

FOR LEASE

FORMER GROCERY ANCHOR

1220 Sycamore Square | Midlothian, VA 23113



S.L. NUSBAUM
REALTY CO.



BOB BUTCHER

Senior Vice President

O. 804.320.7600

C. 804.387.8194

bbutcher@slnusbaum.com

ANDREW THACKER

Vice President

O. 804.320.7600

C. 804.357.6075

athacker@slnusbaum.com

NATHAN SHOR

Senior Vice President | Partner

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

PROUD PARTNER

XTEAM

RETAIL ADVISORS

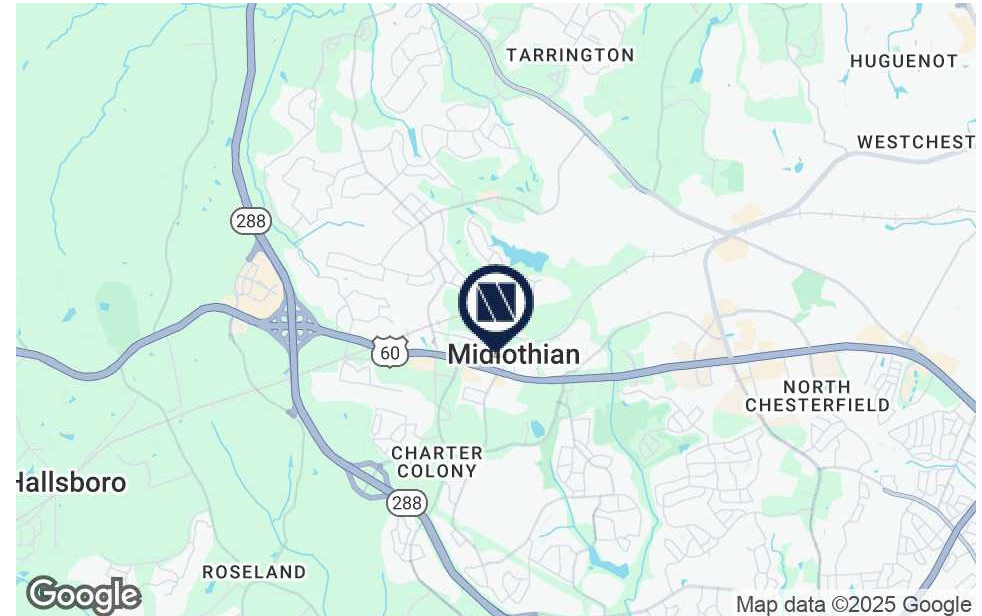
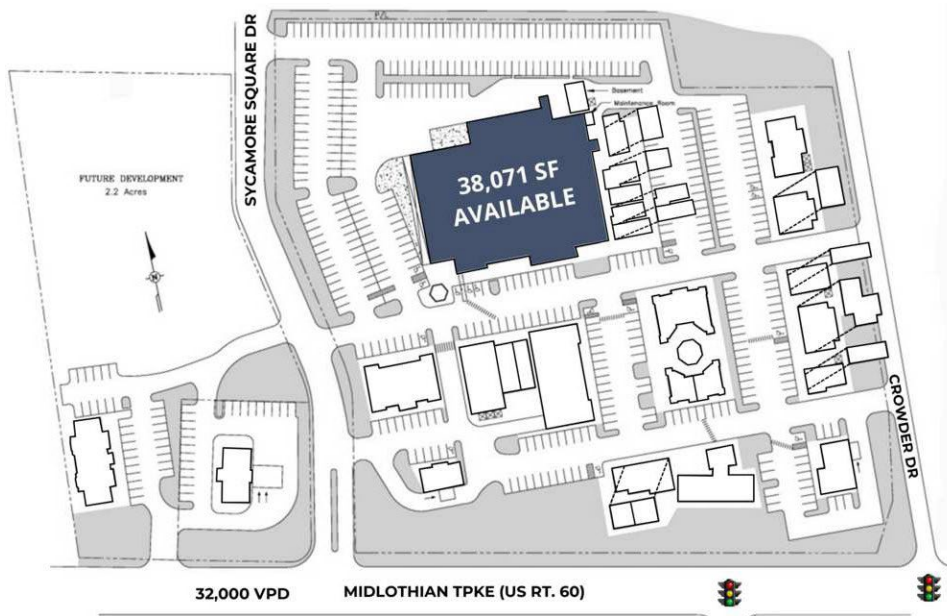
PROPERTY SUMMARY

FORMER GROCERY ANCHOR

1220 Sycamore Square | Midlothian, VA 23113



S.L. NUSBAUM
REALTY CO.



OFFERING SUMMARY

Lease Rate:	Contact Agent
Available SF:	38,071 SF
Year Built:	1975
Zoning:	O, B, C

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	5,918	49,675	109,024
Daytime Population	8,053	52,651	107,438
Total Households	2,542	19,230	41,166
Average HH Income	\$148,438	\$175,460	\$164,101

PROPERTY OVERVIEW

Located along a strong retail corridor in the "Heart" of Midlothian's Historic "Village" just East of Route 288. The vacant grocery box now available is ideal for a grocer, specialty retailer, or entertainment concept looking to capitalize on strong demographics, steady food traffic, and an eclectic tenant mix. This center offers an exciting opportunity for a retailer to join a thriving and well-established community in the greater Richmond region.

PROPERTY HIGHLIGHTS

- **23113 zip code features the highest average household income in the Richmond metro**
- In close proximity to Rt. 288
- 3 Loading Height Docks
- Colonial architecture modeled after Historic Williamsburg
- Join Dunkin', Jos A. Bank, Truist, Nationwide and others

MIDLOTHIAN CORRIDOR

FORMER GROCERY ANCHOR

1220 Sycamore Square | Midlothian, VA 23113



S.L. NUSBAUM
REALTY CO.



SIGNAGE

FORMER GROCERY ANCHOR
1220 Sycamore Square | Midlothian, VA 23113



S.L. NUSBAUM
REALTY CO.

PYLON SIGN

➤ 14'-8" high x 9'-4" wide

➤ Anchor Tenant Area:
5'-6" high x 8'-0" wide

➤ Internally Illuminated



CONTACT INFORMATION

FORMER GROCERY ANCHOR
1220 Sycamore Square | Midlothian, VA 23113



S.L. NUSBAUM
REALTY CO.

BOB BUTCHER

Senior Vice President
C. 804.387.8194
O. 804.320.7600
bbutcher@slnusbaum.com

ANDREW THACKER

Vice President
C. 804.357.6075
O. 804.320.7600
athacker@slnusbaum.com

NATHAN SHOR

Senior Vice President | Partner
C. 804.539.7404
O. 804.944.2399
nshor@slnusbaum.com

COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

CLICK HERE TO LEARN MORE

PROUD PARTNER
XTEAM
RETAIL ADVISORS

CLICK HERE TO LEARN MORE

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.