

# For Sale or Lease End Cap Retail or Office Space Built out for Creative Hair Salon part of Alverser Plaza

1260 Alverser Plaza | Midlothian, VA 23113



## HIGHLIGHTS

- 2,250 sq ft, 50 ft by 45 ft on .24 Acres Available
- Zoned O-2 Corporate Office with proffered C-2 retail uses allowed
- Just off Huguenot Road, one block from Midlothian Turnpike near Chesterfield Towne Center
- End Cap with frontage on Alverser Drive part of & adjacent to Alverser Plaza with co tenants including C&F Bank, Schwarzschild Jewelers, Cold Stone, Sushi O, Tazza Kitchen, Flowers Make Scents Florist and Pure Barre
- (18) Exclusive parking spaces
- Annual property taxes - \$4,379.50
- Annual Alverser Owners Association Dues for CAM & Dumpster fee \$4,680.00



## BUILT OUT HAIR SALON

- Exterior Finish Brick with 3 sides of showroom windows with 3 exterior doors
- 2 high profile signs are allowed on roof facing Alverser Drive & main entrance of parking lot
- (14) stations , (5) wash bowls, (6) dryer stations and color bar
- Double Fire Wall between space and adjacent building
- Gas Generator
- 12' Ceiling Height
- (2) Bathrooms
- (2) Four-Ton Heat Pumps w/ Two Zones
- Cushioned and Hot Water Heated Flooring with separate thermostat
- Built in 2001 / Roof refurbished in 2019

### DEMOGRAPHICS

	3 miles	5 miles
Population	57,704	120,561
Avg HH Income	\$115,729	\$116,001
Daytime Pop.	59,853	123,828

### TRAFFIC COUNTS

8,800 VPD	Alverser Drive
11,000 VPD	Old Buckingham Rd
38,000 VPD	Huguenot Road



### EXCLUSIVE AGENT

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

### Tred Spratley

[tredspratley@sigmanational.com](mailto:tredspratley@sigmanational.com)  
(804) 423-5335, x320

### FOR MORE INFORMATION

### Wilson Davis

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(804) 423-5335, x301

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

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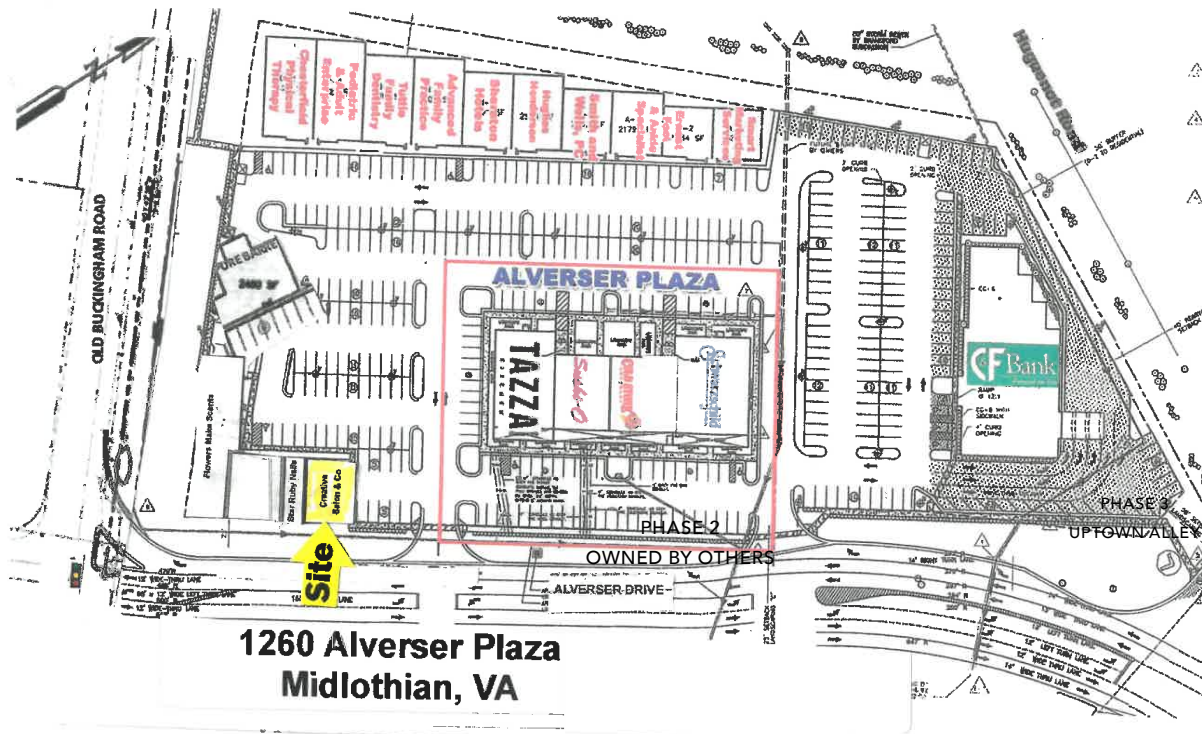
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Fresh Market, DSW  
Office Depot, Value City Furniture



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