



43.24 AC LAND FOR SALE

16001 MIDLOTHIAN TURNPIKE

RICHMOND, VA 23114



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PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price:	\$3,243,000
Lot Size:	43.24 Acres
Zoning:	A-1
Traffic Count:	35,000 VPD on Midlothian Tpk
	40,000 VPD on Rte 288

PROPERTY OVERVIEW

Between Dry Bridge Road to the west, and Watkins Center to the east, off Rt 60 | Midlothian Turnpike and within minutes from Westchester Commons Shopping Center and I-288.

PROPERTY HIGHLIGHTS

- Located west of Watkins Centre mixed-use planned development of 3.2 million SF
- Just southeast of Village of Westchester planned 1,600 home development
- Neighboring Bon Secours St Francis | Westchester Medical Park
- Access via 70' easement along Midlothian Turnpike | Rt 60
- Sewer line extension from Tomahawk Creek recently approved by the county
- Highest household income per capita in Richmond MSA
- Owner financing available

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Households:	6,361	20,390	106,526
Total Population:	16,430	54,836	279,507
Average HH Income:	\$153,916	\$138,233	\$113,903

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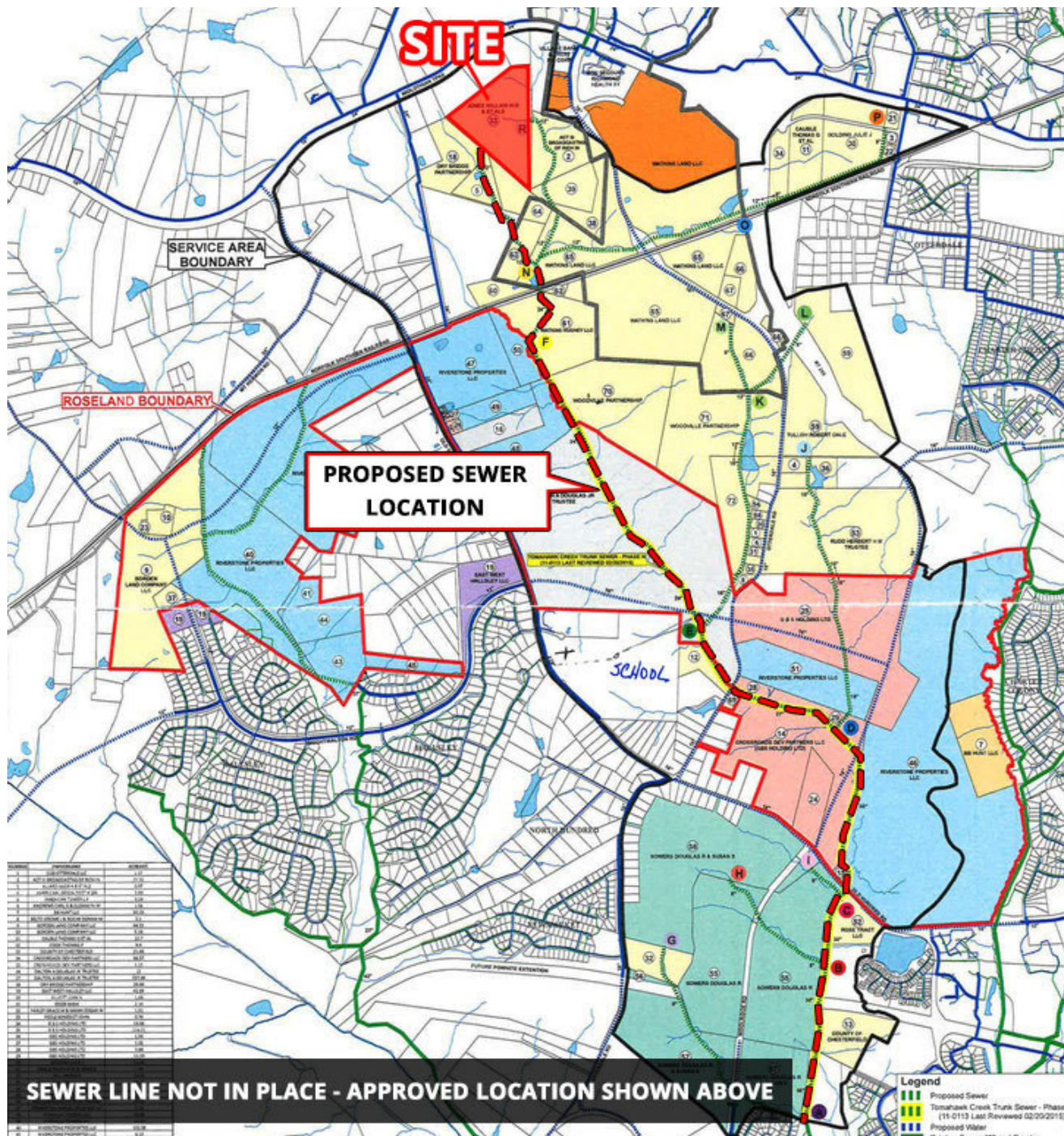
PARCEL MAP

