

RETAIL

STONEBRIDGE

Midlothian Tpke. (Rt. 60) & Chippenham Pkwy. (Rt. 150)
Richmond, VA

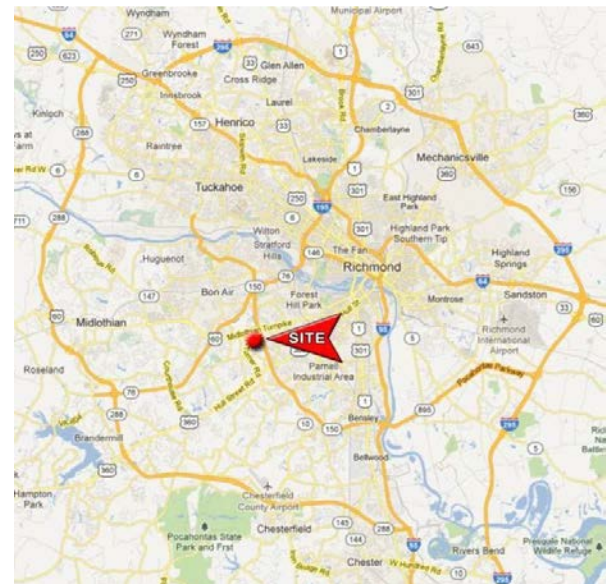
RETAIL FOR LEASE OR BUILD TO SUIT



Brand new 123,000 SF Kroger Marketplace NOW OPEN – Largest in Virginia!

- End caps with outdoor seating
- OUTPARCELS: approximately 1-3 acres available for ground lease or build to suit
- Midlothian Turnpike: 56,000 VPD
- Chippenham Parkway: 69,000/78,000 VPD
- Two signalized access points to Midlothian Turnpike
- 600 proposed residential units – Spring 2014 delivery
- Zoning C-4
- Phase I – available now!
- Phase II – now pre-leasing

JOIN:



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	5 Min.	7 Min.
Population	9,429	80,554	206,391	97,985	193,148
Average HH Income	\$39,351	\$58,480	\$70,528	\$59,318	\$68,052
Employees	12,996	37,404	101,769	44,333	95,375

FOR MORE INFORMATION, PLEASE CONTACT:

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NORTH CAROLINA Charlotte . Raleigh SOUTH CAROLINA Charleston . Greenville



Phase I – available immediately ~ 1,200 SF to 4,800 SF & 1 to 2 acres outparcels
 Phase II – up to 100k SF of anchor & junior anchor space available





