

AVAILABLE

13513 East Boundary Road

13513 East Boundary Road, Midlothian, VA 23112



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804-353-7994

PORTER
R E A L T Y



INVESTMENT OPPORTUNITY

- 100% Leased Flex Owner Occupant or Investment Opportunity Located in Midlothian / Chesterfield County
- 14,800 SF Multi-Tenant Flex Building
- ~1 Acre Site
- Immediate Access to Route 288 and Genito Road
- Located in High-Growth Submarket with Strong Demographics
- Stable Tenant Base with Existing Cash Flow
- Ideal for Private Investors or 1031 Exchange Buyers
- Year Built: 1987
- Construction Type: Masonry
- 4 Drive-Ins, 1 Dock Door
- Zoning: I-1C
- For Sale: \$1,998,000
- Offering Memorandum Available Upon Request. Please sign and return the Confidentiality agreement and contact brokers for additional information.

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY PHOTOS

13513 East Boundary Road | Midlothian, VA 23112

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NOTES:
 1. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN BOUNDARY AS DEFINED BY THE FEDERAL INSURANCE ADMINISTRATION. COMMUNITY PANEL #50035-0041-B, EFFECTIVE DATE: MARCH 16, 1983 (ZONE C).

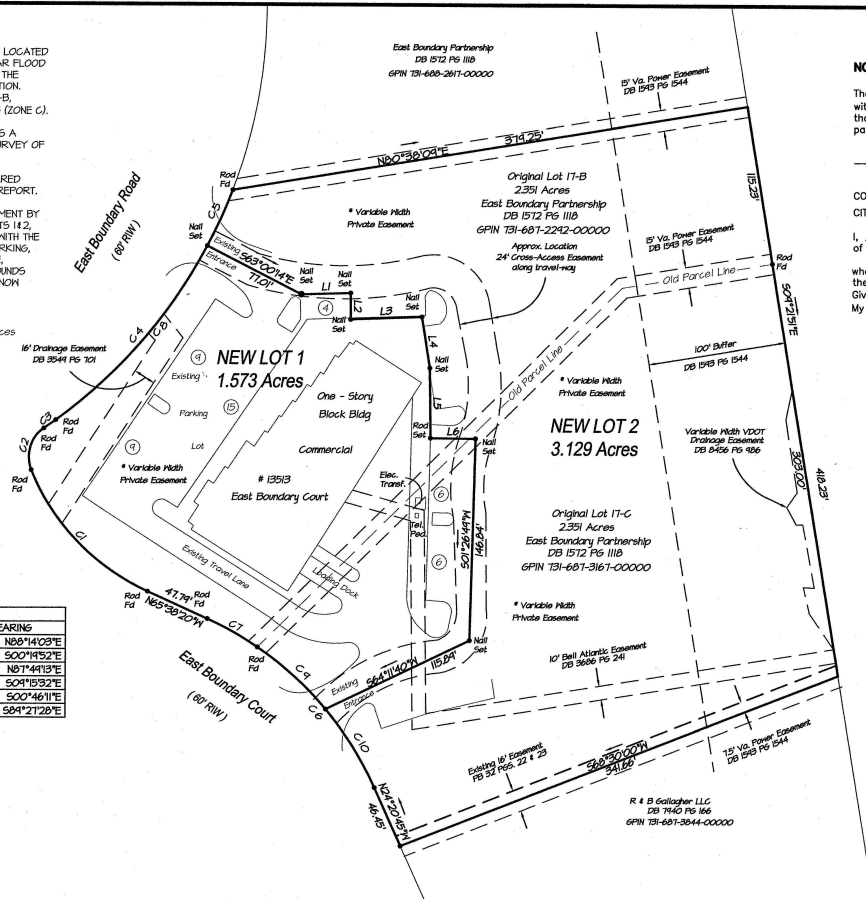
2. THIS SURVEY PLAT REPRESENTS A CURRENT AND ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON.

3. THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

* VARIABLE WIDTH PRIVATE EASEMENT BY AND BETWEEN THE OWNERS OF LOTS 14.2 INCLUDES ALL LAND IN LOTS 14.2, WITH THE EXCEPTION OF BUILDINGS, FOR PARKING, ELECTRIC, GAS, SEWER, WATERLINE, DRAINAGE, TELEPHONE, CABLE, GROUNDS MAINTENANCE, TRASH REMOVAL, SNOW REMOVAL, AND IRRIGATION.

(X) = Number of Existing Parking Spaces
 Total Lot 1 = 44 Spaces

LINE	LENGTH	BEARING
L1	35.84	N86°14'03"E
L2	41.03	S00°14'52"E
L3	51.80	N87°14'13"E
L4	31.54	S04°15'32"E
L5	50.42	S00°46'11"E
L6	32.75	S84°21'28"E



NOT FOR RESIDENTIAL USE

The division of land shown hereon is with free consent and in accordance with the desires of the undersigned owner and do hereby affirm that the sale/transfer of this property is not for purposes of creating a parcel for residential use. There is no mortgage on this property.

NAME _____ TITLE _____
 COMMONWEALTH OF VIRGINIA } TO WIT:
 CITY/COUNTY OF _____ }
 I, _____ a notary public in and for the _____ of _____, Commonwealth of Virginia, do hereby certify that _____ whose name is signed to the above certificate has acknowledged the same before me in the _____ and Commonwealth aforesaid. Given under my hand and seal this _____ of _____ 2009. My commission expires _____ of _____.

Chesterfield County
 DB 6401 PG 918
 GPIN T31-687-3165-00000

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	125.67	166.50	43°14'40"	66.00	122.71	S44°01'00"E
C2	34.32	25.00	18°31'54"	20.44	31.64	S16°56'20"W
C3	10.50	254.87	2°21'34"	5.25	10.44	N85°03'32"E
C4	164.00	310.24	28°04'13"	86.00	167.54	N40°50'04"E
C5	44.61	310.24	6°54'13"	22.33	44.58	N24°10'28"E
C6	134.57	245.00	31°28'18"	64.03	132.84	N40°04'53"W
C7	42.00	245.00	4°44'20"	21.05	41.85	N60°43'40"W
C8	213.61	310.24	33°03'22"	104.81	210.66	N81°23'03"E
C9	61.24	245.00	15°44'08"	33.86	61.07	N41°56'51"W
C10	61.24	245.00	15°44'08"	33.86	61.07	N82°12'44"W

SOURCE OF TITLE

The property embraced within the limits of this subdivision was conveyed to East Boundary Partnership from Brandermill by deed dated December 24, 1981, and recorded on January 6, 1982 in deed book 1572 page 1118, the aforementioned deed is recorded in the Clerks office of the Circuit Court, Chesterfield County, Virginia.

