

**Town Center Shops**  
at north corner of Midlothian Turnpike and Mall Drive  
In front of Chesterfield Towne Center  
11440 Midlothian Turnpike | Richmond, VA 23235



**FOR LEASE: 2,523 sq ft - 40' wide by 63'8" deep**



- ◆ **Suggested Uses:** Wireless, Mattress, Optical, Dental, Financial, Nails/Spa
- ◆ Available space: #C & D, 2,523 sq ft - 40' wide by 63' 8" deep
- ◆ Join: Vitamin Shoppe, Chipotle and GameStop (opening Fall 2018)
- ◆ At the north corner of Midlothian Turnpike and Mall Drive
- ◆ Site fronts on 72,000 VPD (60,000 VPD Midlothian Turnpike and 12,000 VPD Mall Drive) at a stoplight
- ◆ Space includes 2 panels on the Pylon Sign on the corner
- ◆ Located n front of Chesterfield Towne Center, a 900,000 sq. ft. mall, anchored by JCPenney, Sears, Macy's, Barnes & Noble, Ulta Cosmetics, Old Navy, TJ Maxx, H&M, Kirkland's, HomeGoods and At Home
  - ◇ Chesterfield Towne Center is 94% leased and the #2 Regional Shopping Mall in the Richmond, VA area with small shop sales averaging \$460 psf
- ◆ Retailers within 1 mile include: Costco, Fresh Market, DSW, Bed Bath & Beyond, Michael's, Best Buy, Lowe's, Home Depot, PetSmart, Staples, Wegmans, Lazboy, Petco, Party City, Sam's Club and Walmart
  - ◇ The Costco location is 148,000 sq ft and is their highest volume store in Central VA
  - ◇ New supermarkets recently opened on Mall Drive: Lidl and Aldi
  - ◇ Publix opening soon, across the street, on Midlothian Turnpike joining Target and Kohl's
  - ◇ New restaurants recently opened: Mellow Mushroom, First Watch Cafe, Cava Mezza Grill on Huguenot Rd
  - ◇ New restaurants under construction: Casa del Barco and Shrimp Shack



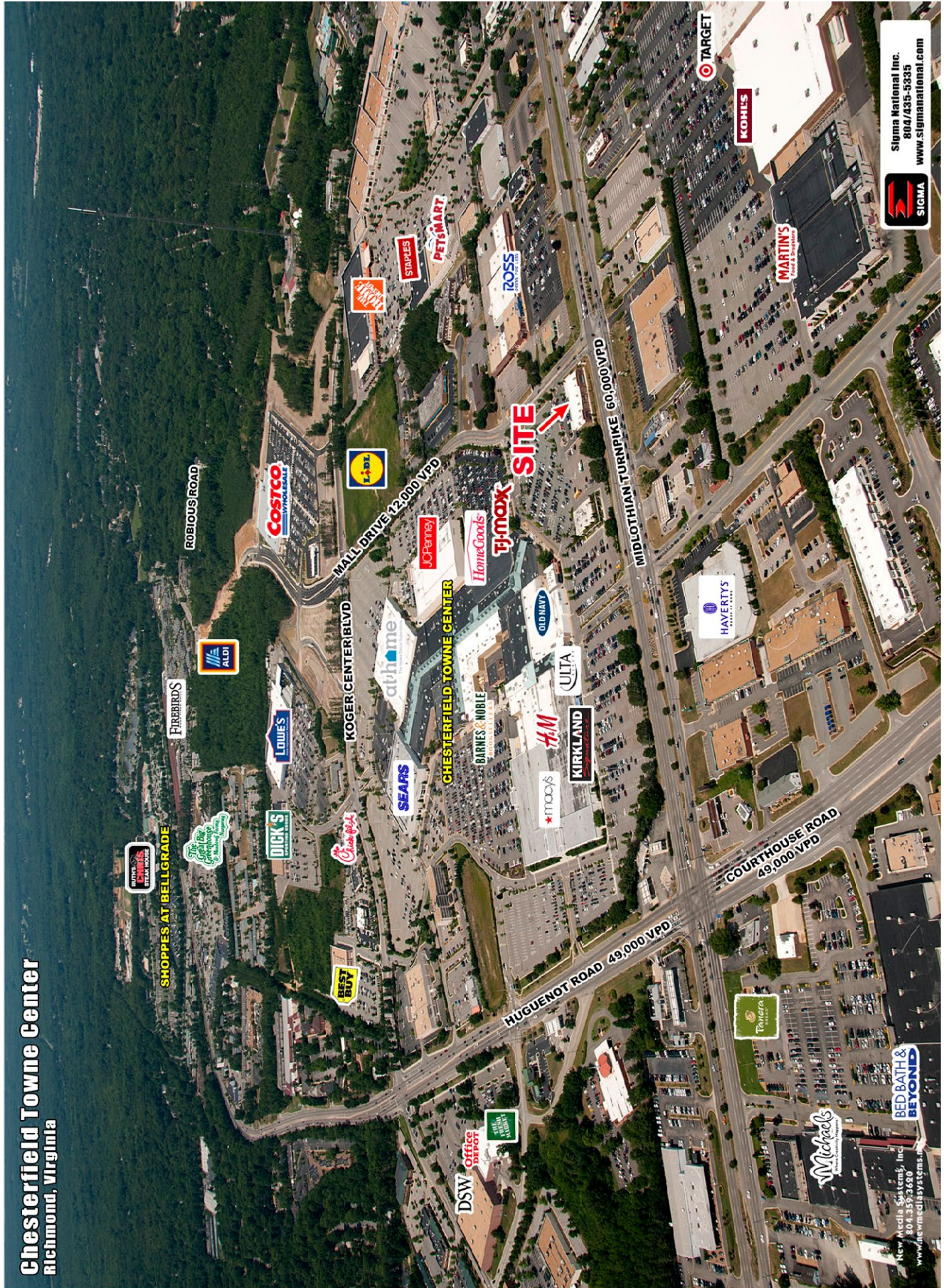
**Sigma National, Inc**  
1213 Mall Drive  
Richmond, VA 23235  
(804) 423-5335  
[www.sigmanational.com](http://www.sigmanational.com)

