

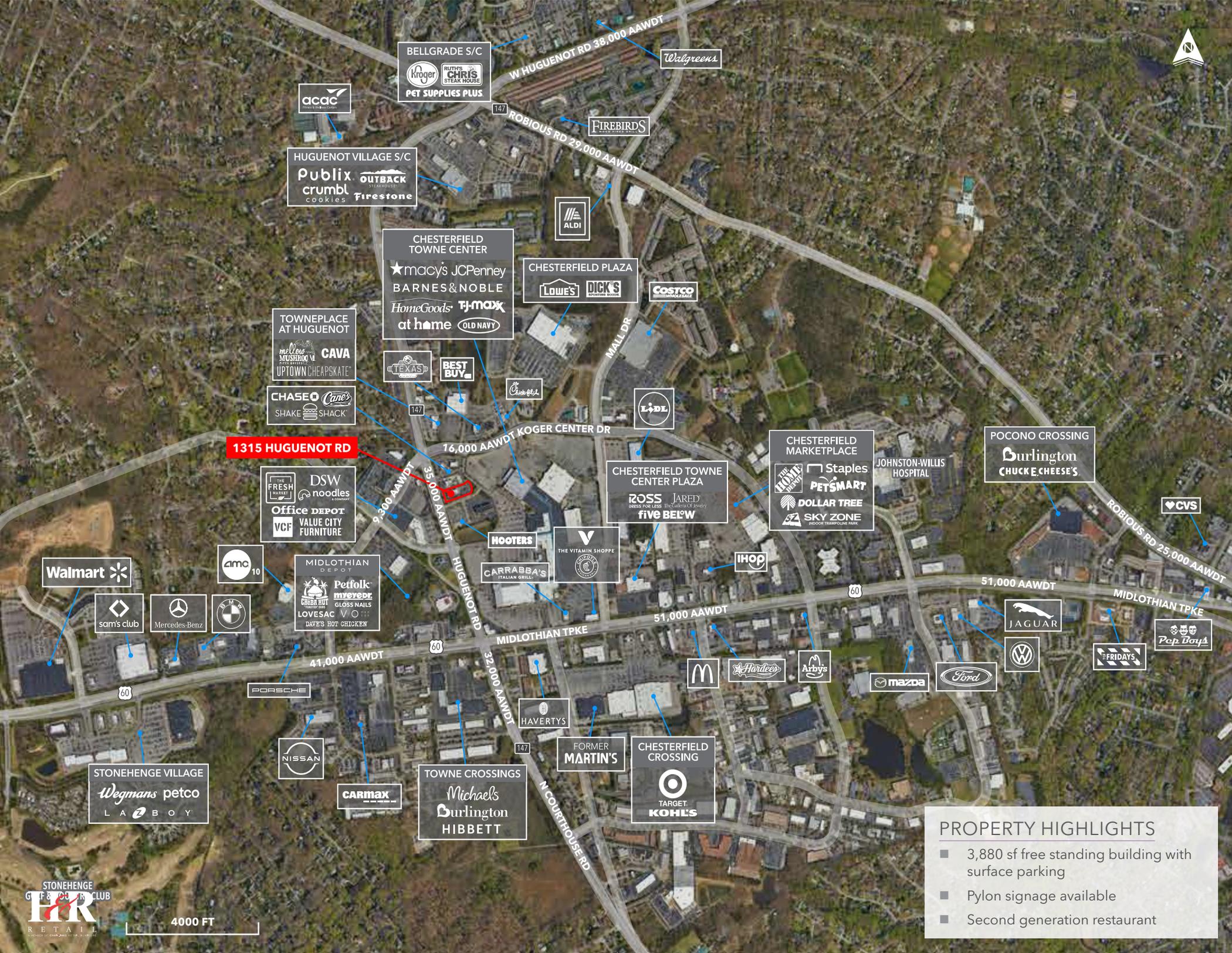


1315 HUGUENOT ROAD

MIDLOTHIAN, VA 23113



**FREESTANDING SECOND GENERATION
RESTAURANT BUILDING AVAILABLE**



1315 HUGUENOT RD

BELLGRADE S/C

PET SUPPLIES PLUS

HUGUENOT VILLAGE S/C

CHESTERFIELD TOWNE CENTER

CHESTERFIELD PLAZA

TOWNEPLACE AT HUGUENOT

16,000 AAWDT KOGER CENTER DR

THE FRESH MARKET

THE VITAMIN SHOPPE