J. B. Galloway
 Joseph, Cox and Associates



**Plat of Two New Lots
 at Brandermill Trade Center
 (Old Lots 17-B & 17-C)**

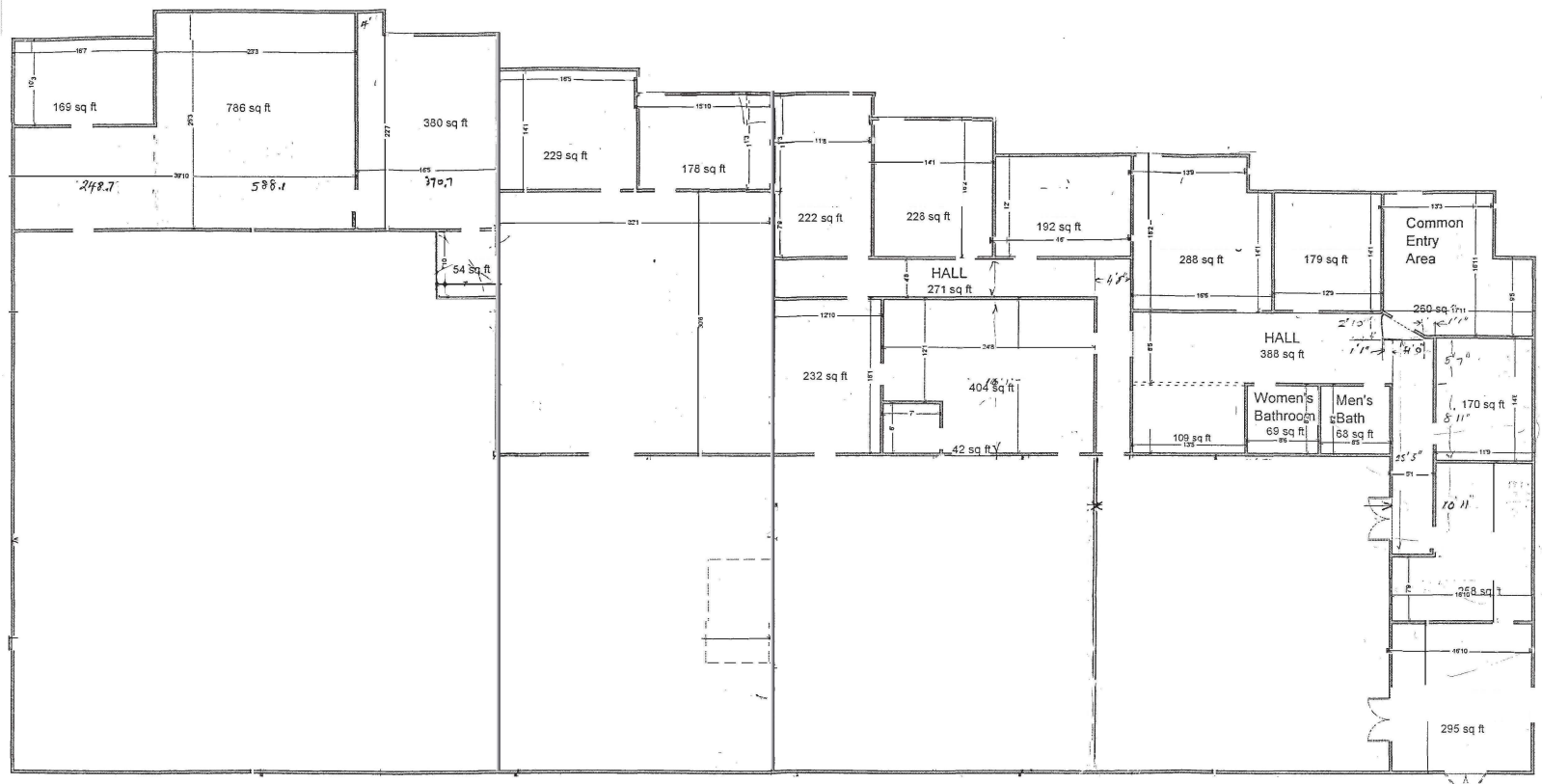
CLOVER HILL DISTRICT CHESTERFIELD COUNTY, VIRGINIA
 MAY 7, 2009 SCALE: 1" = 50'

Joseph, Cox & Associates, Inc.
 14359 Sommerville Court, Midlothian, VA 23113 (804) 897-8887 Fax (804) 897-9959
 CIVIL ENGINEERING LAND SURVEYING LAND PLANNING

PROPERTY PHOTOS

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3808 sq ft

PORTER REALTY COMPANY, INC.

P. O. Box 6482
Richmond, VA 23230

Tel: 804/353-7994
Fax: 804/355-7950

CONFIDENTIAL INFORMATION AND DISCLAIMER

Subject Property: 13513 East Boundary Road, Midlothian, VA 23112
Sq. Ft.: 14,800 SF

All information, documents, projections, reports, plats, sketches, plans, drawings or materials provided or hereafter to be provided relating to the above identified property (collectively, the "Property Materials") by Owner, Owner's managing agent, Porter Realty Company, Inc. ("Broker") or others at Owner's request are subject to this Confidential Information and Disclaimer ("Disclaimer"). The Property Materials contain selected information pertaining to the Property and do not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. Any financial projections which are provided are for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, Owner's Agent and Broker. Additional information and an opportunity to inspect the Property may be made available upon request. Neither the Owner, nor the Owner's managing agent, nor Broker, nor any of their respective directors, officers, advisors or affiliates (collectively, the "Selling Group") make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Property Materials, and no legal commitment or obligations shall arise on the part of any of the Selling Group by reason of the Property Materials.