**EXCLUSIVE AGENT/OWNER**  
**Tred Spratley** (804) 423-5335, x320  
**Wilson Davis** (804) 423-5335, x301

Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing.

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 Richmond, Virginia

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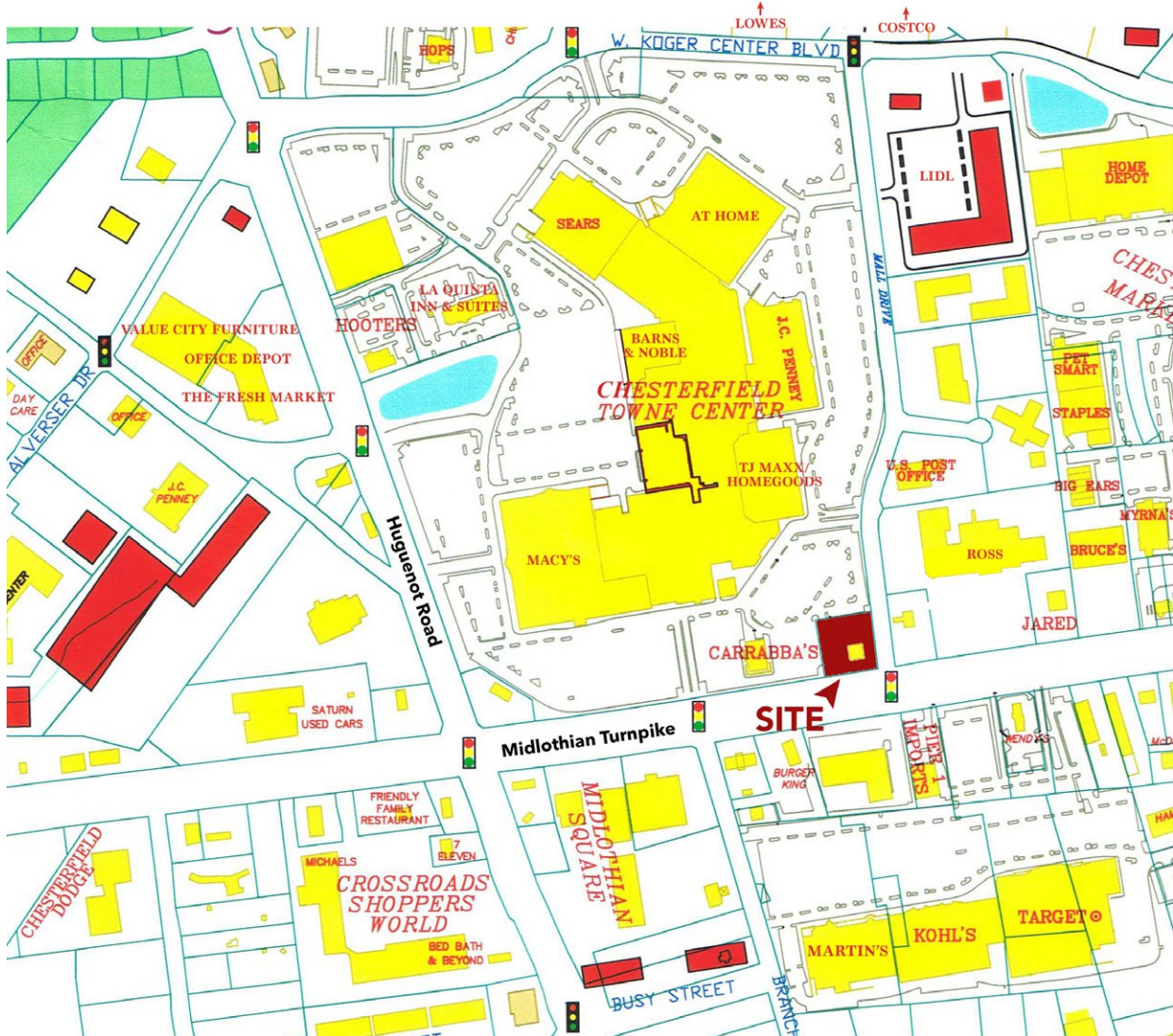


