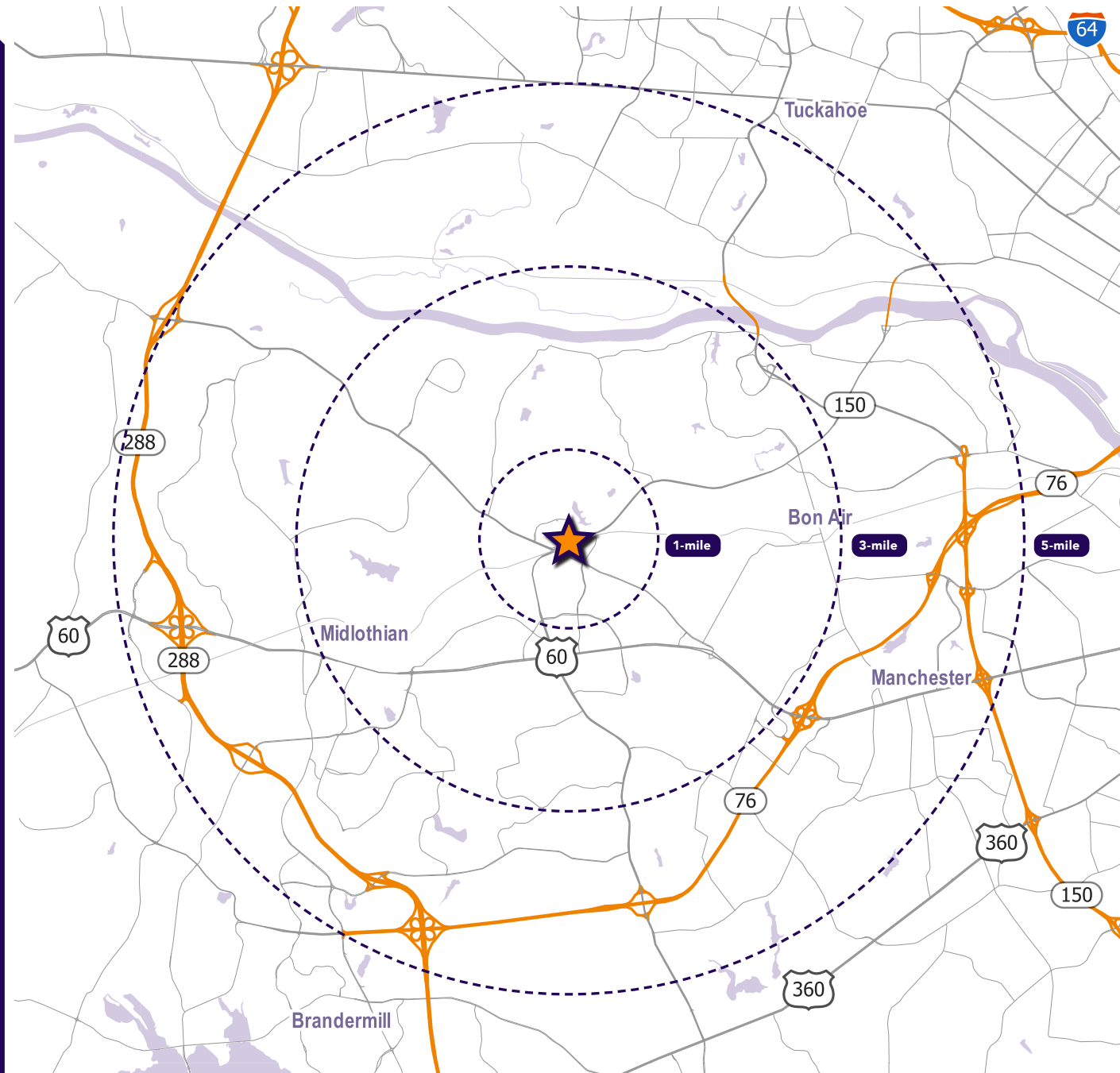
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