Any sketches, plans or drawings included as part of the Property Materials are delivered to assist the reader in visualizing the Property; no responsibility is assumed by any of the Selling Group in connection with such matters.

The Owner and Owner's managing agent expressly reserve the right, at their discretion, to reject any or all expressions of interest for the Property and/or to terminate discussions with any person or entity at any time with or without notice. Neither the Owner nor the Owner's managing agent shall have any legal commitment or obligation to any person or entity reviewing this Disclaimer or the Property Materials or making an offer to purchase the Property, except that upon the full execution and delivery by the Owner and the selected purchaser of a written agreement for the purchase and sale of the Property, Owner shall have such legal commitment and obligation as is provided for in, but subject to the terms of, such written agreement.

This Property Materials have been compiled for limited distribution on a confidential basis. To respect this desire for confidentiality, the recipient agrees that the Property Materials are of a proprietary nature, that the recipient will hold and treat the Property Materials in the strictest confidence, and that the recipient will not disclose this Disclaimer or any of the Property Materials to any other person or entity without the prior written authorization of the Owner, the Owner's managing agent or the Broker; provided, however, that any of the Property Materials may be disclosed to directors, officers, employees and representatives of the recipient who require knowledge of such information for the purpose of evaluating a possible purchase of the Property (it being understood that such directors, officers, employees, and representatives of the recipient shall be informed of the confidential nature of the Property Materials and shall be directed to treat the same as strictly confidential).

The recipient agrees that all Property Materials furnished to the recipient will be used solely for the purpose of evaluating a possible purchase of the Property, and that neither the recipient nor its directors, officers, employees or representatives shall use the Property Materials in any fashion or manner detrimental to the interest of the Owner or the Owner's managing agent, or their affiliates.

The recipient shall not contact the Tenant's without Owner's or Agent's permission.

The Owner, the Owner's managing agent and Broker reserve the right to separately require the return of the Property Materials (and any copies of any of the foregoing) at any time. SHOULD THERE BE NO FURTHER INTEREST IN THE PURCHASE OF THE PROPERTY UPON REVIEW OF THE PROPERTY MATERIALS, THEIR RETURN TO BROKER AT THE FOLLOWING ADDRESS IS REQUESTED:

Porter Realty Company, Inc.
4801 Radford Avenue
P.O. Box 6482
Richmond, VA 23230
(804) 353-7994 (phone)
(804) 355-7950 (fax)

Acknowledged and Agreed with reference to the above terms and conditions related to the subject property(s) named at the top of page one (1).