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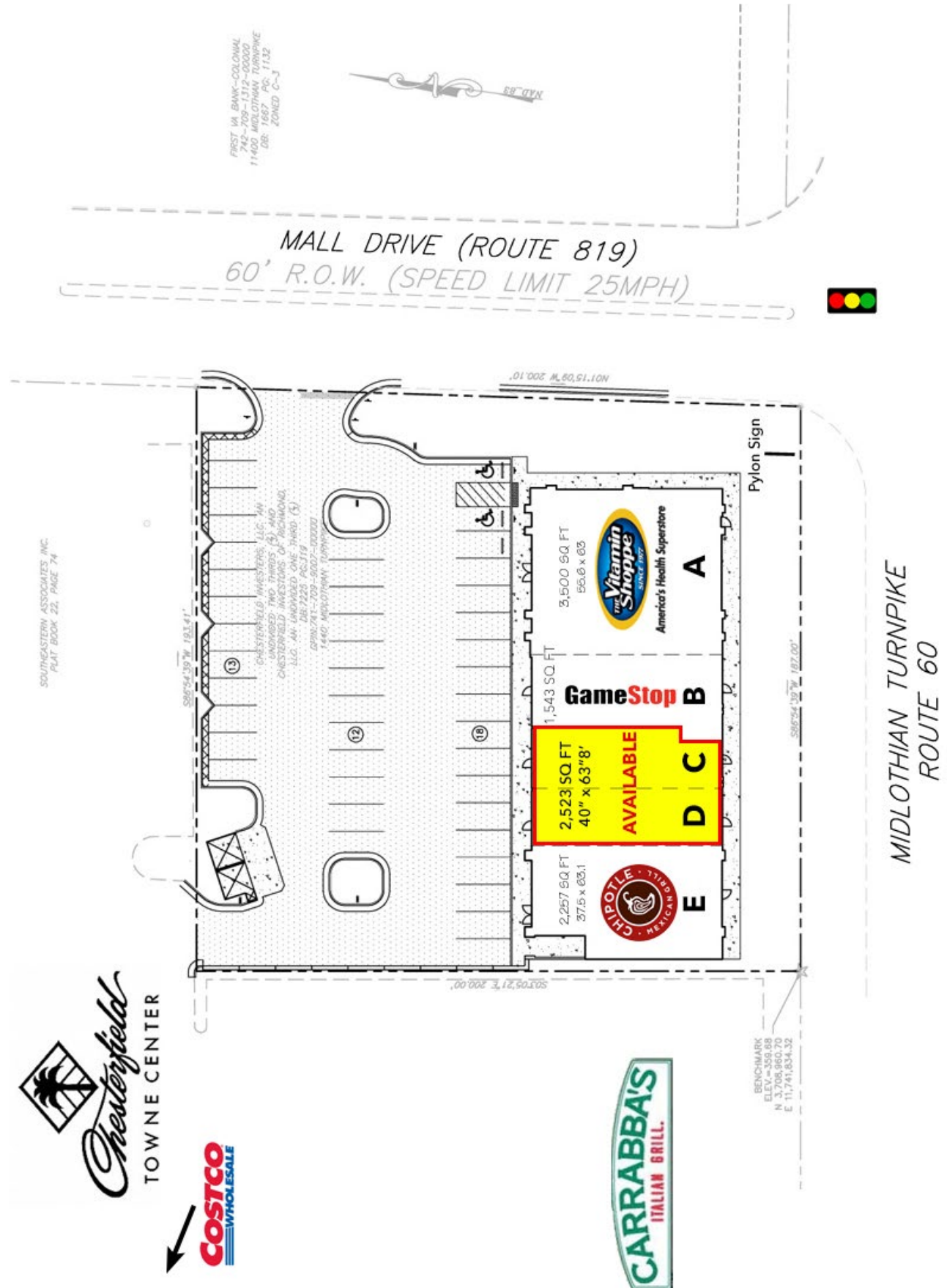
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