CHESTERFIELD TOWNE CENTER PLAZA

CHESTERFIELD MARKETPLACE

POCONO CROSSING

MIDLOTHIAN DEPOT

CARRABBA'S ITALIAN GRILL

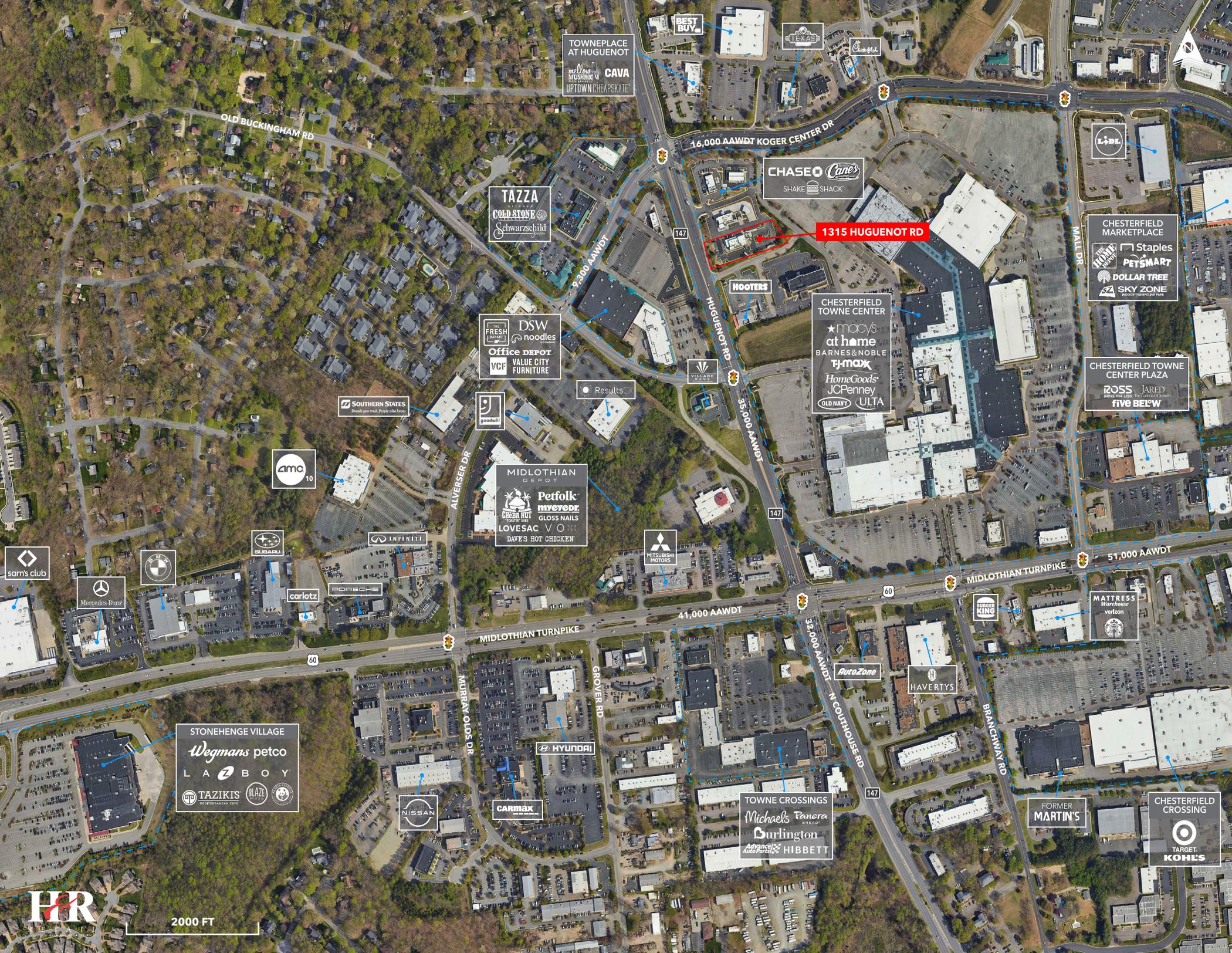
TOWNE CROSSINGS

FORMER MARTIN'S

CHESTERFIELD CROSSING

PROPERTY HIGHLIGHTS

- 3,880 sf free standing building with surface parking
- Pylon signage available
- Second generation restaurant



