

**FOR LEASE**

# Shops at the Arboretum

9111 MIDLOTHIAN TURNPIKE | RICHMOND | VA, 23236

**RETAIL**

**MAJOR RENOVATIONS AND RE-TENANTING UNDER NEW OWNERSHIP**



**JOIN GOLD'S GYM, STARBUCKS, FEDEX KINKO'S, SUSHI KING, WINDOW WORLD AND OTHERS!**

*\*\* Major incentives in the early leasing phase. \*\**

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## EXECUTIVE SUMMARY

**PROPERTY DESCRIPTION:** The 102,388 sq. ft. center is located on Midlothian Turnpike at Powhite Parkway. Behind it is over a half-million square feet of Class "A" office space. Midlothian Turnpike is saturated with retail developments, medical complexes, automobile dealerships, office parks, municipal offices, hotels, industrial facilities, churches, schools, and neighborhoods.

**ADDRESS:** 9111 Midlothian Turnpike, Chesterfield County, Richmond, VA 23236  
At the intersection of Route 60 and Route 76

**CENTER SIZE:** 102,388 SF

**AVAILABLE:** 930 SF up to 13,023 SF (former Staples)

**LEASE RATE:** TBD

**CAM, TAXES & INSURANCE:** TBD

**ZONING:** C-5

### SURROUNDING

**RETAIL:** Kroger, Stein Mart, Marshalls, AC Moore, Burlington Coat Factory, Toys-R-Us, Costco, Lowe's, Bed Bath & Beyond, Michael's, Sam's Club, Walmart, Wegmans, the tenants of Midlothian Square Mall and many more!

**TRAFFIC COUNTS:** 61,000 VPD - on Midlothian Turnpike (Route 60)  
51,000 VPD - on Powhite Parkway (Route 76)

**FEATURES:** Available Pylon Signage  
Signalized Entrance  
Ample Parking

### 2017 DEMOGRAPHICS:

	1-MILE	3-MILE	5-MILE
POPULATION	8,024	59,115	163,920
AVERAGE HOUSEHOLD INCOME	\$72,065	\$79,850	\$82,148
DAYTIME POPULATION	10,080	72,852	154,048

