



SHOPS AT THE ARBORETUM

High-visibility retail opportunity in an established Richmond commercial corridor.

9111 Midlothian Turnpike
North Chesterfield, VA 23235

TOTAL GLA

102,388 SF

Neighborhood retail

VISITORS

5M+

Annual visitors

PARKING

456

4.45 / 1,000 SF

MAJOR TENANTS



CAPITOL WAFFLE SH



AVAILABLE OPPORTUNITY

9101-600

1,237 SF

INLINE RETAIL

AVAILABLE

FOR LEASE

Gross or NNN | Inquire for pricing



AVAILABLE INLINE FRONTAGE



GOLD'S GYM ANCHOR



MIDLOTHIAN TURNPIKE FRONTAGE

LEASING SUMMARY

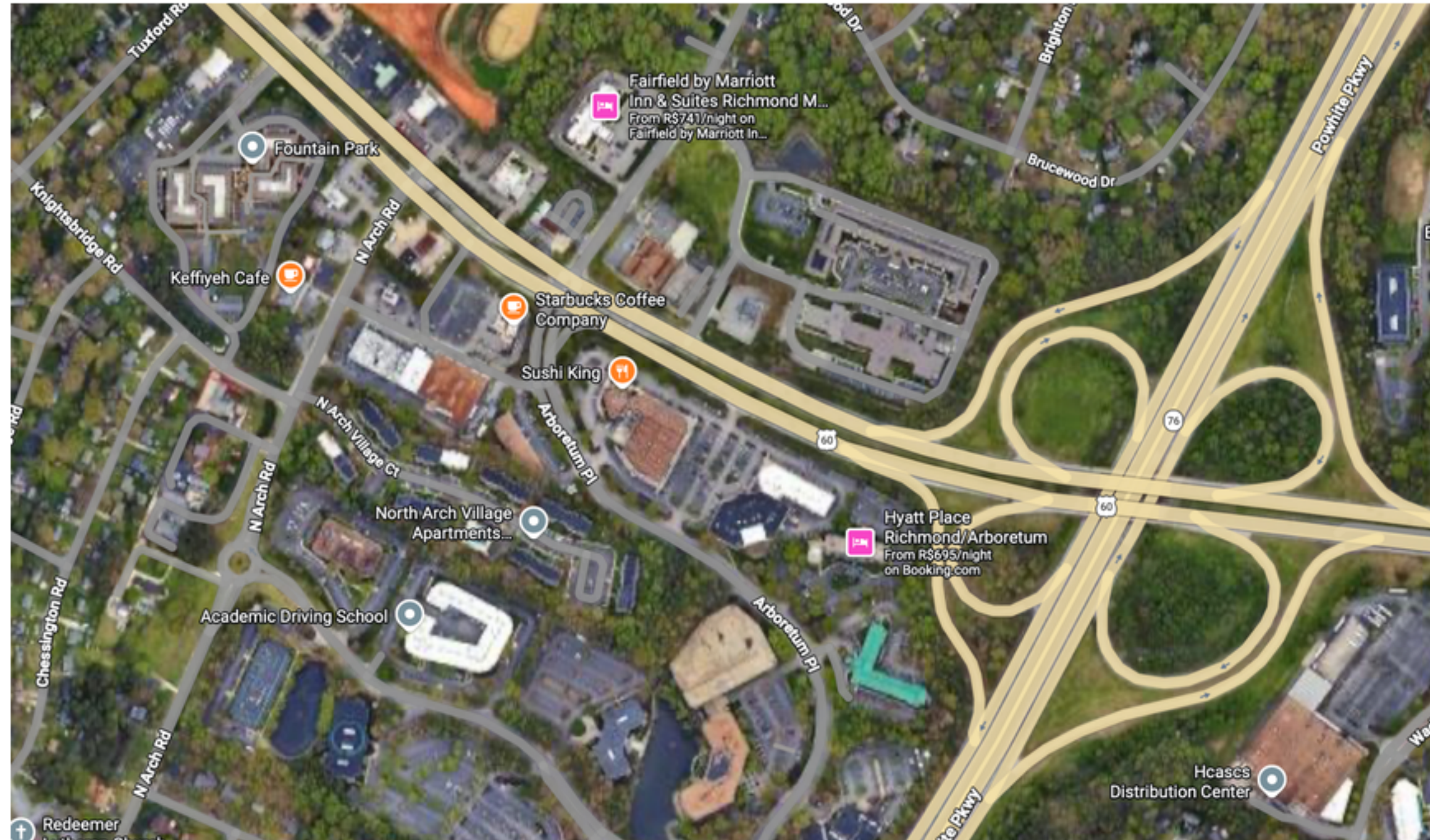
UNIT	SIZE	SPACE TYPE	STATUS
9101-600	1,237 SF	Inline retail	Available