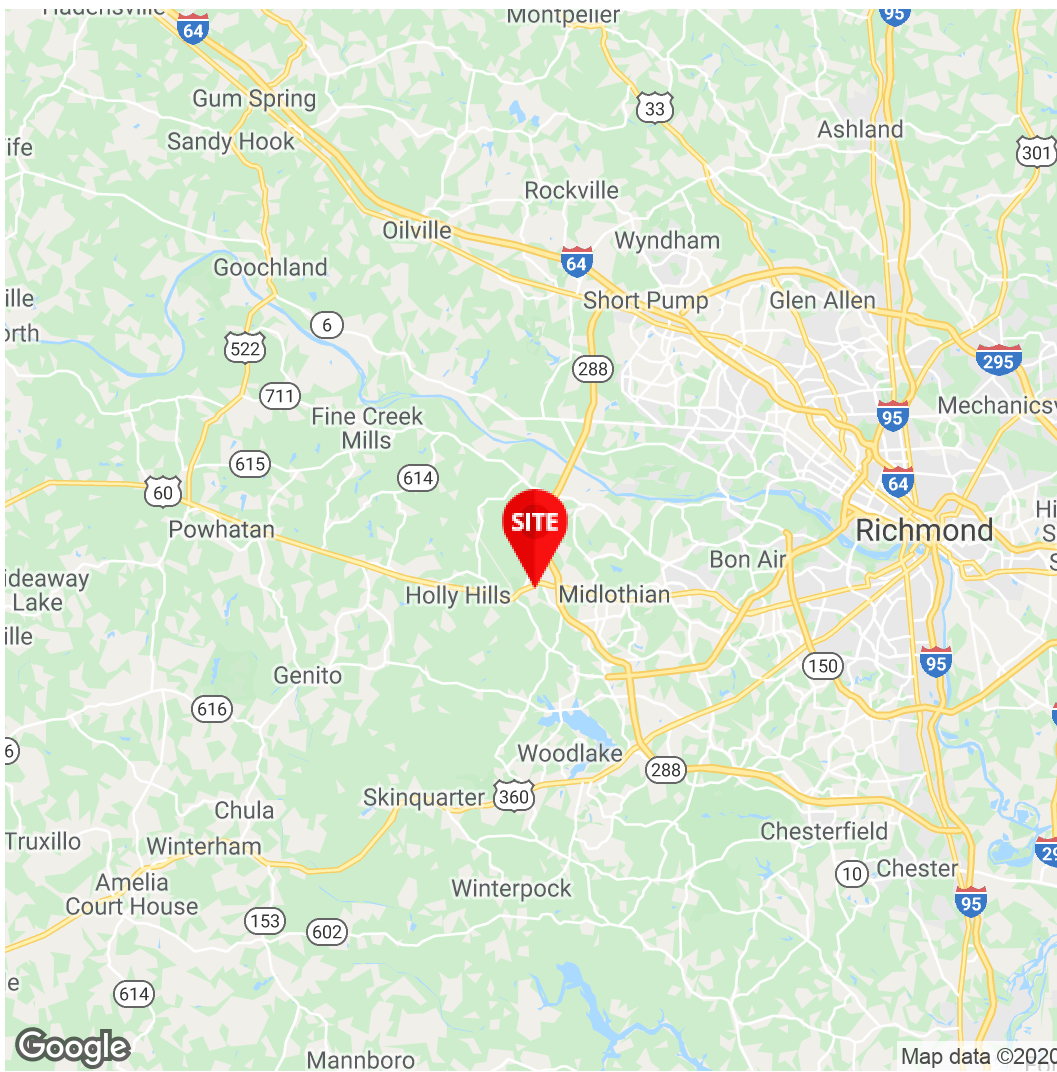


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CHESTERFIELD COUNTY SEWER LINE EXTENSION PLAN





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