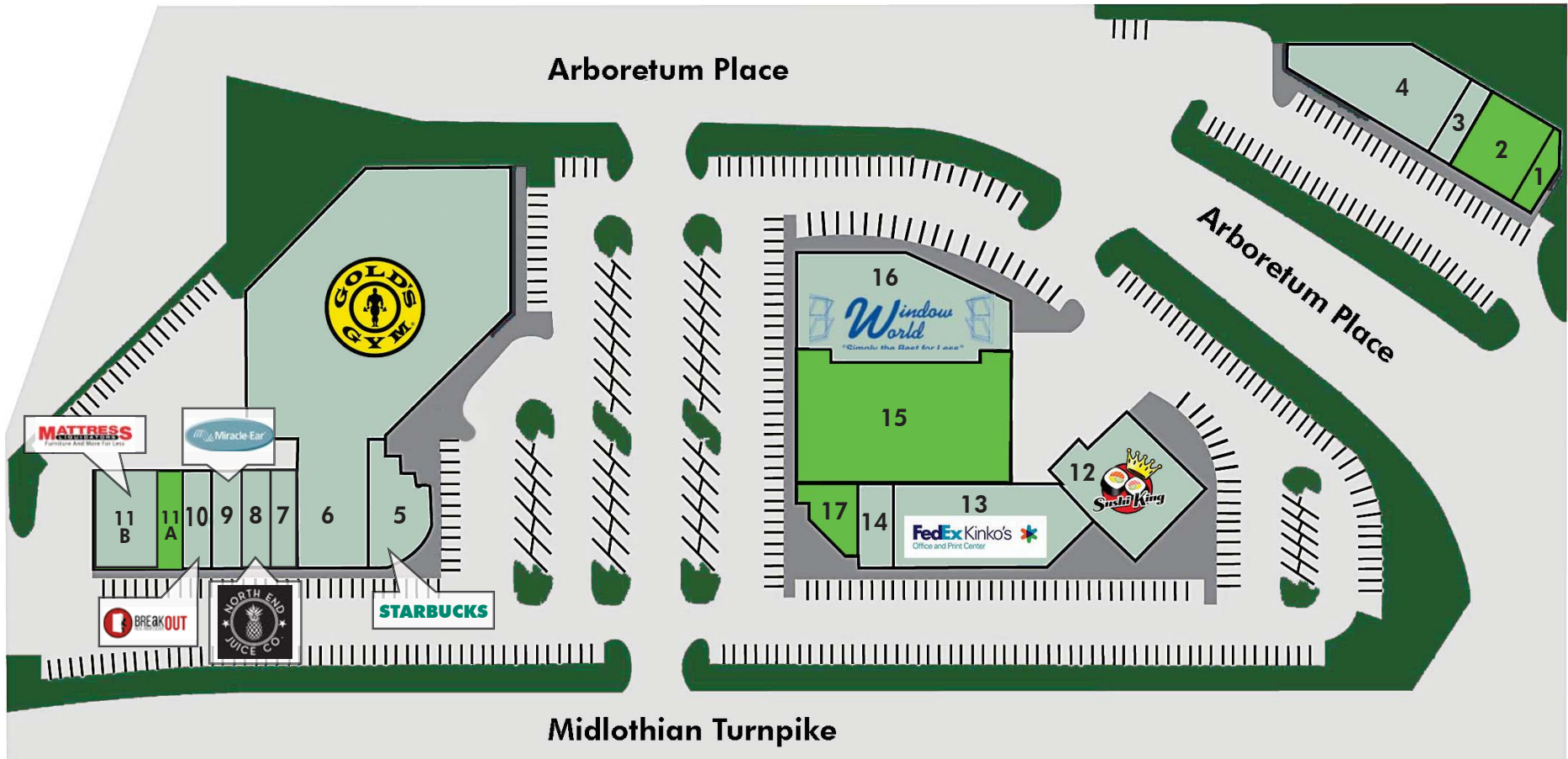
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## SITE PLAN



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## TENANT ROSTER

UNIT #	TENANT	SF
1	AVAILABLE	2,000
2	AVAILABLE	2,000
3	Carlson's Studio	1,000
4	Little Piece of Mind	6,000
5	Starbucks	2,000
6	Gold's Gym	39,003
7	Diverse MMA	1,050
8	North End Juice Company	1,237
9	Miracle Ear	1,237
10	Breakout	2,065
11B	Mattress Liquidators	2,500
11A	AVAILABLE	930
12	Sushi King	6,139
13	FedEx Office	7,242
14	Glamour Nails	1,288
15	AVAILABLE	11,330
16	Window World	13,860
17	AVAILABLE	1,733