Prospect: _____

Date: _____

Printed Name: _____

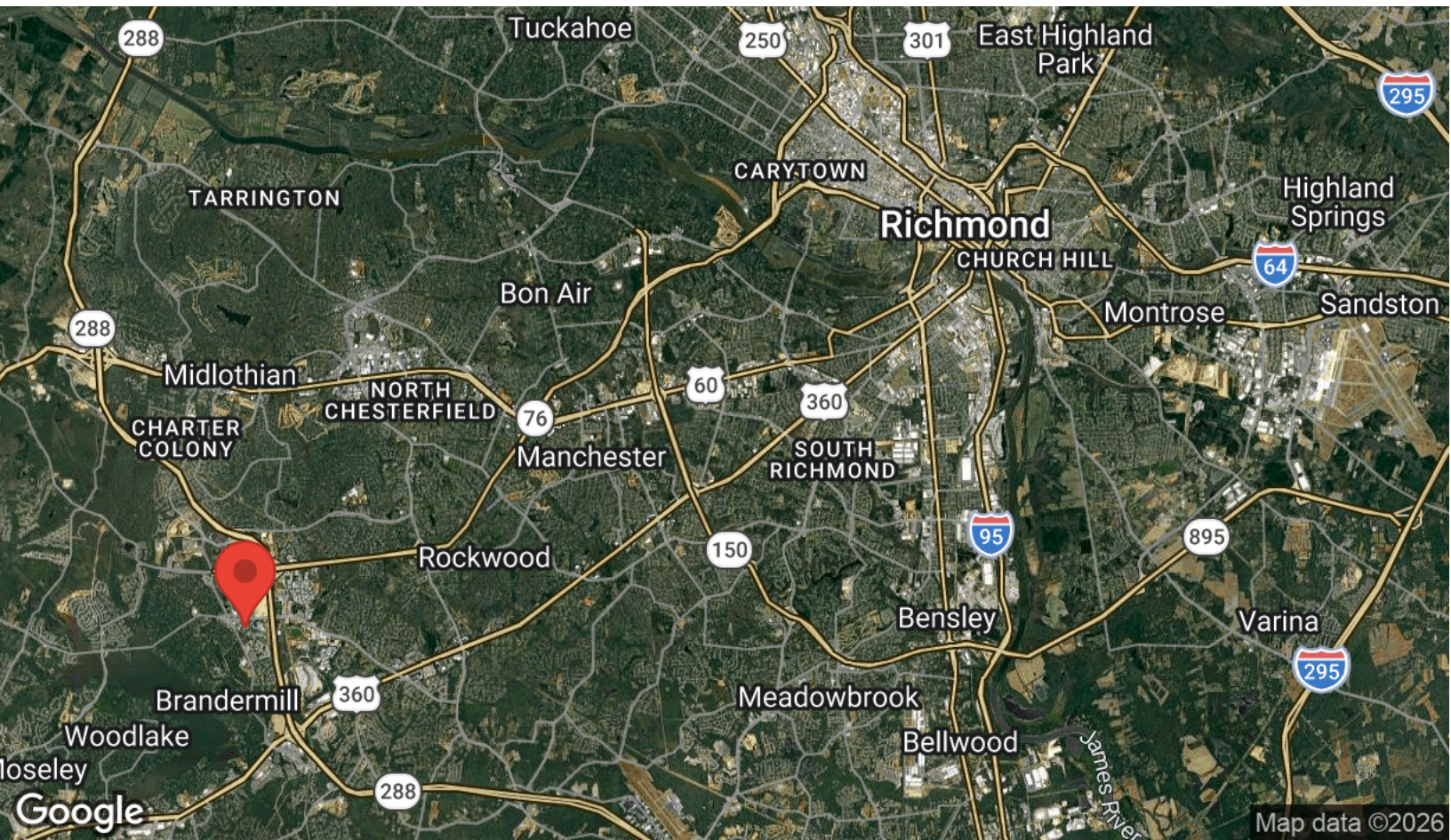
