



INDUSTRIAL PROPERTY FOR SALE

OAK LAKE TRAIL

12700 OAK LAKE TRAIL, MIDLOTHIAN, VA 23112



OAK LAKE TRAIL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

With over two acres of land, this property offers a 5,000 SF office/warehouse (2,000 SF office), a 3,200 SF separate warehouse and nearly an acre of outdoor storage. A 20 space paved lot serves both buildings. On-street parking is available as well. The current tenant has a lease that runs through Jan. 8, 2029 with no options.

PROPERTY HIGHLIGHTS

- 12700 Oak Lake Trail: 1.27 AC with Two Buildings and parking
- 2612 Oak Lake Boulevard: 1.0 AC with Parking lot and outdoor storage
- 5,000 SF Office/warehouse (2,000 SF Office) with 12'-14'ceilings and two 10' x 10' drive-in doors
- 3,200 SF warehouse with 12'-16' ceilings and three 12' x 10' rollup doors
- 20 on-site parking spaces
- Over a half an acre of outdoor storage on a one-acre adjacent lot
- Building can be expanded onto adjacent lot
- Vacant lot will support up to a 35,000 SF building
- \$54,000 annual NOI until January 2029
- Creative Seller Financing Available

OFFERING SUMMARY

Sale Price:	\$1,350,000
Building Size:	5,000 + 3,200 SF

DEMOGRAPHICS	1 MILE	5 MILES	7 MILES
Total Households	1,624	49,486	82,397
Total Population	3,804	129,703	221,134
Average HH Income	\$102,427	\$128,216	\$134,614

