

# FOR SALE

5301 Woolridge Road | Midlothian, VA 23120



SWIFT CREEK RESERVOIR

SWIFT CREEK RESERVOIR

THACKER'S VIEW  
260 HOMES

SPRING CREEK  
BAPTIST CHURCH

WOOLRIDGE  
ELEMENTARY SCHOOL

STYLECRAFT HOMES AT  
WOOLRIDGE LANDING  
165 UNITS

WATERCREST RICHMOND  
98 UNITS

5301 WOOLRIDGE RD  
MIDLOTHIAN, VA 23120  
±5.5 ACRES

For more information regarding this property, please contact:

JEFF DOXEY, CCIM 804 363 0332

[jeffdoxey@naidominion.com](mailto:jeffdoxey@naidominion.com)

7110 Forest Ave, Suite 103

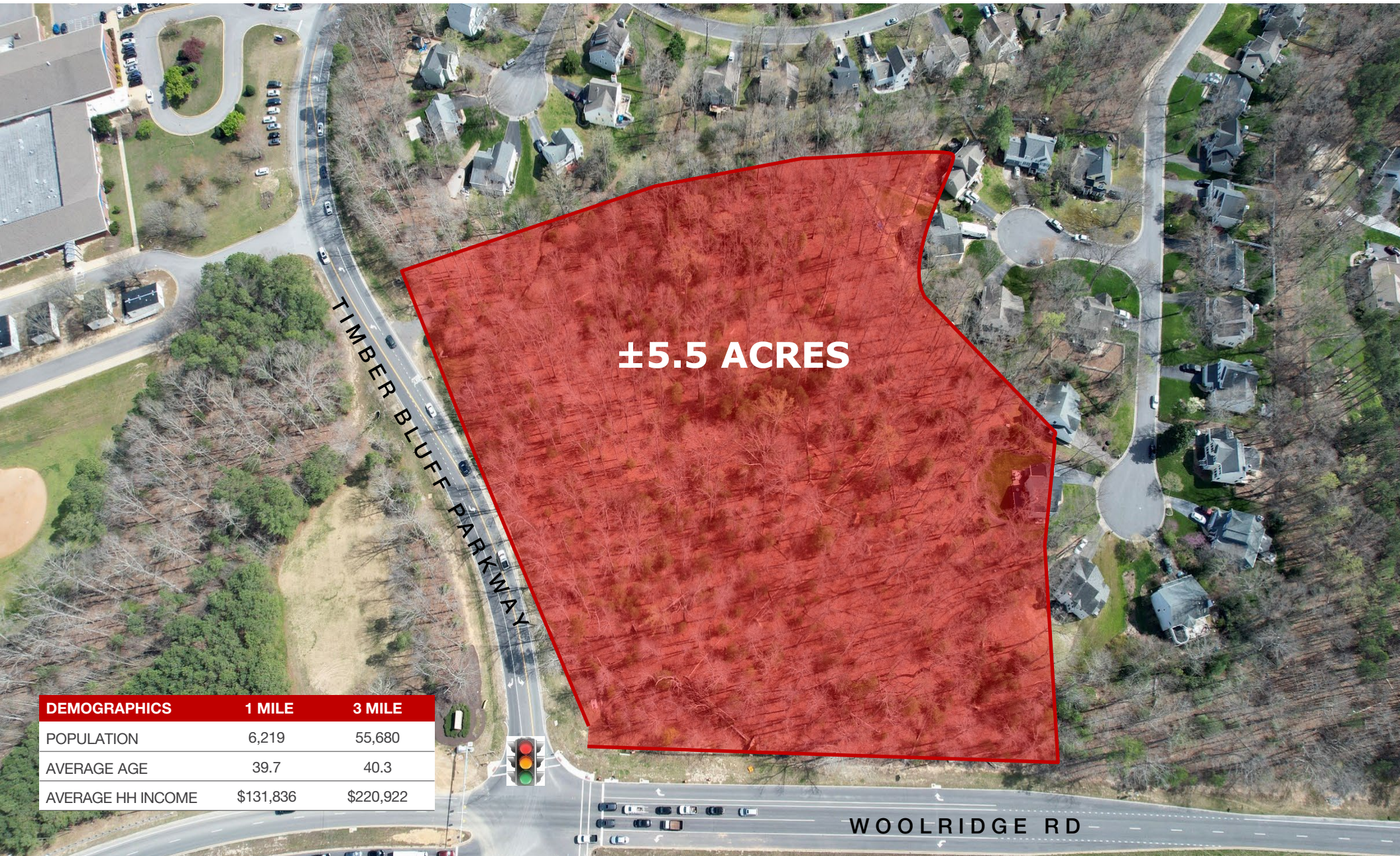
Richmond, VA 23226

[naidominion.com](http://naidominion.com)

