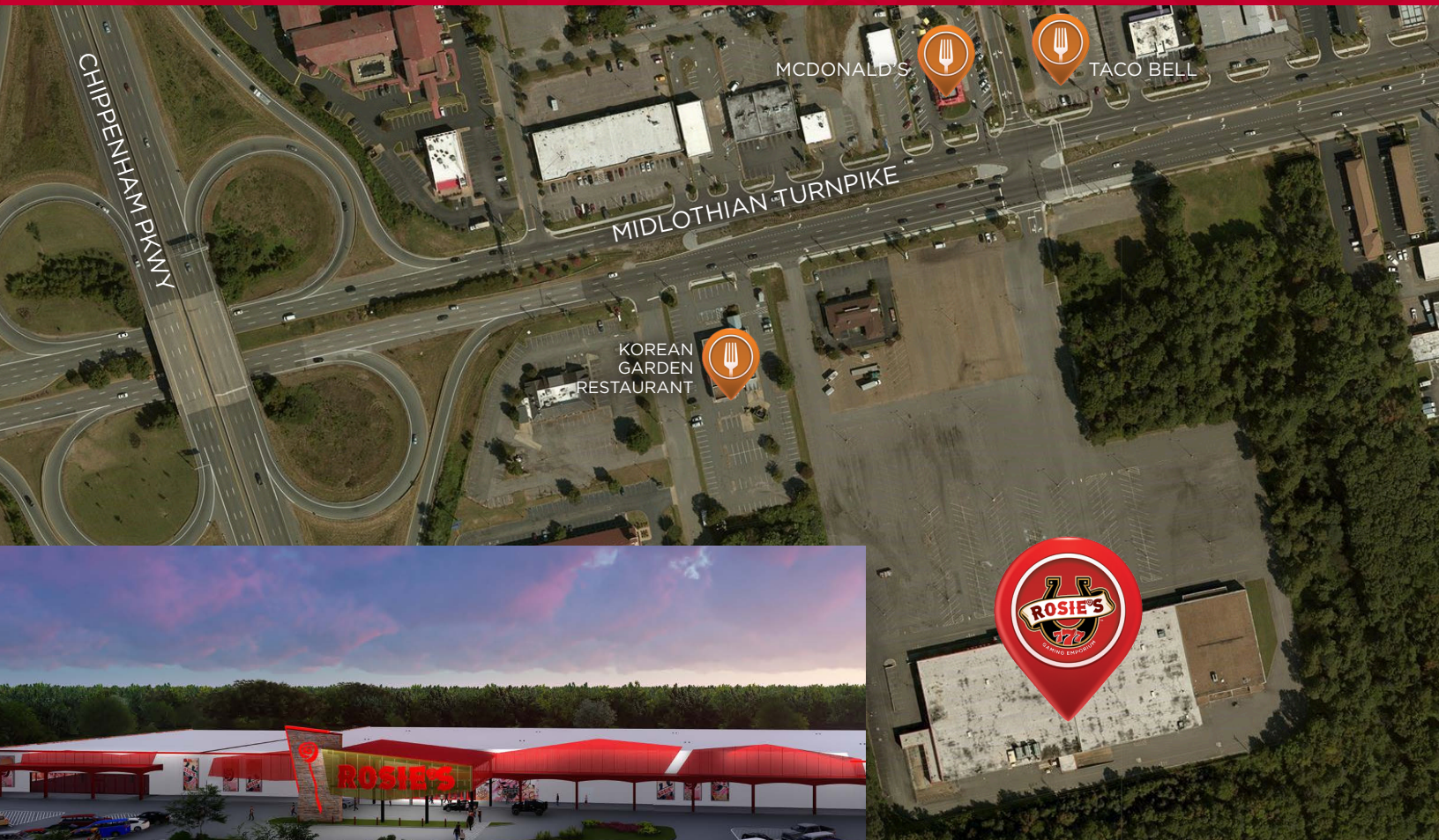




RETAIL SPACE AVAILABLE

6807 MIDLOTHIAN TURNPIKE
RICHMOND, VIRGINIA 23225



PROPERTY HIGHLIGHTS

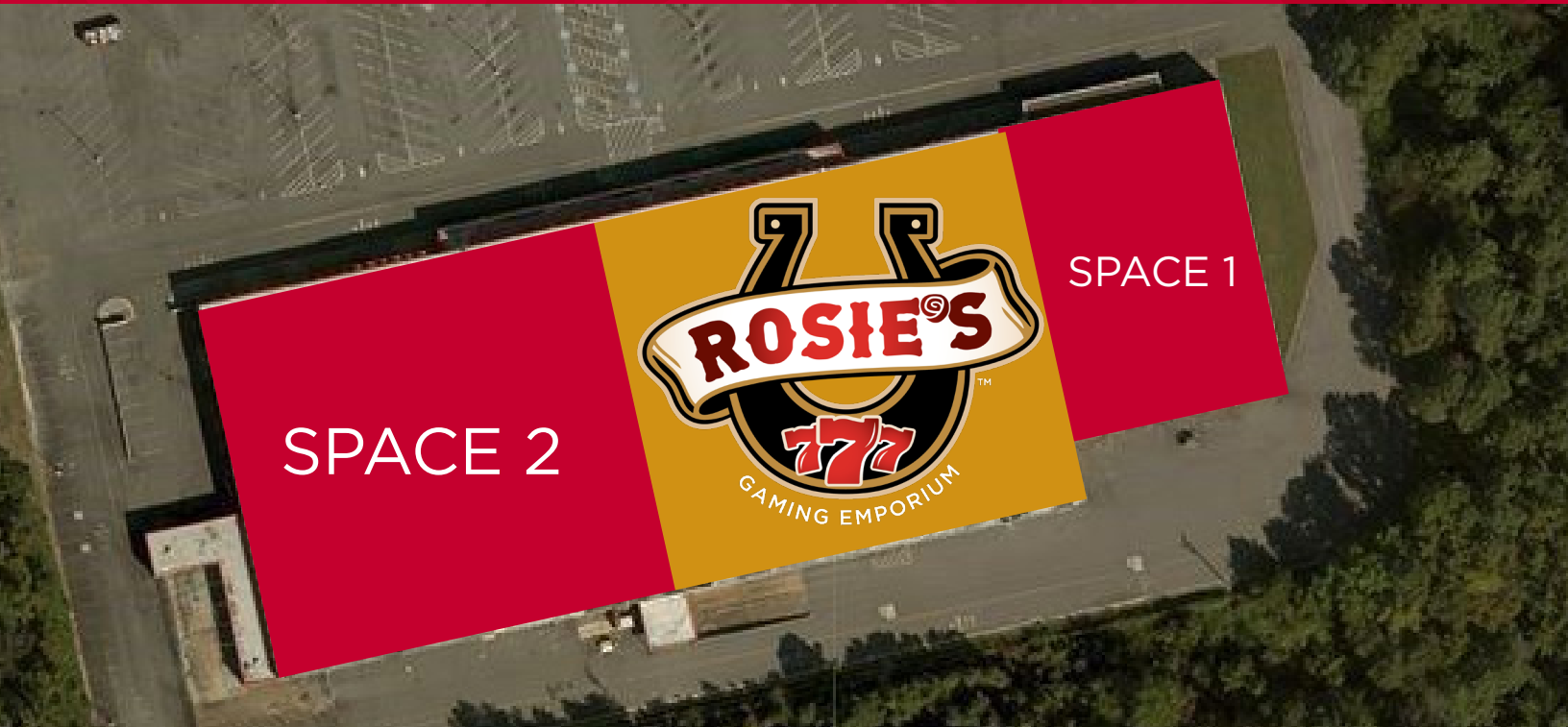
- Excellent Visibility and Immediate access to Midlothian Tpke AND Chippenham Pkwy
- Traffic Counts: 120,000+ VPD – Midlothian and Chippenham
- Close proximity to Boulders Office Park (1.1M SF), Stonebridge Shopping Center, and Spring Rock Green Center
- Over 800 parking spaces
- 1 Million+ annual visitors to Rosie's Gaming Emporium

CONTACT TOM DUNN P: 757.870.0976 E: TDUNN@COLONIALDOWNS.COM



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OFFERING SUMMARY

- Available SF:
Space 1: 14,000
Space 2: 38,000
- Lease Rate: Negotiable
- Zoning: B-3 (General Business)

DEMOGRAPHICS

	5 MILES	3 MILES	1 MILE
Average HH Income	\$85,272	\$65,093	\$43,078
Population	126,153	68,195	10,348
Households	50,878	26,445	4,028



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