

FOR SALE

16301 Midlothian Turnpike &
16721 & 16731 Midlothian Turnpike
Midlothian, VA 23113



Prime Land for Development - Three Parcels Available



COMMONWEALTH

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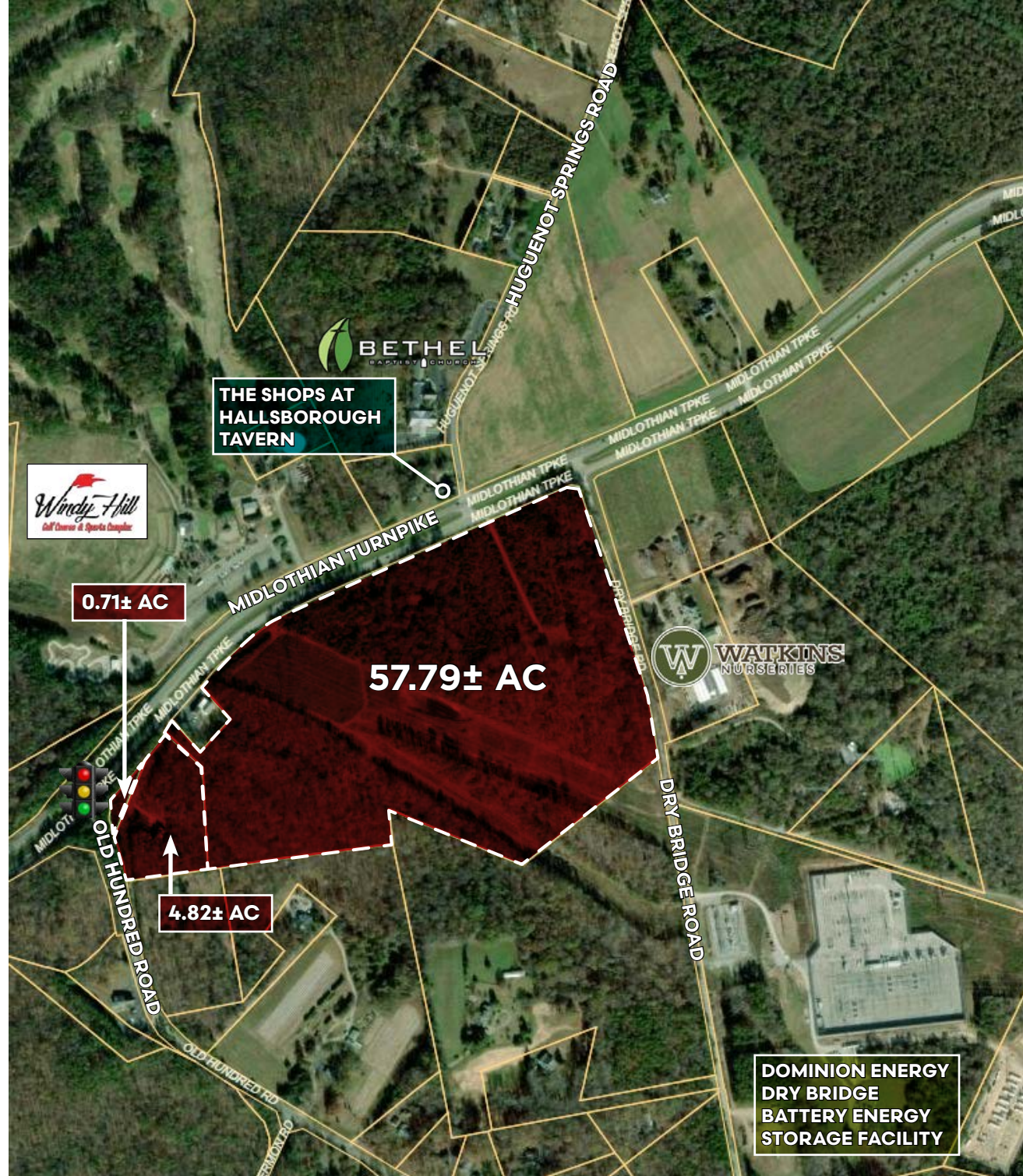
ehammond@commonwealthcommercial.com

