

# COMMERCIAL PROPERTY FOR SALE

## ±5.5 ACRES

12001 & 12009 MIDLOTHIAN TURNPIKE • MIDLOTHIAN, VA

### HIGHLIGHTS

SALES PRICE: \$2,300,000

ZONING: A - Agricultural

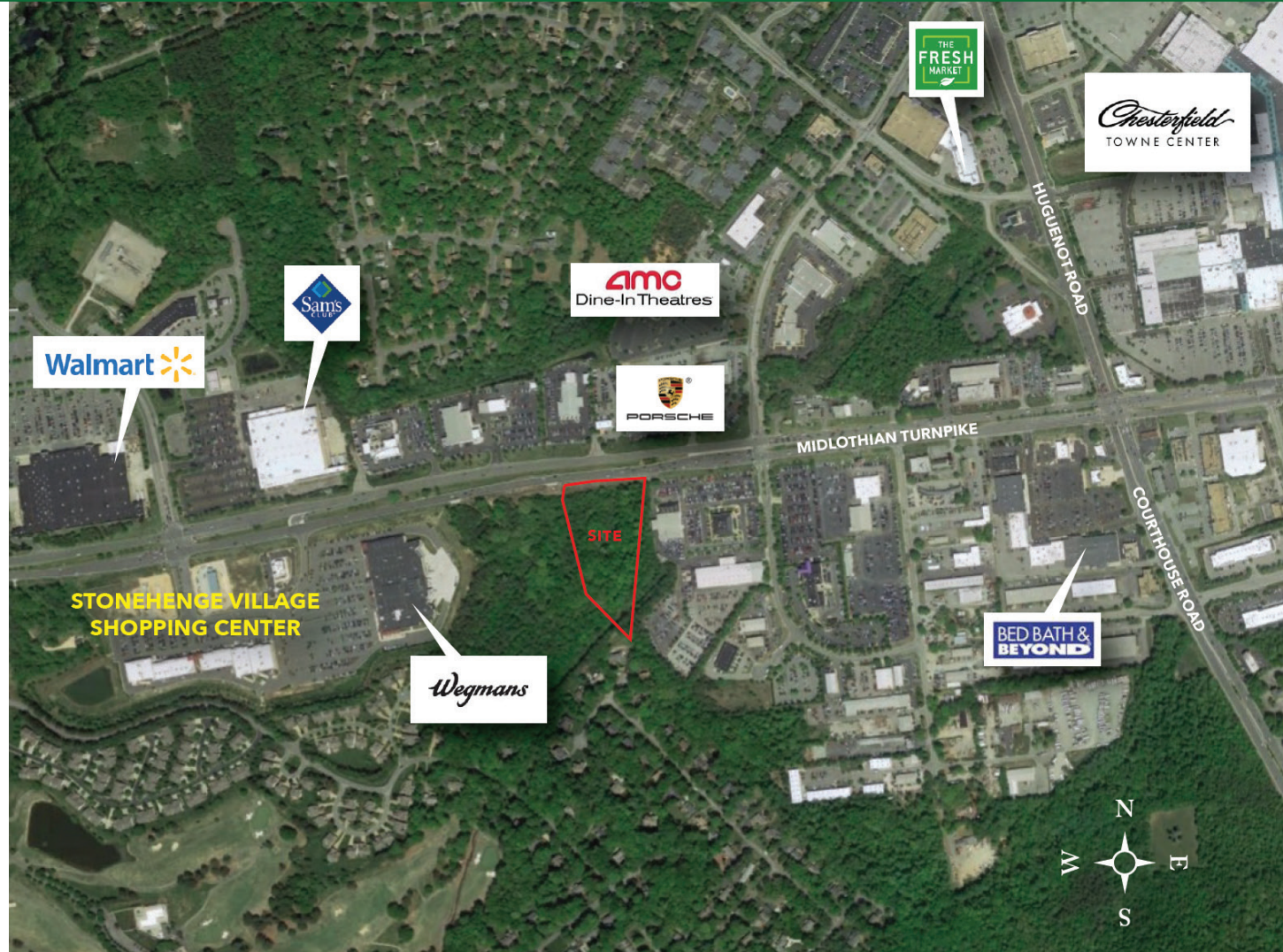
FRONTAGE: ±415 feet along  
Midlothian Turnpike

LAND SIZE: Combined ±5.5 Acres

TRAFFIC COUNT: ±43,000 vehicles per day  
along Midlothian Turnpike.

