

# La-Z-Boy for Sale or Lease

*Just West of Stoplight at Koger Boulevard*

*11000 Midlothian Turnpike, Midlothian, VA*



- ◆ 1.261 acres
- ◆ Building 15,706 sq. ft. (120 x 130)
- ◆ Nearby retail includes Chesterfield Town Center, Richmond's second highest volume mall with 1.1 million Sq. ft. anchored by Macy's, Dillard's, JC Penney and Sears.
- ◆ Fronts on Midlothian Turnpike with Pylon Signage

#### TRADE AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total HH Population	59,590	119,505	482,406
AVG HH Income	\$97,963	\$95,979	\$79,489

#### TRAFFIC

- 60,000 VPD - Midlothian Trnpke
- 40,000 VPD - Huguenot Road
- 7,000 VPD - Alverser Drive



Sigma National, Inc  
1213 Mall Drive  
Richmond, VA 23235  
(804) 423-5335 :: Fax: (804) 423-5339  
[www.sigmanational.com](http://www.sigmanational.com)

**EXCLUSIVE AGENT**  
**CONTACT**  
**(804) 423-5335, x320**

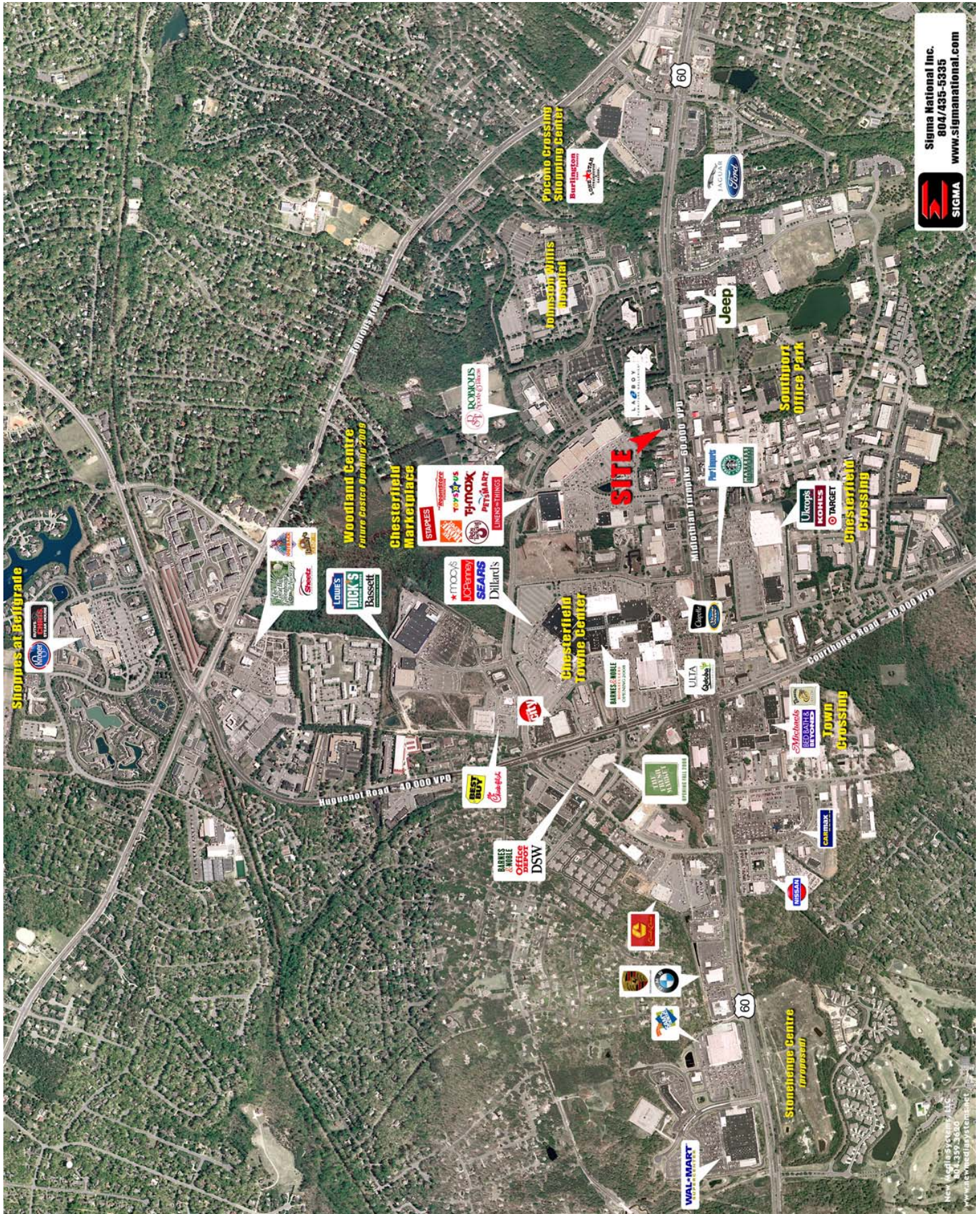
Tred Spratley



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Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing.