

**THE GAULDEN
GROUP**




FOR SALE



12726 Midlothian Turnpike

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DISCLAIMER

This brochure is intended as a reference for prospective tenants or purchasers in the evaluation of the property and its suitability for lease and/or purchase. Neither David Gaulden, The Gaulden Group or its affiliates, Real Broker LLC, Owner/Landlord or Property Manager make any representations or warranties regarding the veracity, completeness, relevance, or accuracy of the materials contained in the marketing document. Any prospective tenant(s) or purchaser(s) should complete their own due diligence to verify the property fits their needs, goals, potential use, criteria, condition, etc.

OFFERS

All offers should be emailed directly to David Gaulden, at david@thegauldengroup.com, in the form of a non-binding letter of intent and should at least include the following:

- 1) Lease or Purchase Price
- 2) Lease or EMD Deposit
- 3) Lease or Feasibility Term
- 4) Lease Commencement or Closing Date
- 5) Any and all special requests

Any tenant without representation may inquire directly, by email or phone, for further instruction and/or assignment.

3 Offering Information

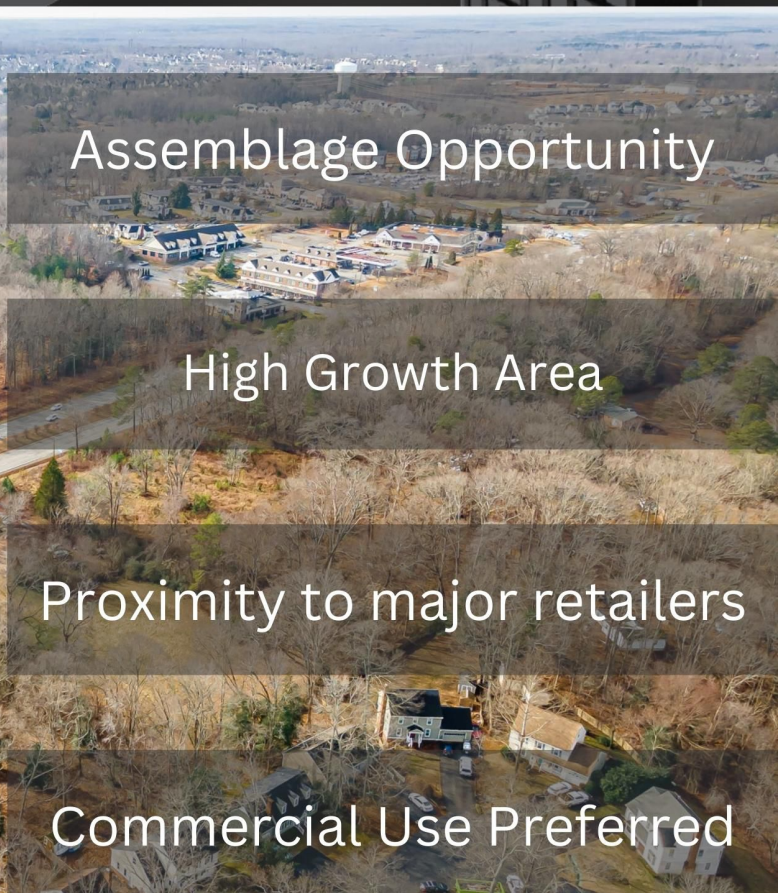


FOR SALE: \$445,000

Development Opportunity

1.41 Acres

High Traffic Area



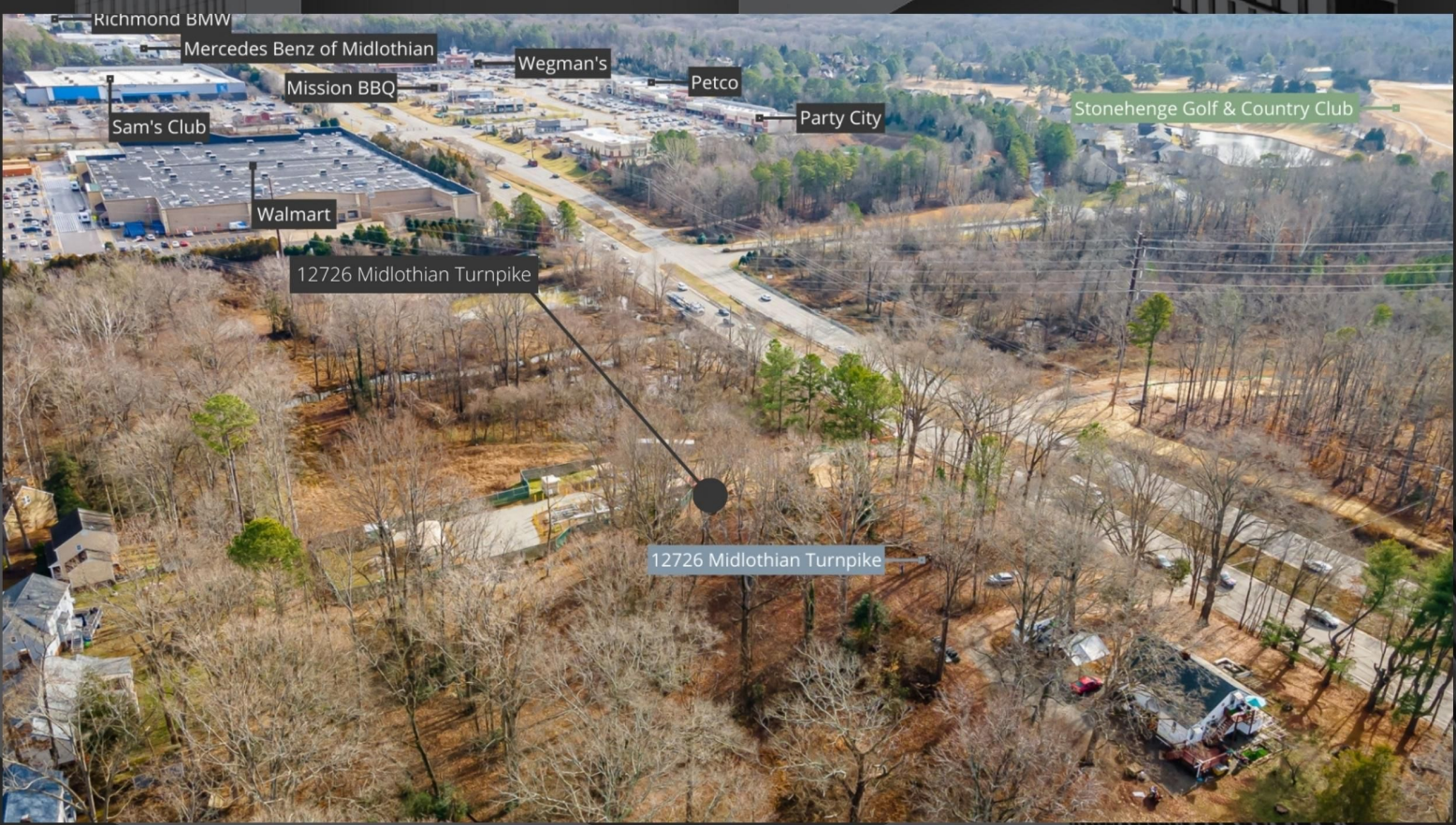
Assemblage Opportunity

High Growth Area

Proximity to major retailers

Commercial Use Preferred

4 Aerial Pictures



5 Land Pictures



7 Zoning & Demographics

Midlothian, VA

Greater Richmond MSA

Property Zoning Residential (Historical) (R7)

After August 27, 1997, R-7 zoning shall no longer be granted. Property zoned R-7 on or before August 27, 1997, shall continue to be subject to the provisions of this division

Best Uses For This Property:

Commercial use preferred by the County, Storage Facility, Office, Medical, Retail