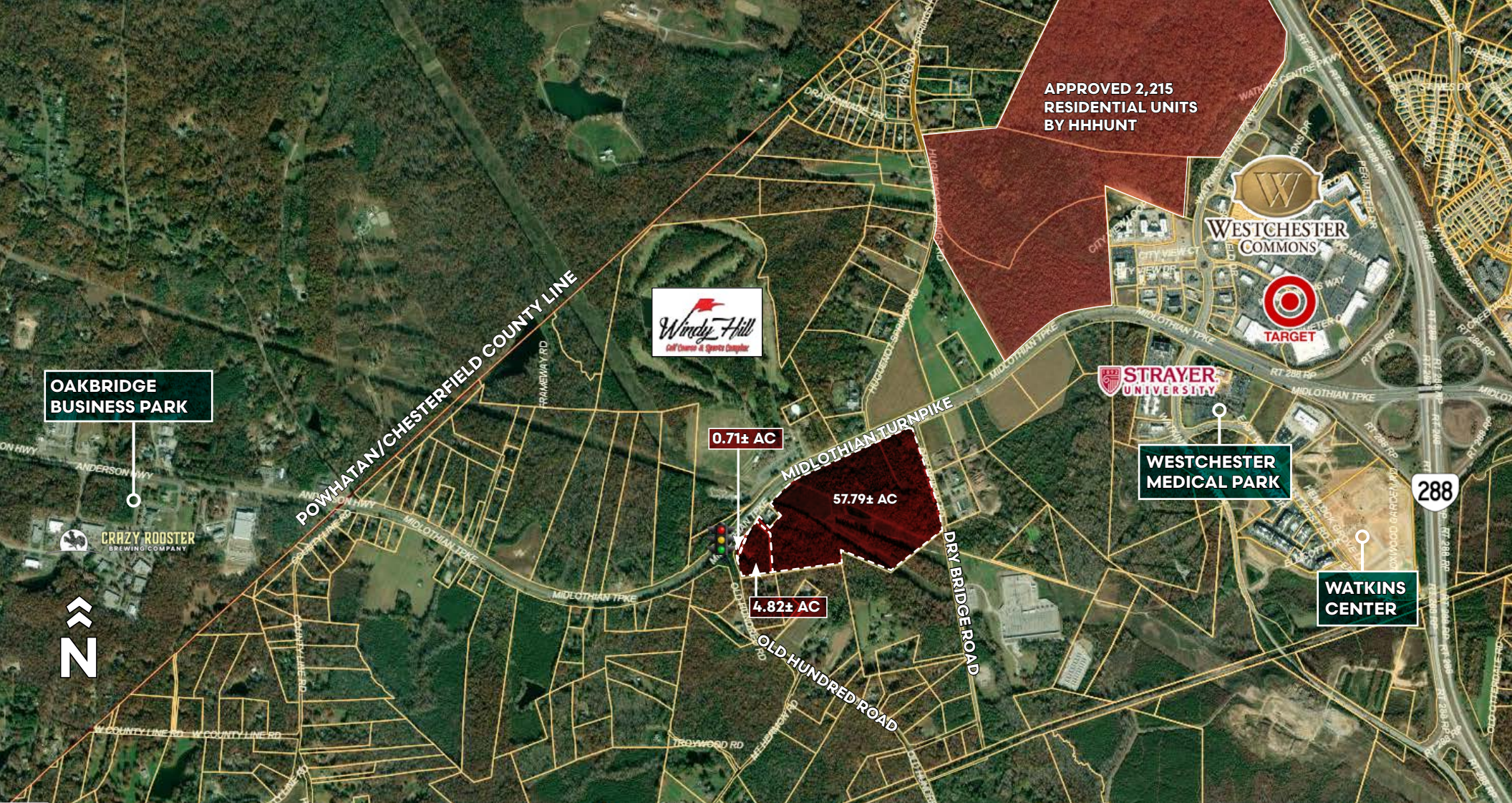
Property Highlights

Three Parcels Available

- 3 adjacent parcels totaling 63.32± acres of land prime for development
 - 0.71± acres - 16731 Midlothian Turnpike
 - 4.82± acres - 16721 Midlothian Turnpike
 - 57.79± acres - 16301 Midlothian Turnpike
- Power Line Easement: 13.35± acres
- RPA (Resource Protection Area): 4.48± acres
- Zoned EC
- In the path of development along Midlothian Turnpike (from West Chester Commons to the Powhatan County Line) and along Old Hundred Road (Powwhite extension and Rt. 288 interchange)
- ±2,000 frontage along Midlothian Turnpike
- ±1,300 frontage along Dry Bridge Road
- Water and sewer nearby
- Large adjacent substation along Dry Bridge Road
- 16721 & 16301 each contain a single-family house with access lanes via Midlothian Turnpike

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	548	13,761	48,746
AVERAGE HH INCOME	\$168,566	\$143,329	\$138,271
DAYTIME EMPLOYEES	1,520	7,705	18,800





WESTCHESTER COMMONS

Approximately one mile east down Midlothian Turnpike is a regional retail power center with successful anchor tenants such as Target, along with an eclectic mix of shops and restaurants.

SURROUNDING RETAIL



Market Overview

Chesterfield, VA

11,623+
COMPANIES

388,000
POPULATION

Ever expanding number of large, medium,
and small businesses.
Some of the biggest brands...



CHESTERFIELD COUNTY IS A FIRST CHOICE COMMUNITY FOR