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## PHOTOS



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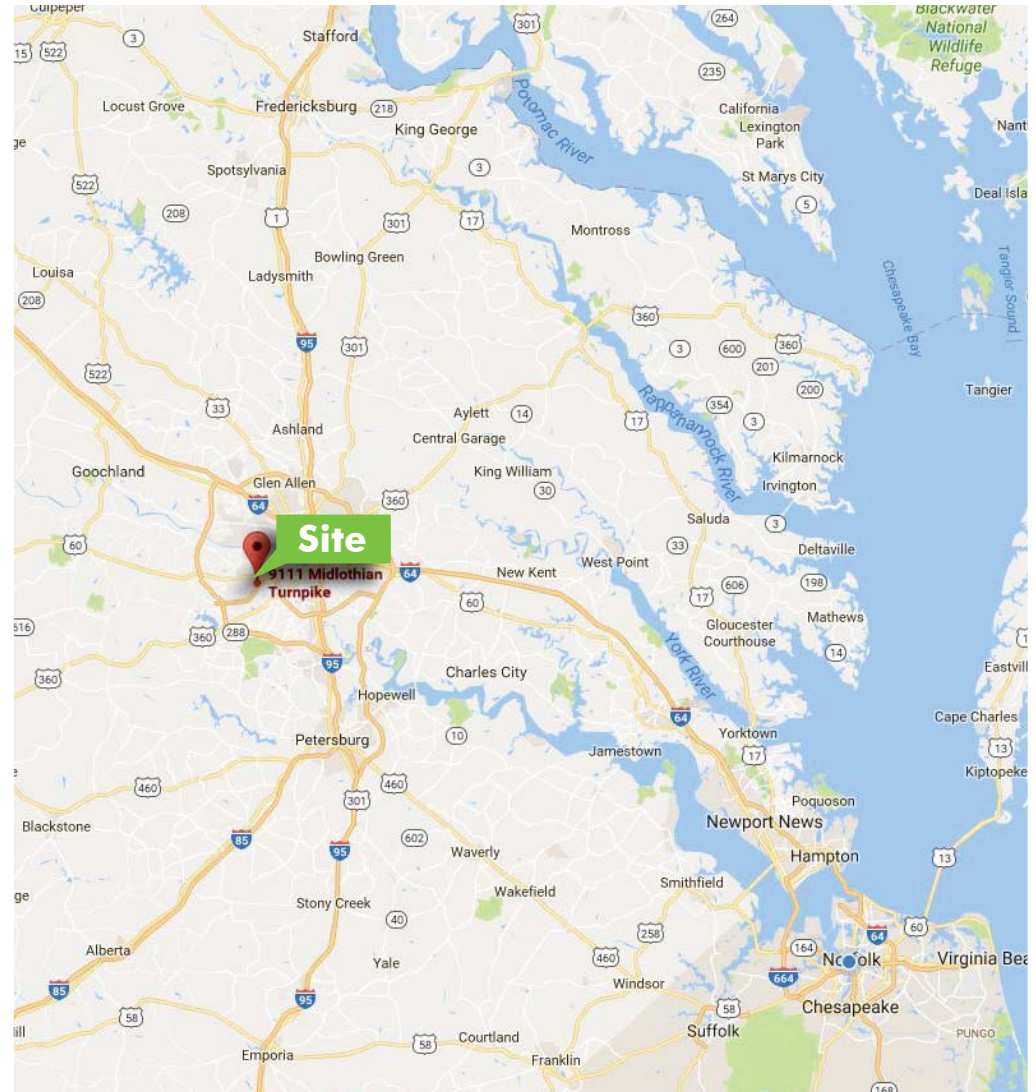
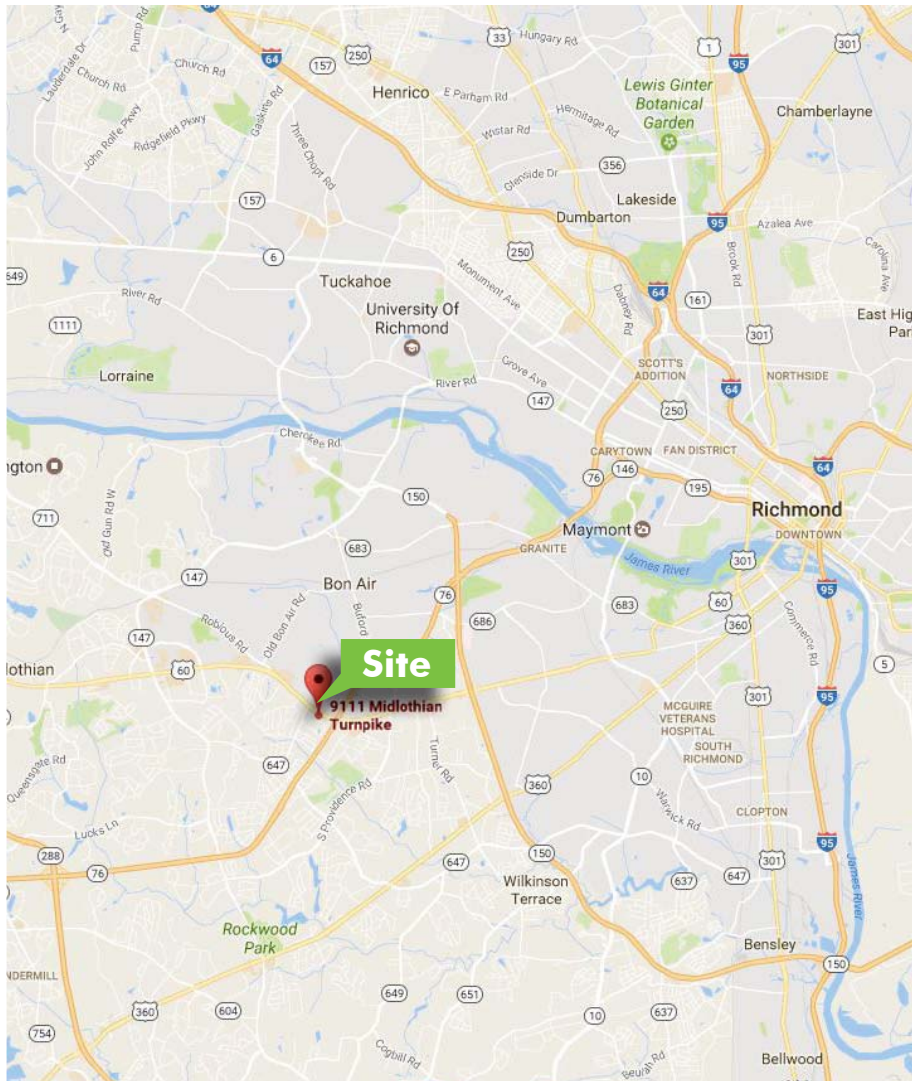
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## MAPS