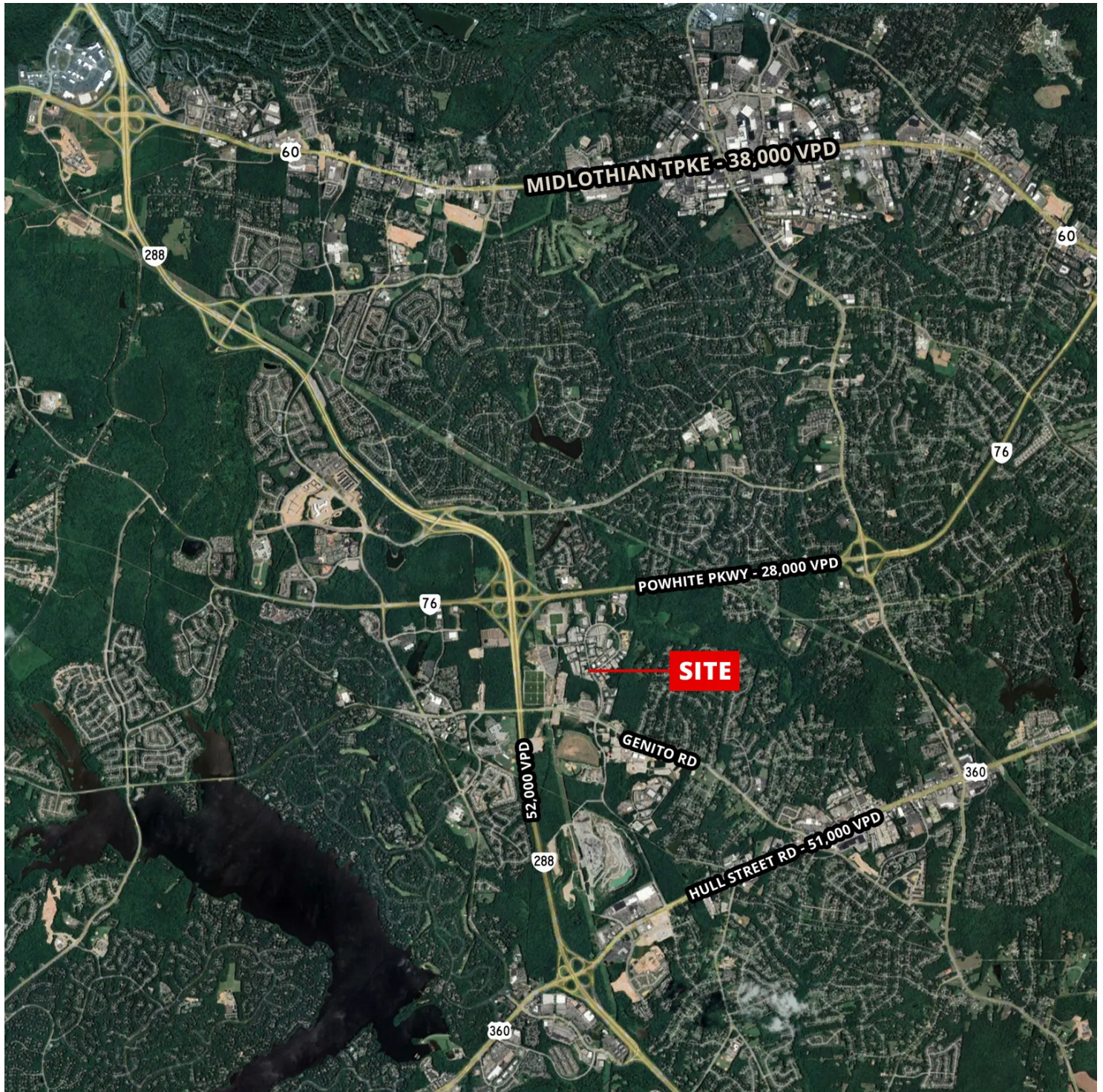
OAK LAKE TRAIL

PROPERTY AERIAL



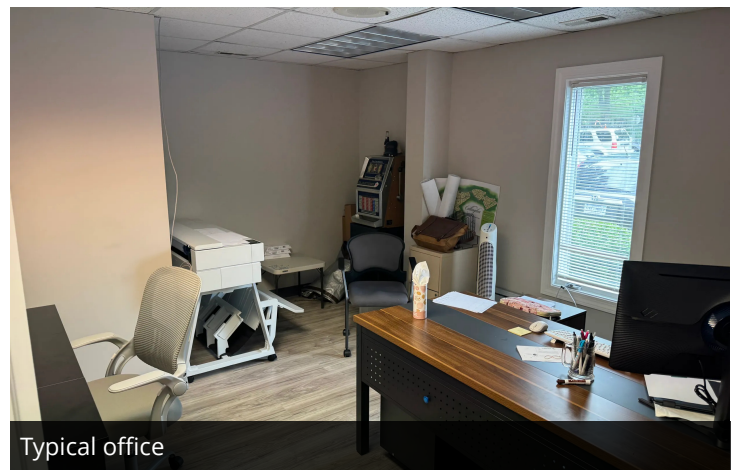
OAK LAKE TRAIL

AERIAL



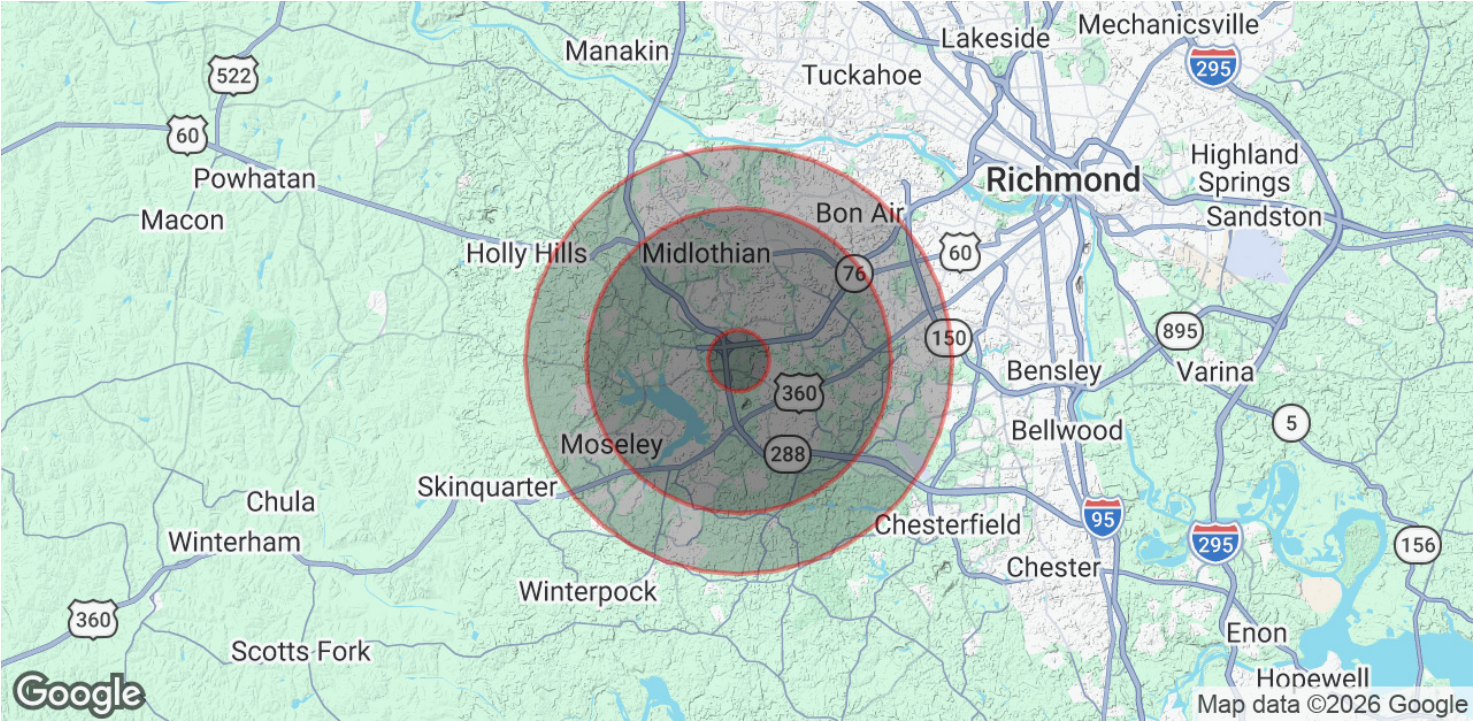
OAK LAKE TRAIL

ADDITIONAL PHOTOS



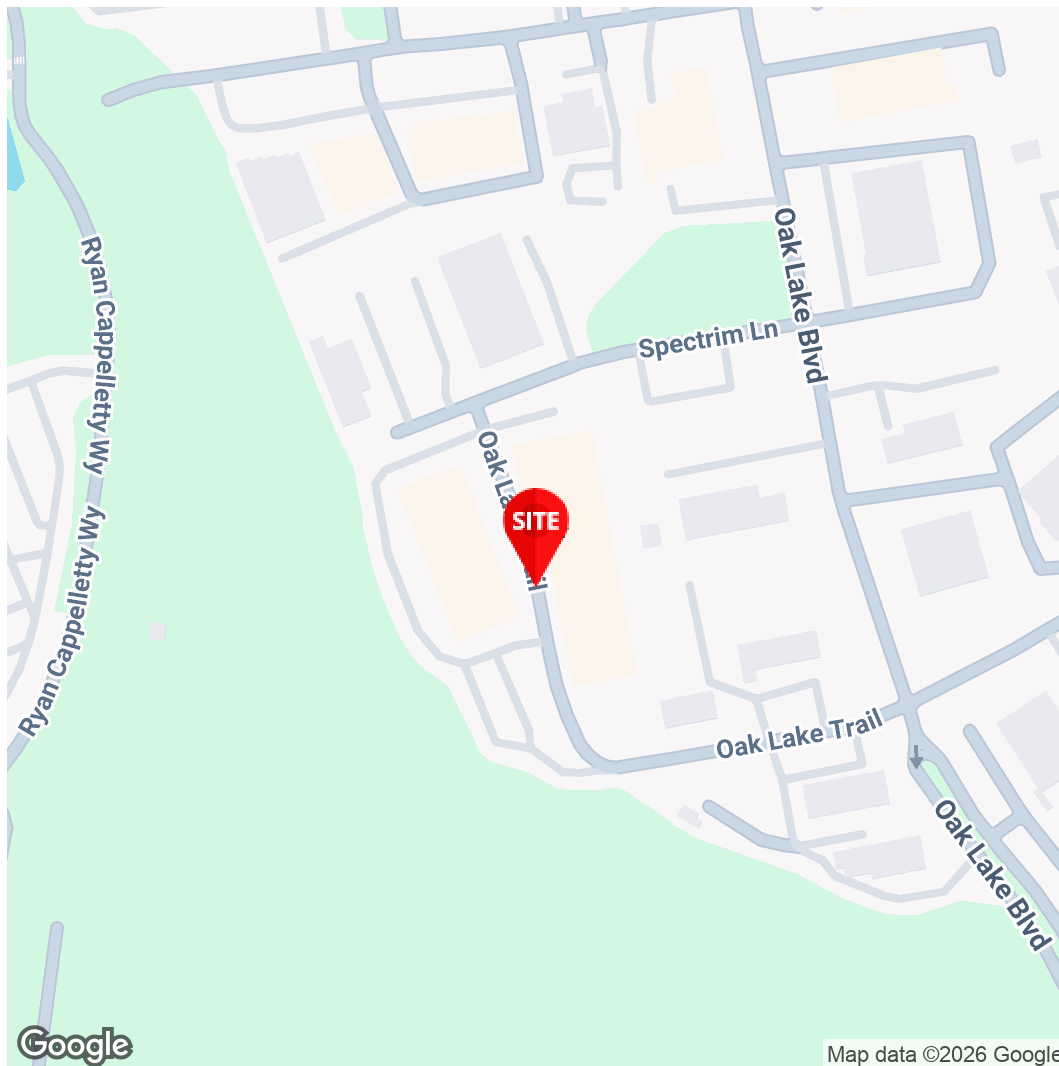
OAK LAKE TRAIL