The average annual household income in Midlothian is \$133,772, while the median household income sits at \$105,927 per year. Residents aged 25 to 44 earn \$128,125, while those between 45 and 64 years old have a median wage of \$133,578.



Main Occupations in Midlothian, VA



Management



Office & Admin



Sales



Finance

8 Our Process

Contact us to schedule a tour!

Industry Leading Service
Unmatched Communication
100% Fiduciary Responsibility

PHONE:

804-869-3059

EMAIL:

david@thegauldengroup.com

WEBSITE:

www.thegauldengroup.com

Tour

We'll schedule a time to visit the property and see if it's a fit for your goals and business as quickly as possible.

Offer

We'll assist with providing any needed documentation so you can make the best decision before placing your offer.

Close

We will work with your team or attorney to get you to the closing table stress free.

9 Contact



The Gaulden Group is a commercial sales and leasing consultant based in the Greater Richmond area powered by Real Broker LLC. We bring a wealth of knowledge and experience to the local real estate market, while being a leading innovator when it comes to the use of videography and social media targeting in commercial real estate. The Gaulden Group specializes in providing first-class real estate services, with a focus of providing unparalleled value to their clients through the use of creative marketing techniques and first class communication. By combining the personalized touch of a local brokerage with the complexity and expertise of a global leader, we can focus on building partnerships with our clients and create tailored plans that achieve strategic goals across all asset and class types.



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www.thegauldengroup.com

Powered by Real Broker LLC | 1765 Greensboro Station Place, Suite 900, McLean, VA 22102 | (844)551-7325