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## DEMOGRAPHICS

PLACE OF WORK	1 MILE	3 MILES	5 MILES
2017 Businesses	523	3,438	6,200
2017 Employees	6,983	49,779	79,811

POPULATION	1 MILE	3 MILES	5 MILES
2017 Population - Current Year Estimate	8,024	59,115	163,920
2022 Population - Five Year Projection	8,707	61,923	172,187
2010 Population - Census	7,047	56,074	154,711
2000 Population - Census	6,717	54,560	144,877
2010-2017 Annual Population Growth Rate	1.81%	0.73%	0.80%
2017-2022 Annual Population Growth Rate	1.65%	0.93%	0.99%

AGE	1 MILE	3 MILES	5 MILES
<b>2017 Population</b>	<b>8,024</b>	<b>59,115</b>	<b>163,920</b>
Age 0-4	468 5.8%	3,377 5.7%	9,998 6.1%
Age 5-9	496 6.2%	3,490 5.9%	10,412 6.4%
Age 10-14	489 6.1%	3,623 6.1%	10,250 6.3%
Age 15-19	544 6.8%	3,653 6.2%	9,575 5.8%
Age 20-24	417 5.2%	3,565 6.0%	9,667 5.9%
Age 25-29	507 6.3%	4,079 6.9%	11,229 6.9%
Age 30-34	536 6.7%	3,959 6.7%	11,451 7.0%
Age 35-39	547 6.8%	3,927 6.6%	11,485 7.0%
Age 40-44	509 6.3%	3,688 6.2%	10,596 6.5%
Age 45-49	484 6.0%	3,592 6.1%	10,276 6.3%
Age 50-54	517 6.4%	3,922 6.6%	10,932 6.7%
Age 55-59	544 6.8%	4,134 7.0%	11,603 7.1%
Age 60-64	507 6.3%	3,964 6.7%	10,953 6.7%
Age 65-69	441 5.5%	3,573 6.0%	9,433 5.8%
Age 70-74	332 4.1%	2,487 4.2%	6,277 3.8%
Age 75-79	242 3.0%	1,590 2.7%	3,974 2.4%
Age 80-84	194 2.4%	1,126 1.9%	2,698 1.6%
Age 85 and Older	249 3.1%	1,366 2.3%	3,110 1.9%
2017 Median Age	40.1	39.9	39.1