RESIDENTS, BUSINESSES AND VISITORS IN WHICH TO LIVE, WORK,
RAISE A FAMILY AND PLAY.

REWARDING LIFESTYLES

CONVENIENT LOCATION

EXCEPTIONAL ENVIRONMENT

ENGAGING HISTORY



CHESTERFIELD COUNTY PUBLIC SCHOOLS BY THE NUMBERS

Chesterfield County is ranked in the top 20% of school districts in the state and is ranked among the top 3 in the Richmond MSA.

64,000

STUDENTS

67

SCHOOLS

\$965.2

MILLION BUDGET

100%

ACCREDITED

<https://www.oneccps.org/>

Chesterfield County, Virginia: A Perfect Choice for Business Success

- Chesterfield County, Virginia is a thriving, affluent, suburban community located in the Richmond, Virginia metropolitan area.
- Chesterfield is recognized for its prime mid-Atlantic location and a robust economy. It's a great place to start or grow a business.
- The climate in Chesterfield is business friendly with a very competitive business environment and a local government committed to economic development.
- Chesterfield County has a well-designed and developed infrastructure system in place with a commitment to enhancing infrastructure for future projects.
- Chesterfield is a great location for a wide range of businesses offering a competitive tax structure with attractive incentives for new businesses.
- The abundance of qualified labor and the county's quality of life have been key factors in attracting retailers, manufacturing companies and corporate headquarters.