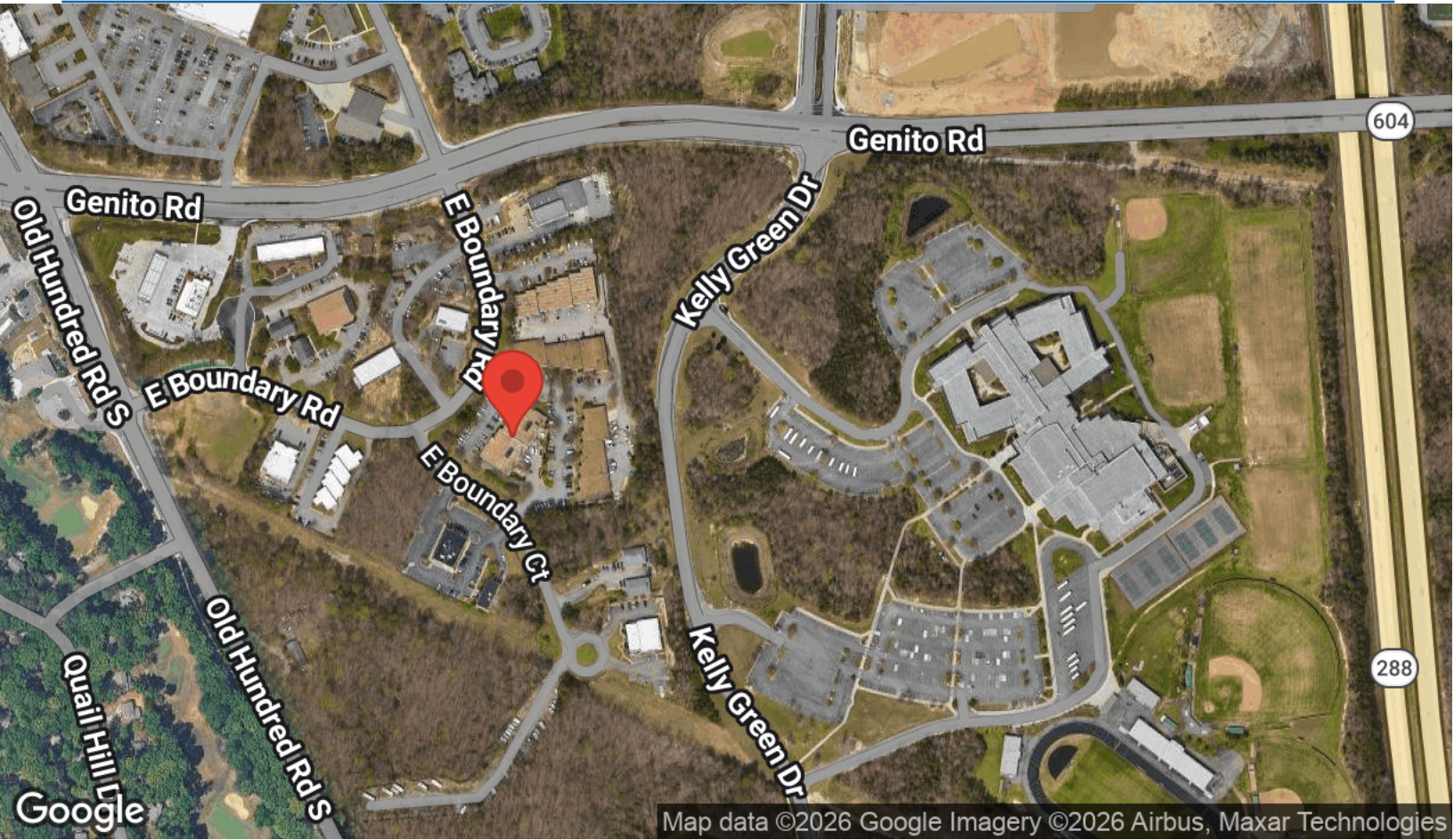
Buyer's Broker (if applicable): _____