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
<b>2017 Population</b>	<b>8,024</b>	<b>59,115</b>	<b>163,920</b>
White	4,990 62.2%	36,413 61.6%	93,816 57.2%
Black or African American	1,914 23.9%	15,309 25.9%	48,849 29.8%
Asian	344 4.3%	2,309 3.9%	5,078 3.1%
American Indian or Alaska Native	39 0.5%	236 0.4%	636 0.4%
Pacific Islander	3 0.0%	39 0.1%	155 0.1%
Other Race	438 5.5%	2,806 4.7%	10,188 6.2%
Two or More Races	297 3.7%	2,003 3.4%	5,199 3.2%
Hispanic	1,144 14.3%	6,079 10.3%	18,495 11.3%
White Non-Hispanic	4,402 54.9%	33,941 57.4%	87,683 53.5%

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## DEMOGRAPHICS



### EDUCATION

	1 MILE		3 MILES		5 MILES	
<b>2017 Population 25 and Over</b>	<b>5,608</b>		<b>41,407</b>		<b>114,019</b>	
Less than 9th Grade	269	4.8%	1,602	3.9%	5,400	4.7%
9-12th Grade - No Diploma	364	6.5%	2,285	5.5%	6,923	6.1%
High School Diploma	932	16.6%	7,330	17.7%	21,888	19.2%
GED or Alternative Credential	205	3.7%	1,645	4.0%	4,609	4.0%
Some College - No Degree	1,410	25.1%	9,299	22.5%	22,735	19.9%
Associate`s Degree	304	5.4%	3,149	7.6%	9,044	7.9%
Bachelor`s Degree	1,322	23.6%	9,986	24.1%	26,835	23.5%
Graduate or Professional Degree	802	14.3%	6,111	14.8%	16,585	14.5%



### GENDER

	1 MILE		3 MILES		5 MILES	
<b>2017 Population</b>	<b>8,024</b>		<b>59,115</b>		<b>163,920</b>	
Males	3,947	49.2%	28,130	47.6%	78,192	47.7%
Females	4,077	50.8%	30,985	52.4%	85,729	52.3%



### MARITAL STATUS

	1 MILE		3 MILES		5 MILES	
<b>2017 Population 15+</b>	<b>6,570</b>		<b>48,626</b>		<b>133,260</b>	
Never Married	2,227	33.9%	16,361	33.6%	44,813	33.6%
Married	3,129	47.6%	22,502	46.3%	63,440	47.6%
Widowed	503	7.7%	3,629	7.5%	8,514	6.4%
Divorced	711	10.8%	6,134	12.6%	16,493	12.4%



### EMPLOYMENT STATUS

	1 MILE		3 MILES		5 MILES	
<b>2017 Civilian Population 16+ in Labor Force</b>	<b>4,168</b>		<b>31,923</b>		<b>87,255</b>	
2017 Employed Civilian Population 16+	3,949	94.7%	30,378	95.2%	82,841	94.9%
2017 Unemployed Population 16+	219	5.3%	1,545	4.8%	4,414	5.1%



### CLASS OF WORKER

	1 MILE		3 MILES		5 MILES	
<b>2017 Employed Civilian Population 16+</b>	<b>3,949</b>		<b>30,378</b>		<b>82,841</b>	
White Collar	2,699	68.3%	20,687	68.1%	53,971	65.2%
Services	497	12.6%	4,896	16.1%	14,030	16.9%
Blue Collar	752	19.0%	4,793	15.8%	14,840	17.9%