## HIGHLIGHTS

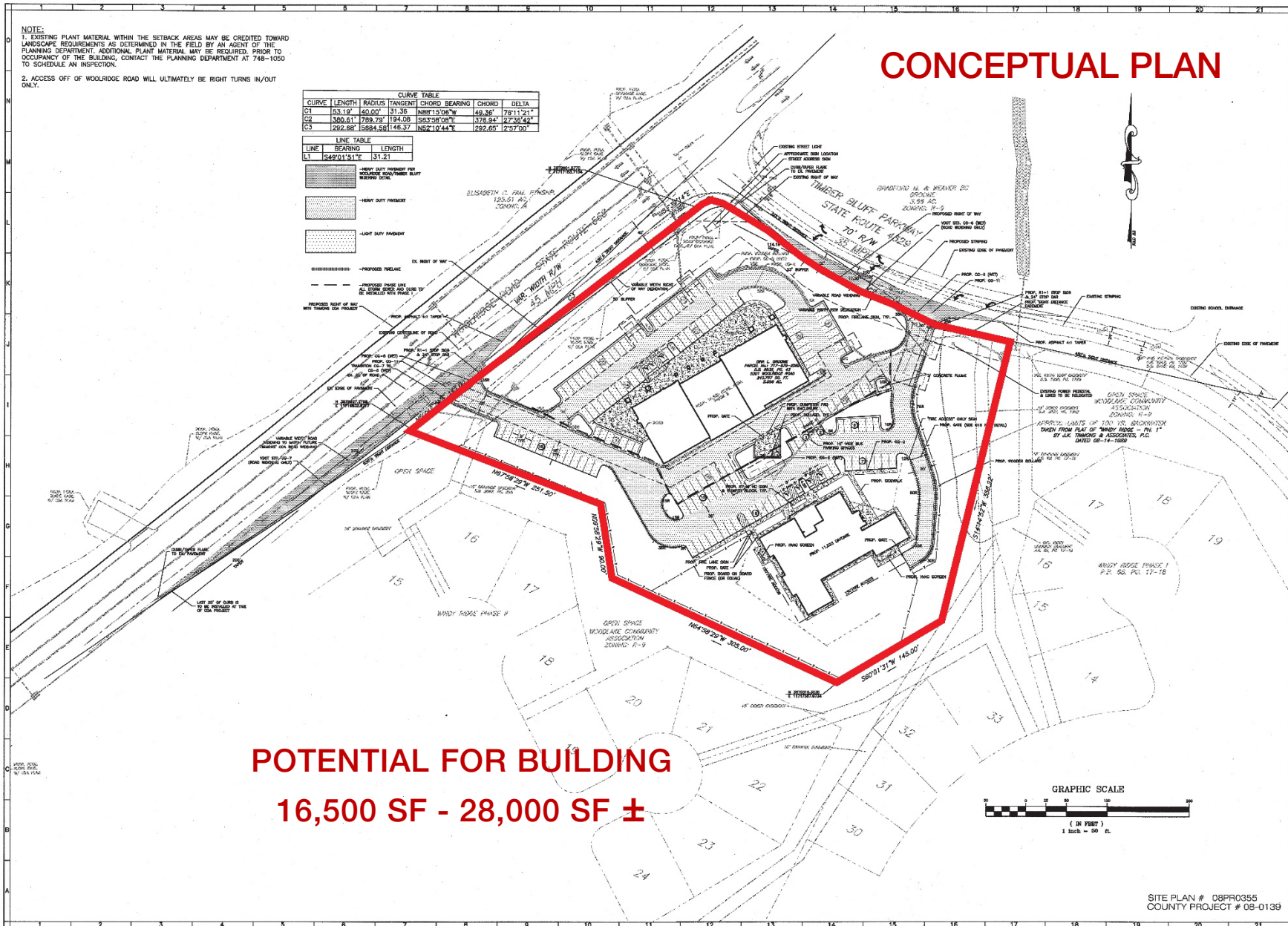
- › Parcel Size:  $\pm$ 5.5 acres
- › Zoned suburban community (MOB, C-store, Daycare or Retail uses allowed)
- › 24-hour operations allowed
- › Traffic signal at intersection
- › Great neighborhoods and schools
- › 320' of road frontage
- › Utilities available





±5.5 ACRES

DEMOGRAPHICS	1 MILE	3 MILE
POPULATION	6,219	55,680
AVERAGE AGE	39.7	40.3
AVERAGE HH INCOME	\$131,836	\$220,922



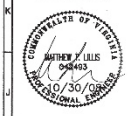
CONCEPTUAL PLAN

POTENTIAL FOR BUILDING  
16,500 SF - 28,000 SF ±



www.balzer.co  
 Chesterfield  
 Henrico  
 New River Valley  
 Roanoke  
 Shenandoah Valley

