

**FOR LEASE**  
JUNIOR ANCHOR RETAIL SPACE

# 1281 CARMIA WAY

CHESTERFIELD MARKETPLACE

RICHMOND, VA 23235

(CHESTERFIELD COUNTY)



Jim Ashby  
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Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060 | [www.thalhimer.com](http://www.thalhimer.com)



**THALHIMER**

**17,408 SF**  
**AVAILABLE**



## LOCATION

- Located in Chesterfield Marketplace Power Center
- Adjacent to Chesterfield Towne Center Regional Mall
- Prime location along Midlothian Turnpike (US Route 60), a high traffic corridor with over 79,000 VPD

## FEATURES

- Strong daytime population
- Secondary entrance along Koger Center Boulevard
- Competitive rental rate
- Excellent visibility
- Signalized intersection
- Rear loading

## NEARBY RETAILERS



# AERIAL OVERVIEW & DEMOGRAPHICS



THALHIMER



56,676  
POPULATION



\$127,403  
AVERAGE  
INCOME



35,509  
DAYTIME  
POPULATION

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,300	56,676	135,636
Avg. Household Income	\$91,573	\$127,403	\$128,871
Daytime Population	18,911	35,509	72,984





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