### DAYTIME POPULATION

	1 MILE		3 MILES		5 MILES	
<b>2017 Daytime Population</b>	<b>10,080</b>		<b>72,852</b>		<b>154,048</b>	
Daytime Workers	5,933	58.9%	43,680	60.0%	71,769	46.6%
Daytime Residents	4,147	41.1%	29,172	40.0%	82,279	53.4%

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## DEMOGRAPHICS



### HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2017 Households - Current Year Estimate	2,980	23,340	64,885
2022 Households - Five Year Projection	3,230	24,342	67,795
2010 Households - Census	2,635	22,380	61,984
2000 Households - Census	2,540	21,763	57,664
2010-2017 Annual Household Growth Rate	1.71%	0.58%	0.63%
2017-2022 Annual Household Growth Rate	1.62%	0.84%	0.88%
2017 Average Household Size	2.62	2.50	2.51



### HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>2017 Households</b>	<b>2,980</b>	<b>23,340</b>	<b>64,885</b>
Under \$15,000	270 9.1%	1,738 7.4%	5,831 9.0%
\$15,000-\$24,999	213 7.1%	1,678 7.2%	5,067 7.8%
\$25,000-\$34,999	274 9.2%	2,166 9.3%	6,011 9.3%
\$35,000-\$49,999	426 14.3%	3,184 13.6%	8,664 13.4%
\$50,000-\$74,999	606 20.3%	4,839 20.7%	12,722 19.6%
\$75,000-\$99,999	512 17.2%	3,346 14.3%	8,798 13.6%
\$100,000-\$149,999	430 14.4%	3,928 16.8%	10,183 15.7%
\$150,000-\$199,999	182 6.1%	1,412 6.0%	3,918 6.0%
\$200,000 and Over	65 2.2%	1,050 4.5%	3,690 5.7%
2017 Average Household Income	\$72,065	\$79,850	\$82,148
2022 Average Household Income	\$79,856	\$88,805	\$91,246
2017 Median Household Income	\$60,100	\$62,512	\$61,018
2022 Median Household Income	\$63,933	\$66,832	\$64,885
2017 Per Capita Income	\$28,133	\$31,878	\$32,717
2022 Per Capita Income	\$30,969	\$35,226	\$36,106



### HOUSING VALUE

	1 MILE	3 MILES	5 MILES
<b>2017 Owner Occupied Housing Units</b>	<b>2,278</b>	<b>15,348</b>	<b>42,348</b>
Under \$50,000	271 11.9%	411 2.7%	798 1.9%
\$50,000-\$99,999	17 0.7%	249 1.6%	1,136 2.7%
\$100,000-\$149,999	262 11.5%	1,905 12.4%	5,491 13.0%
\$150,000-\$199,999	675 29.6%	4,040 26.3%	9,815 23.2%
\$200,000-\$249,999	666 29.2%	3,738 24.4%	9,007 21.3%
\$250,000-\$299,999	294 12.9%	2,327 15.2%	5,863 13.8%
\$300,000-\$399,999	51 2.2%	1,598 10.4%	5,450 12.9%
\$400,000-\$499,999	18 0.8%	558 3.6%	2,446 5.8%
\$500,000-\$749,999	9 0.4%	266 1.7%	1,480 3.5%
\$750,000-\$999,999	4 0.2%	150 1.0%	374 0.9%
\$1,000,000 and Over	12 0.5%	105 0.7%	490 1.2%
2017 Median Value of Owner Occ. Housing Units	\$193,667	\$214,292	\$221,844
2017 Average Value of Owner Occ. Housing Units	\$192,935	\$240,712	\$260,236