Balzer and Associates, Inc.  
 880 Technology Park Drive  
 Suite 202  
 Glen Allen, VA 22089  
 804-553-0132  
 FAX 804-553-0133

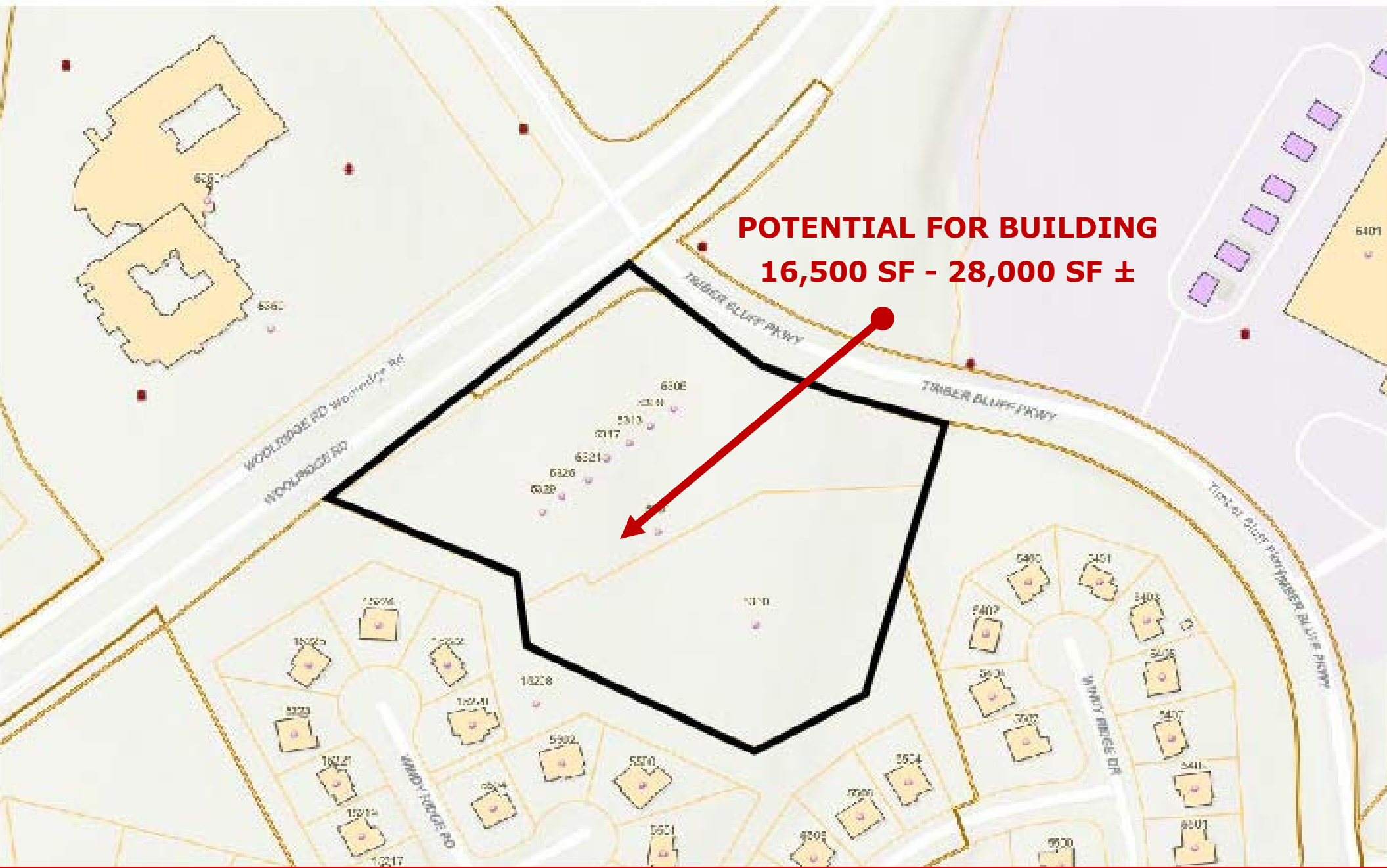


WOOLRIDGE ROAD DAYCARE  
 LAYOUT PLAN PHASE II  
 Metoeca District  
 Chesterfield County, Virginia

DRAWN BY AFB  
 DESIGNED BY AFB  
 CHECKED BY JLS  
 DATE April 15, 2008  
 SCALE 1"=50'  
 REVISIONS:  
 July 22, 2008  
 October 15, 2008  
 October 30, 2008

SHEET NO.  
**C03**  
 JOB NO. H080003.00

SITE PLAN # 08PR0355  
 COUNTY PROJECT # 08-0139



**POTENTIAL FOR BUILDING  
16,500 SF - 28,000 SF ±**