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	7 MILES
Total Population	3,804	129,703	221,134
Average Age	39.9	40.9	40.4
Average Age (Male)	37.1	39.5	39.2
Average Age (Female)	41.8	42.2	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	7 MILES
Total Households	1,624	49,486	82,397
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$102,427	\$128,216	\$134,614
Average House Value	\$332,307	\$367,788	\$393,278

2023 American Community Survey (ACS)

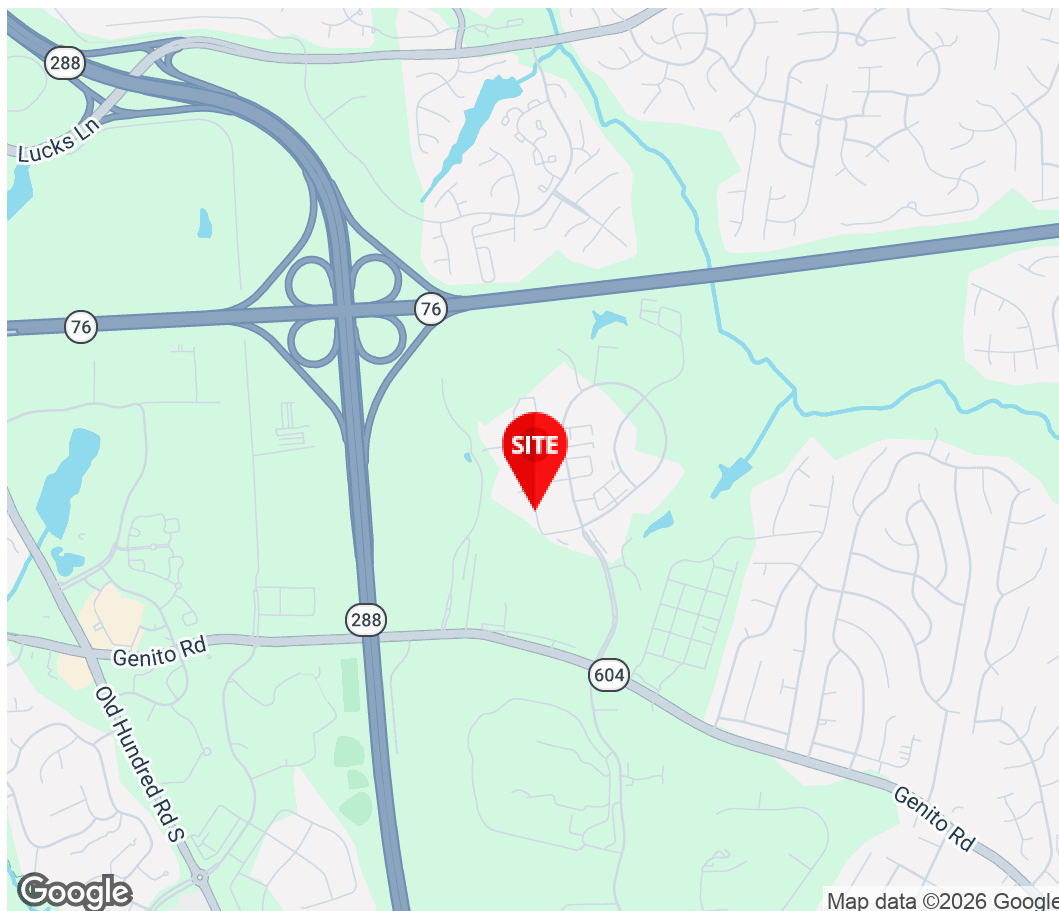


Read Goode

Executive Vice President

804.335.0554

rgoode@divaris.com



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