

RETAIL SPACE FOR LEASE

8107-8113 MIDLOTHIAN TURNPIKE | RICHMOND, VA 23235

FEATURES

- **2,646 SF Retail Space available for Lease. Excellent opportunity for retail, medical or office use.**
- High visibility with 119' of direct frontage on Midlothian Turnpike (Route 60).
- 28 available parking spaces (5.5/1,000 SF) and one large Pylon Sign.
- Close to *Stonebridge Shopping Center, Boulder Office Park, Starview Village, Arboretum Office Park and Chippenham Hospital.*
- Ideally located along primary commercial corridor between the cities of Midlothian and Richmond. Minutes to Downtown Richmond.
- Proximity to established neighborhoods along with major employment hub.
- Easy access with close proximity to Route 150/Chippenham Pkwy and Route 76/Powwhite Pkwy.

SPACE TYPE	Retail Space for Lease		
AVAILABLE SPACE	2,646 SF		
ASKING PRICE	\$20.00/SF		
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Population	7,449	70,397	176,513
Avg HH Income	\$65,923	\$73,210	\$82,432
Daytime Employment	8,605	40,641	78,635
Traffic Count	52,783 VPD Midlothian Turnpike 81,000 VPD Chippenham Pkwy.		

* Detailed demographics upon request



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PHOTOS



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AERIAL / MAP