PROPERTY ATTRIBUTES

TOTAL GLA	ANNUAL VISITORS	PARKING SPACES	ZONING	ACQUIRED
102,388 SF	5M+	456	C-3	2017

POSITIONING

- Front exposure to Midlothian Turnpike
- Adjacent to the Gold's Gym entrance
- Efficient small-shop configuration
- Strong fitness, food and service tenant mix
- Immediate availability; flexible lease structure



REGIONAL ACCESS CONTEXT



TOTAL PROPERTY AREA

STRATEGIC ACCESS ADVANTAGE

Prominent retail location on Midlothian Turnpike (US-60), with strong roadway visibility, convenient regional access, ample parking and proximity to major office, hotel and residential demand generators.

US-60 VPD

48,000

I-288 VPD

82,000

VA-360 VPD

55,000

ANNUAL VISITORS

5M+



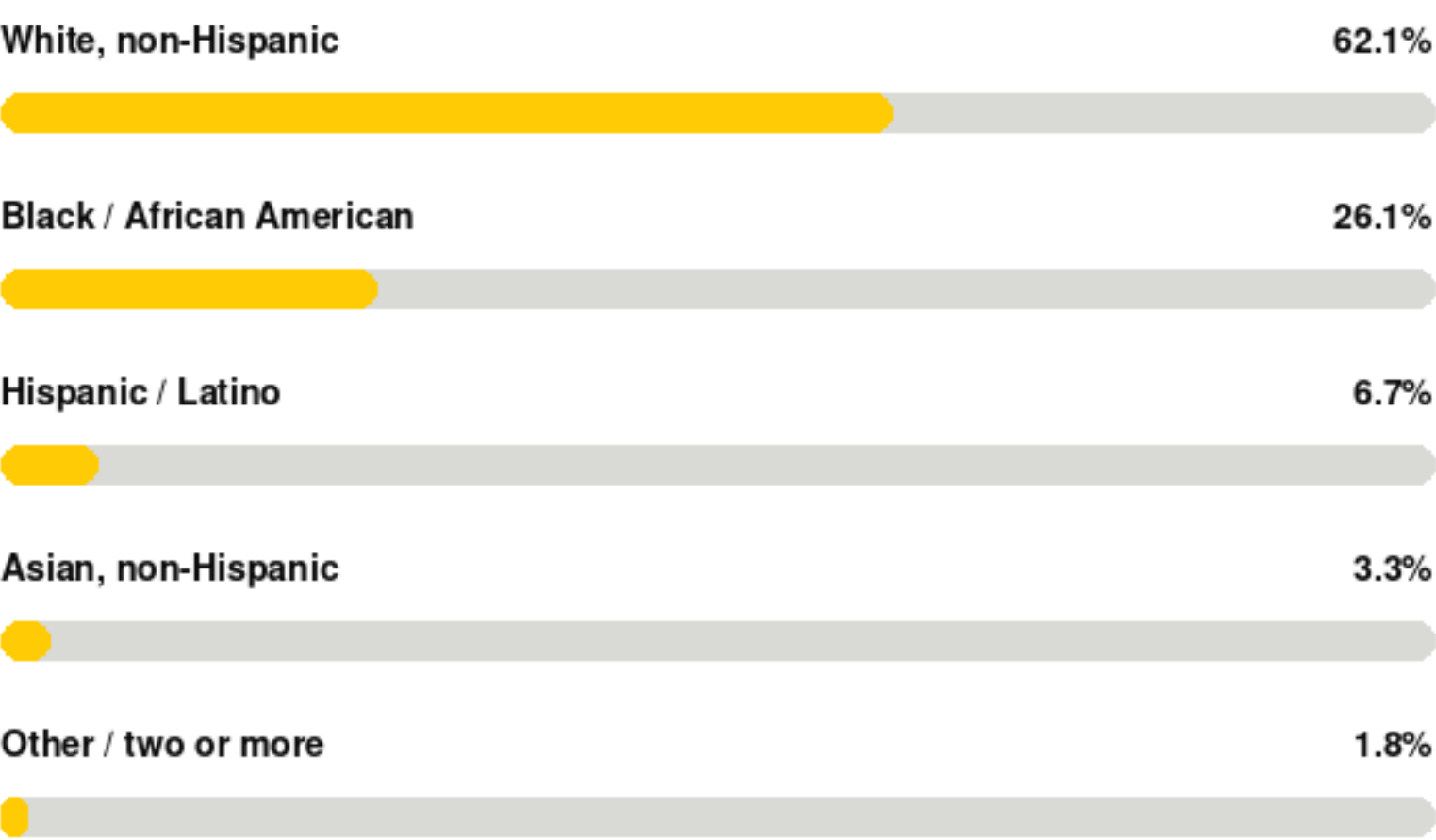
DETAILED DEMOGRAPHICS

Trade-area snapshot from the supplied property material

RADIUS DEMOGRAPHICS

METRIC	1 MILE	3 MILES	5 MILES
Total population	7,892	69,128	167,040
2023-2028 growth	4.9%	5.6%	5.9%
Median household income	\$111,154	\$121,073	\$118,143
Median age	36.4	37.1	38.0

5-MILE RACE & ETHNICITY



MARKET INDICATORS

AVG HOME VALUE

\$507,700

5-mile trade area

AVG MARKET RENT

\$2,046

5-mile trade area

CRIME / 1,000

1.89

5-mile trade area

POP. GROWTH

5.9%

2023-2028 | 5 miles

DAYTIME POP.