TOWNEPLACE AT HUGUENOT
meLOU MUSBROG V
CAVA
UPTOWN CHEAPSKATE

BEST BUY
TEXAS
Club Fit

OLD BUCKINGHAM RD

16,000 AAWDT KOGER CENTER DR

TAZZA
COLD STONE
Schwarzschild

CHASE
Cane's
SHAKE SHACK

1315 HUGUENOT RD

CHESTERFIELD MARKETPLACE
Staples
PETS MART
DOLLAR TREE
SKY ZONE
POODY TOWNPLACE PARK

9,800 AAWDT

HUGUENOT RD

DSW
noodles
Office DEPOT
VALUE CITY FURNITURE
VCF

CHESTERFIELD TOWNE CENTER
macy's
at home
BARNES & NOBLE
TJ-max
HomeGoods
JCPenney
OLD NAVY
ULTA

CHESTERFIELD TOWNE CENTER PLAZA
ROSS JARED
five BELOW

SOUTHERN STATES
Panda Express

Results

VILLAGE

amc 10

MIDLOTHIAN DEPOT
Petfolk
myredr
GLOSS NAILS
LOVESAC VO
DAVE'S HOT CHICKEN

MITSUBISHI MOTORS

CHESTERFIELD TOWNE CENTER PLAZA
ROSS JARED
five BELOW

sam's club

Mercedes-Benz

BMW

SUBARU

INFINITI

carlotz

PORSCHE

ALVERSER DR

3,500 AAWDT

BURGER KING

MATTRESS Warehouse
verizon
Starbucks

MIDLOTHIAN TURNPIKE

41,000 AAWDT

AutoZone

HAVERTYS

STONEHENGE VILLAGE
Wegmans petco
LA BOY
TAZIKIS
BLAZE

NISSAN

HYUNDAI

CARMAX

TOWNE CROSSINGS
Michaels Panera
Burlington
Advance Auto Parts
HIBBETT

FORMER MARTIN'S

CHESTERFIELD CROSSING
TARGET
KOHLS

MURRAY OROS DR

GROVER RD

3,000 AAWDT

N COTTAGE RD

BRANCHWYAN RD



2000 FT



CHESTERFIELD TOWNE CENTER

- ★ macy's
- at home
- BARNES & NOBLE
- TJ-maxx
- HomeGoods
- JCPenney
- OLD NAVY
- ULTA



BEST BUY

16,000 AAWDT
KOGER CENTER DR

SHAKE SHACK

1315 HUGUENOT RD

TOWNEPLACE AT HUGUENOT

mellow MUSHROOM CAVA
PIZZA BARS CO
UPTOWN CHEAPSKATE

CHASE

Rotisserie Cane's
CORNED BEEF SANDWICHES

HOOTERS



147

HUGUENOT RD

35,000 AAWDT

TAZZA
KITCHEN

COLD STONE CREAMERY
Schwarzschild Jewelers



DSW
noodles & COMPANY

Office DEPOT



VALUE CITY FURNITURE



300 FT



KOGER CENTER BOULEVARD
 +/- 110' WIDTH R/W (EXISTING)
 +/- 125' WIDTH R/W (ULTIMATE)
 MAJOR COLLECTOR (35-MPH)

TBM A
 CHS. X/COR D11
 ELEV. = 345.00'

30' ACCESS EASEMENT
 D.B. 1913, PG. 201 & 205
 PRIVATE DRIVE
 NO POSTED SPEED LIMIT

37.5' SETBACK
 (TYPE C LANDSCAPING)

