



COURTHOUSE PLACE

11500 - 11556 BUSY STREET | RICHMOND, VA 23236

FEATURES

- **1,416 SF 2nd Generation Restaurant Available**
- Center is shadow-anchored by *Kohl's* and *Target*
- 36,775 employees in a three mile radius
- Located near the intersection of Courthouse Rd and Midlothian Turnpike
- Less than 1,000' from *Chesterfield Towne Center*
- Close proximity to major retail corridor

LEASE RATE	Ask Agent
SPACE TYPE	1,416 SF 2nd Gen. Restaurant

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2026 Population	3,268	59,211	134,485
Avg HH Income	\$109,916	\$117,328	\$116,415
Daytime Employment	16,651	36,775	75,614
Traffic Count	66,425 VPD Midlothian Tpke 38,000 VPD Courthouse Rd		



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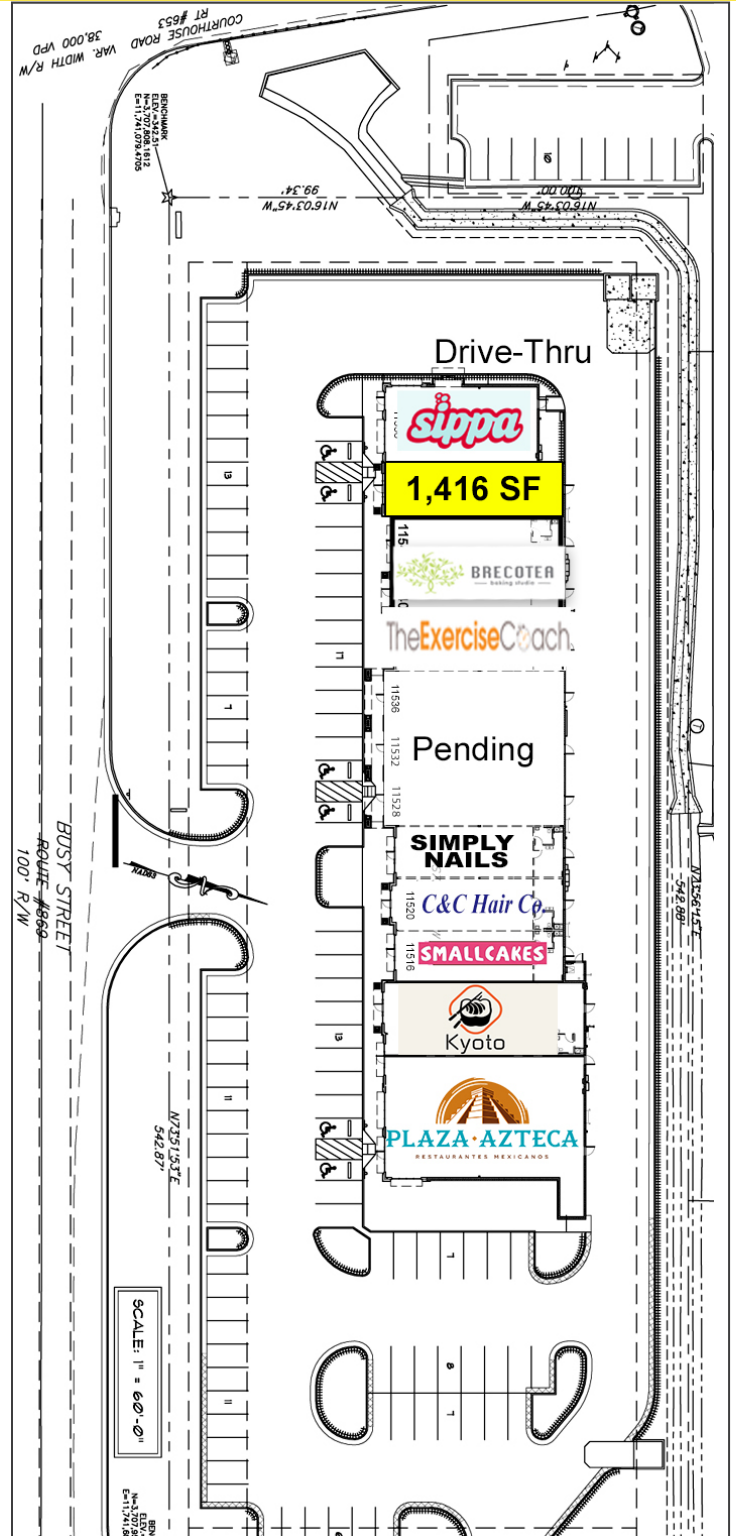
SITE PLAN

RETAIL

Unit	Street #	SF	Tenant
A	11556	1,854 SF	Sippa
B	11552	1,416 SF	AVAILABLE
C-D	11548	2,670 SF	Brecotea
E	11540	1,323 SF	The Exercise Coach
F-H	11532	4,200 SF	Pending
I	11524	1,322 SF	Simply Nails
J	11520	1,348 SF	C&C Hair Co.
K	11516	1,323 SF	Small Cakes
L	11512	2,240 SF	Kyoto Sushi
M-N	11500	3,900 SF	Plaza Azteca

BUILDING INFORMATION

Total Building Area	21,660 SF
Maximum Building Height	27' - 6"
Total Parking Provided	110 Spaces





AERIAL