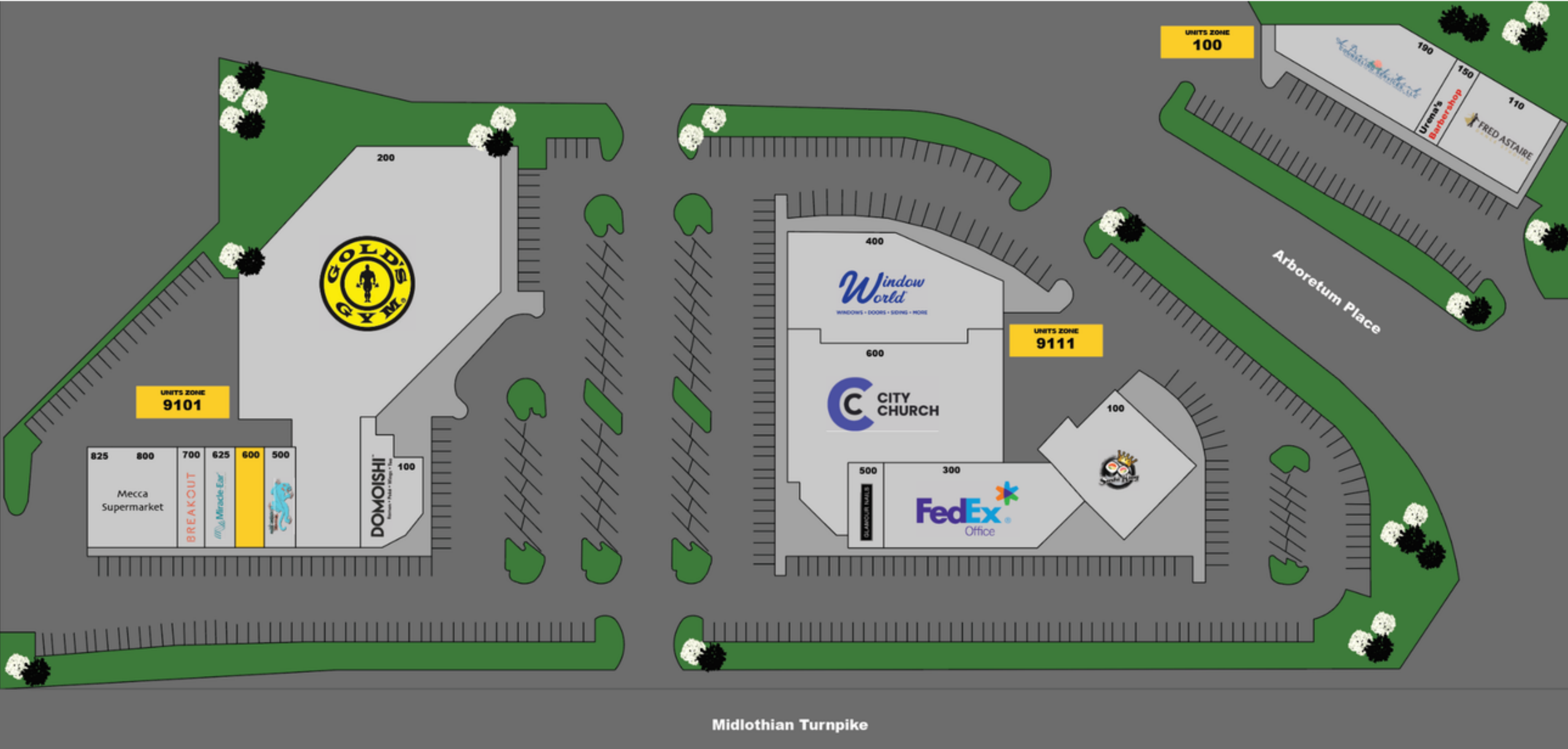
133,900

Trade-area demand

EDUCATIONAL ATTAINMENT | 5-MILE TRADE AREA

No diploma	6,000 3.6%	High school / GED	21,400 12.8%	Some college	35,900 21.4%
Associate degree	18,900 11.3%	Bachelor's degree	50,600 30.2%	Graduate / professional	31,600 18.8%

Sources: Placer.ai, VDOT 2023, U.S. Census Bureau ACS 5-Year Estimates, Data USA, NeighborhoodScout, Zillow / RentCafe.



AVAILABILITY

9101-600
1,237 SF

INLINE

STATUS

AVAILABLE

Gross or NNN | Inquire for pricing

SUITE POSITION

Compact inline suite with direct frontage on Midlothian Turnpike, positioned near the Gold's Gym entrance and adjacent service-oriented tenants.



CURRENT TENANT DIRECTORY

Shops at the Arboretum | Current supplied site plan

TENANT ROSTER

UNIT	TENANT	SIZE
100-110	Fred Astaire Dance Studios	4,000 SF
100-150	Urena's Barbershop	901 SF
100-190	Little Piece of Mind	6,149 SF
9101-200	Gold's Gym	39,003 SF
9101-500	United Ink, Panther Tattoo	1,237 SF
9101-625	Miracle Ear Center	1,237 SF
9101-700	Breakout	2,065 SF

UNIT	TENANT	SIZE
9101-800/825	Mecca Super Market	13,400 SF
9111-100	Sushi King	6,139 SF
9111-300	FedEx Office & Print	7,242 SF
9111-400	Window World	13,860 SF
9111-500	Glamour Nails	1,288 SF
9111-600	City Church	13,023 SF
ATM	JP Morgan Chase Bank	—



REGIONAL AERIAL



CENTER OVERVIEW



RETAIL FRONTAGE



PYLON & ACCESS



ANCHOR FRONTAGE



EVENING VIEW

LEASING ADVISORY TEAM

Connect with our team for leasing details, site tours and proposal guidance.



George Sellinas

Head of Growth & Market Intelligence

george@mgoldgroup.com

(813) 406-5819



Matheus Gold

Chief Operating Officer

matheus@mgoldgroup.com

(813) 406-5819

mgoldgroup.com