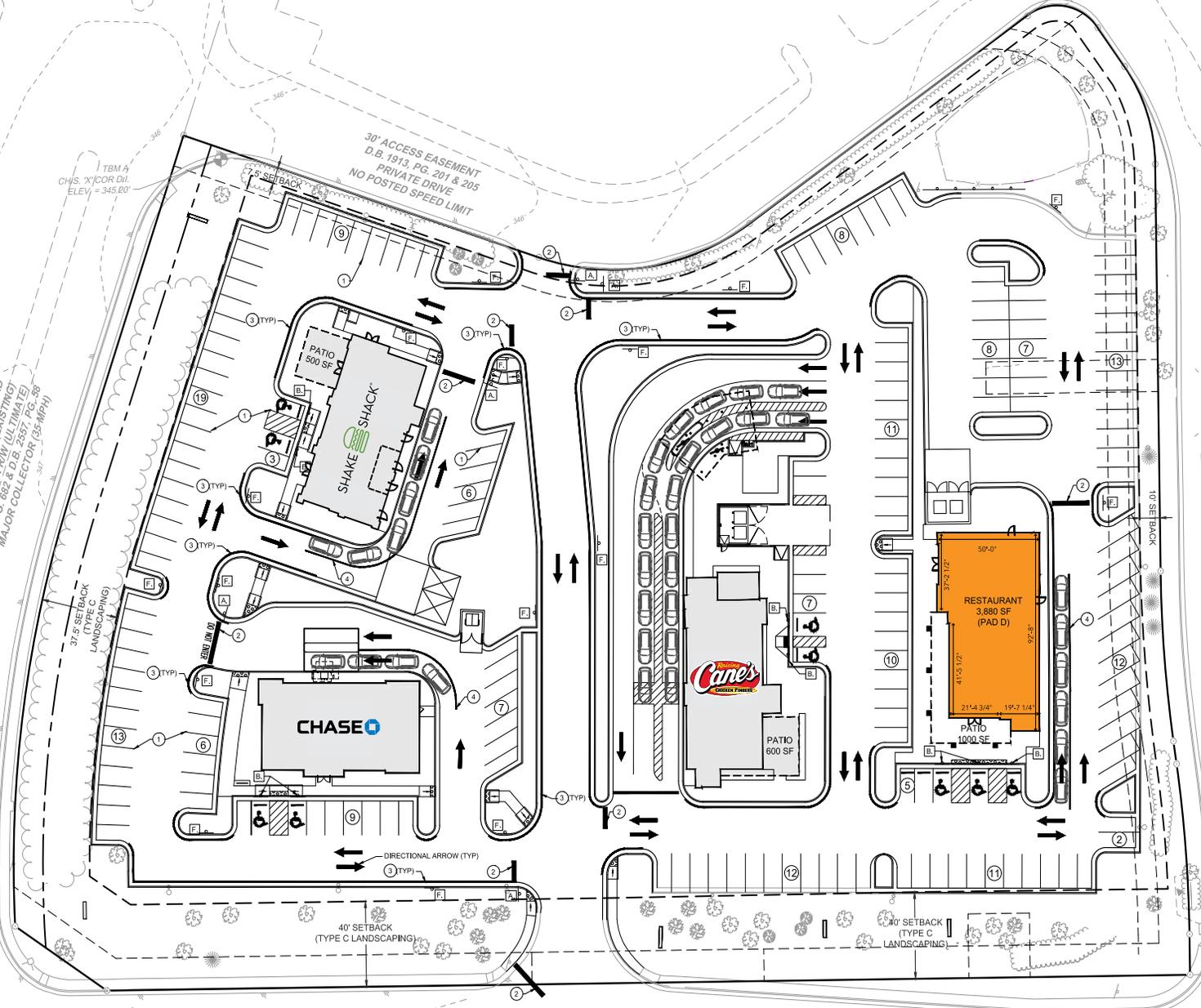
40' SETBACK
 (TYPE C LANDSCAPING)

40' SETBACK
 (TYPE C LANDSCAPING)

50' ACCESS EASEMENT
 D.B. 1913, PG. 175 & 205
 D.B. 2088, PG. 1419
 PRIVATE DRIVE
 NO POSTED SPEED LIMIT

87.0' STAN.
 (PROJ. #88-0186)

HUGUENOT ROAD
 STATE ROUTE #147
 +/- 140' WIDTH R/W (EXISTING/ULTIMATE)
 MAJOR ARTERIAL (45MPH)







Midlothian, VA

DEMOGRAPHIC PROFILE (2025)