### PROPERTY FEATURES

- Property is comprised of two parcels with a combined acreage of ±5.5 acres.
- Located on Midlothian Turnpike less than half a mile west of Chesterfield Towne Center, the largest enclosed shopping center in the Richmond Area with ±1,000,000 square feet of restaurants, shopping and services.
- Excellent opportunity for development next to Stonehenge Village anchored by Wegmans across from Walmart and Sam's Club.



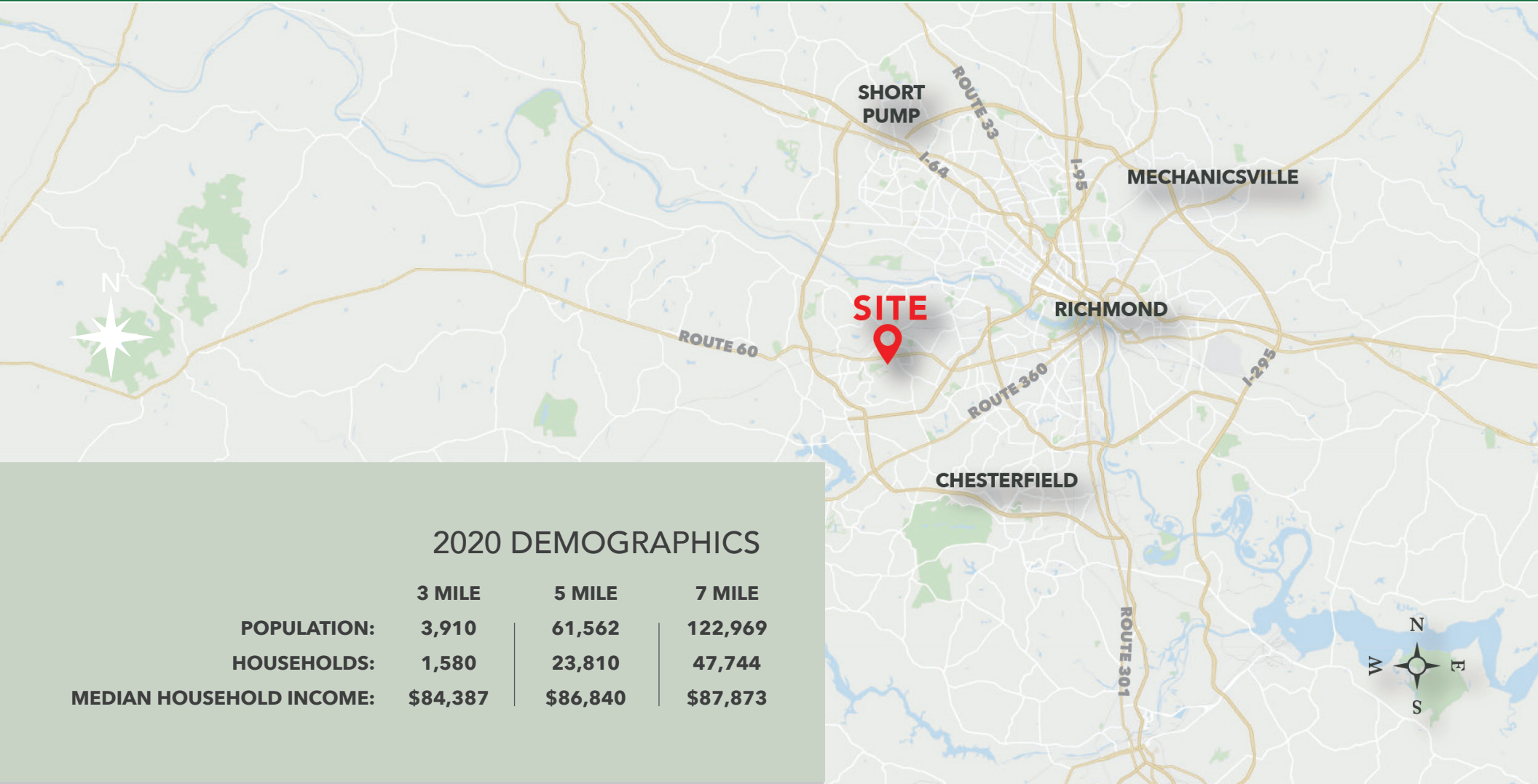
Commercial Real Estate Brokerage  
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2020 DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION:	3,910	61,562	122,969
HOUSEHOLDS:	1,580	23,810	47,744
MEDIAN HOUSEHOLD INCOME:	\$84,387	\$86,840	\$87,873



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