Date: _____

LOCATION MAPS

13513 East Boundary Road | Midlothian, VA 23112

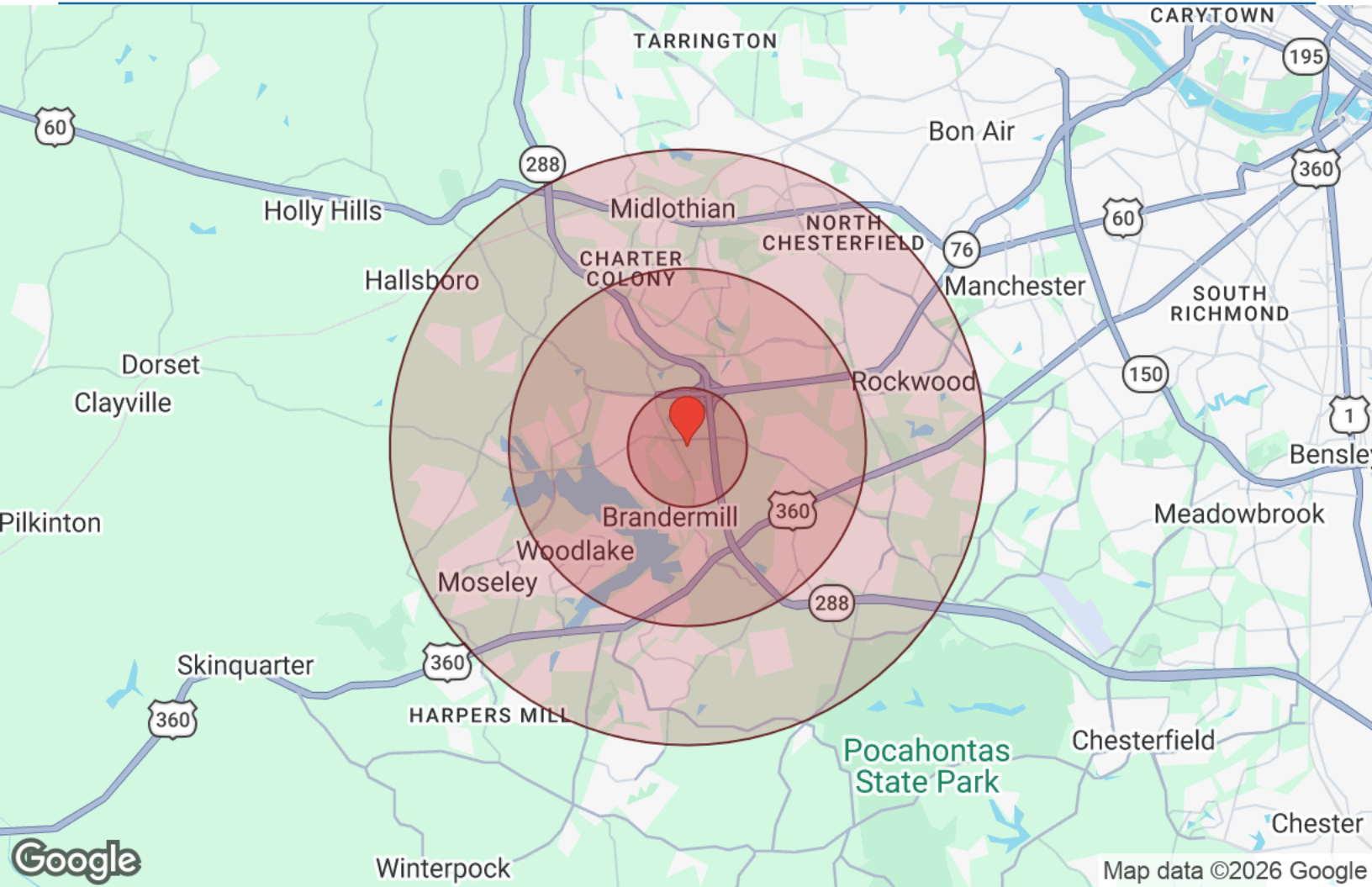
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,578	27,893	66,130
Female	2,731	30,389	71,696
Total Population	5,309	58,281	137,826

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,184	24,480	55,647
Occupied	2,073	23,235	52,734
Owner Occupied	1,593	16,748	40,813
Renter Occupied	480	6,487	11,921
Vacant	111	1,245	2,913

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,029	11,197	27,224
Ages 15 - 24	617	6,598	15,545
Ages 25 - 54	2,084	22,841	54,287
Ages 55 - 64	580	6,813	16,238
Ages 65+	1,000	10,834	24,532

Income	1 Mile	3 Miles	5 Miles
Median	\$104,203	\$111,895	\$113,936
Under \$15k	N/A	1,164	2,500
\$15k - \$25k	52	324	915
\$25k - \$35k	219	1,021	2,091
\$35k - \$50k	97	1,606	3,637
\$50k - \$75k	322	3,496	7,602
\$75k - \$100k	303	2,709	6,070
\$100k - \$150k	525	4,892	11,372
\$150k - \$200k	319	3,534	7,708
Over \$200k	237	4,491	10,839

Wilson Flohr, SIOR
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