1315 Huguenot Rd
5 mile ring

KEY FACTS

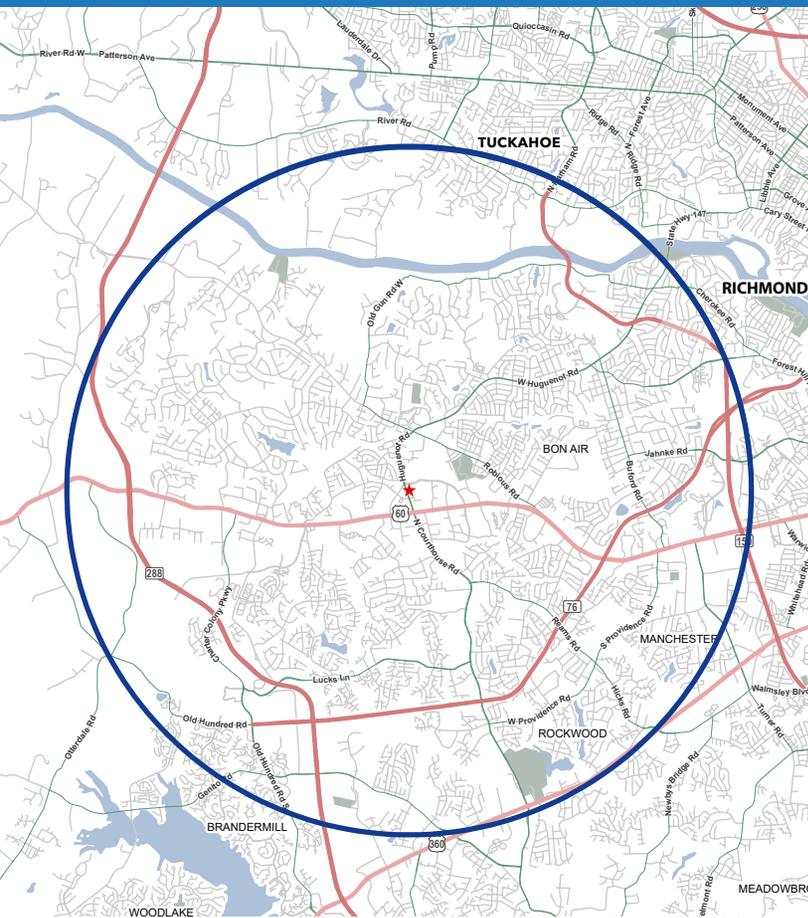
132,146 Population	42.5 Median Age	52,430 Households
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EDUCATION

13% High School Diploma	34% Bachelor's Degree	22% Graduate/Professional Degree
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INCOME

\$109,419 Median Household Income
\$57,383 Per Capita Income

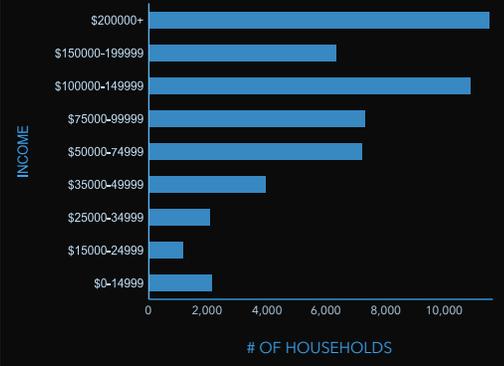


BUSINESS

5,276 Total Businesses	138,973 Daytime Population	337 Food Srv & Drinking Places
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\$145,187

AVERAGE HH INCOME (\$)



TOP TAPESTRY SEGMENTS

Savvy Suburbanites (L1)
8,136 (15.5%) of households

These neighborhoods tend to be concentrated in New England and the Mid-Atlantic. Some couples have children who have grown up and left the house, and around a quarter still have kids at home. Residents work in professional fields such as management and finance. The combined wages of both spouses position these families solidly in the middle to upper income tiers. Investments, retirement income, and valuable properties also contribute to the high net worth of households commonly found in these neighborhoods. Residents in this segment gravitate toward suburban communities, which include both newly developed and well-established areas, within major metropolitan areas. Nearly all homes are single-family and owner-occupied, with very few rental properties available, and most homes were built between 1970 and 2000.

- Residents frequently use credit cards, and they seldom have outstanding monthly balances.
- They tend to invest a significant amount of resources on home improvement and landscaping. Residents have a variety of investment and retirement accounts.

Dreambelt (K5)
7,620 (14.5%) of households

These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. This segment has a high concentration of employment in public administration, construction, health care, and retail trade sectors. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. A significant portion of the population commutes alone by car. Rental rates and home prices are substantial, with more than half of the properties for purchase valued between \$300,000 and \$500,000.

- Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.
- They often spend money on their pets and tools for gardening. Residents take active roles in planning their financial future.

Top Tier (L3)
6,049 (11.5%) of households

The concentration of neighborhoods in this segment is particularly high in New England, the Mid-Atlantic, and the Pacific. Residents of this segment reside in suburban neighborhoods within the largest metropolitan areas. Nearly half of householders are between the ages of 45 and 64, and households are primarily married couples with or without children living at home. Many families send their children to private K-12 schools. Approximately three-quarters of residents hold undergraduate or graduate degrees, and they typically hold positions as executives, professionals, or business owners. A growing number of workers in this segment work from home. This segment has the highest net worth among all segments. Neighborhoods are almost exclusively composed of single-family homes.

- Residents tend to shop at upscale retailers and frequent fine dining restaurants.
- They hire personal services such as financial planners, personal chefs, and gardeners. These individuals often drive high-end vehicles and own vacation homes.



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