SOURCE: Chesterfield Economic Development

Market Overview

Chesterfield, VA

MARKET ACCESS DEPENDS ON LOCATION

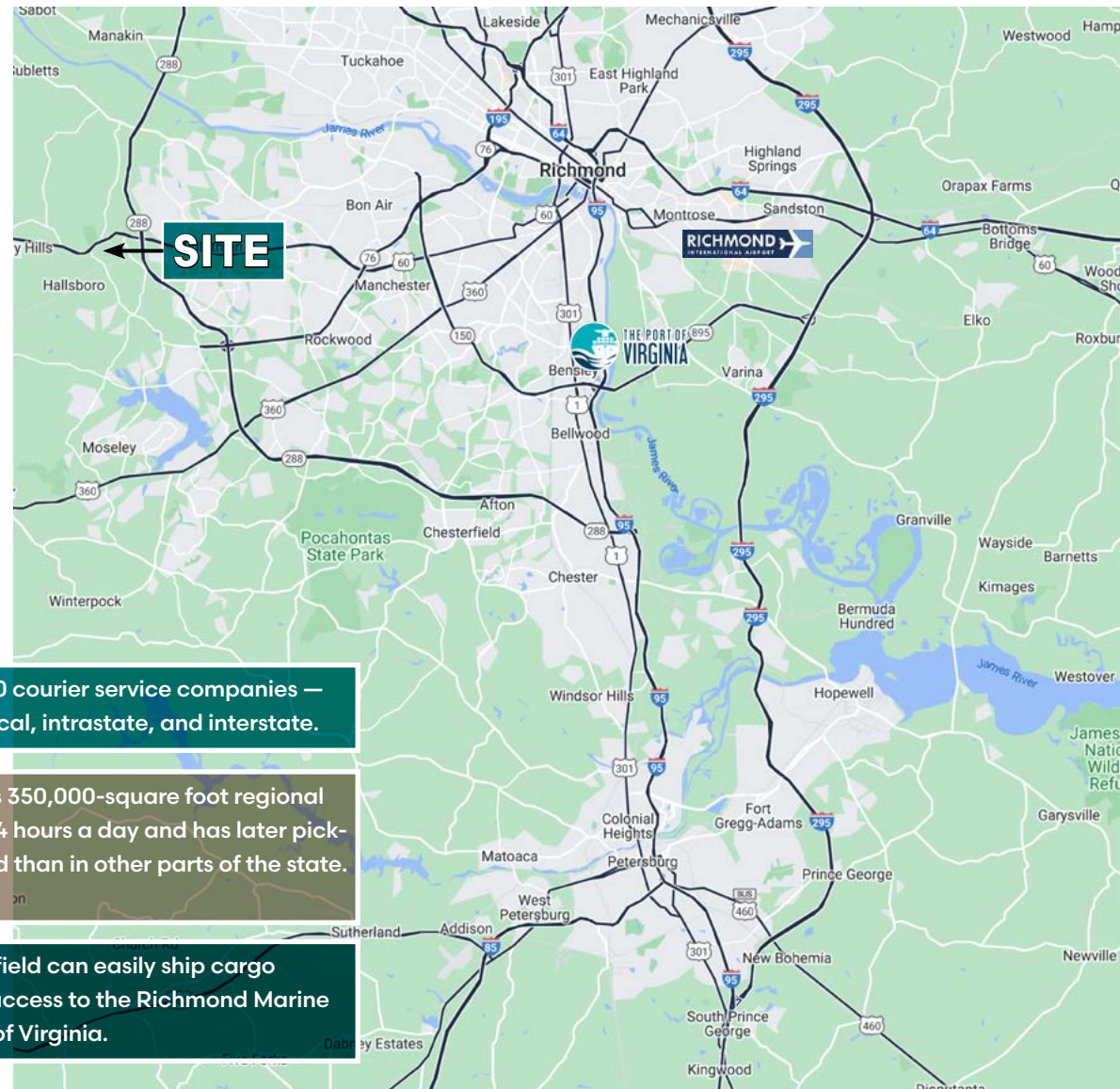
Chesterfield is a one-day drive of 45% of the U.S. population. Our region features a world-class transportation system with four interstates, an international airport and river access to one of the nation's most advanced seaports.



SOURCE: chesterfieldfits.com

CHESTERFIELD IS AT A CROSSROADS FOR MAJOR INTERSTATES & HIGHWAYS

Easily accessible roadways include I-95, I-64, I-295, I-85, and Routes 288/295



There are more than 40 courier service companies — scheduled and rush, local, intrastate, and interstate.

United Parcel Service's 350,000-square foot regional hub facility operates 24 hours a day and has later pick-up times in Chesterfield than in other parts of the state.

Companies in Chesterfield can easily ship cargo overseas with nearby access to the Richmond Marine Terminal and the Port of Virginia.