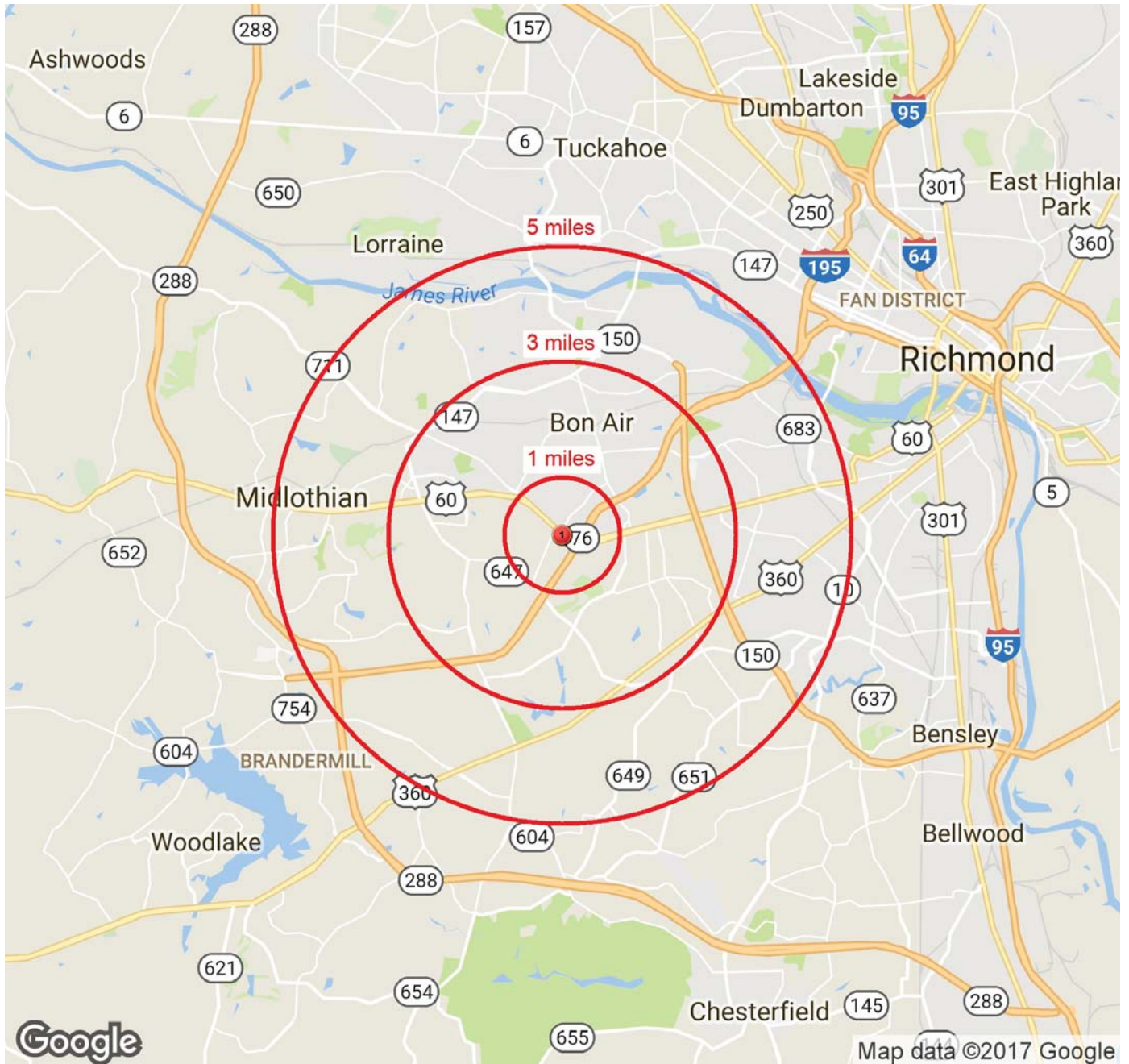
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## DEMOGRAPHICS



	NAME	LATITUDE	LONGITUDE
1	9111 MIDLOTHIAN TPKE	37.4962029930507	-77.5671120206467

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