

# 3901 WARBRO ROAD

Midlothian, VA 23112

5.22+ ACRES AVAILABLE | FOR SALE



ALEX WOTRING  
Senior Vice President  
804 344 7163  
alex.wotring@thalhimer.com

Thalhimer Center  
11100 West Broad Street  
Glen Allen, VA 23060  
thalhimer.com





# 3901 WARBRO ROAD

## Midlothian, VA 23112

### PROPERTY OVERVIEW

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#### PROPERTY ADDRESS

Address	3901 Warbro Road
City	Midlothian
County	Chesterfield
State	Virginia
Zip Code	23112

#### POPULATION

	1 Mile	3 Mile	5 Mile
2024 Total Population	4,150	47,061	126,901
2029 Total Population	4,325	48,604	132,534
Annual Rate	0.83%	0.65%	0.87%

#### HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2024 Households	1,720	18,544	47,869
2029 Households	1,814	19,342	50,486

#### INCOME

	1 Mile	3 Mile	5 Mile
2024 Average Household Income	\$91,895	\$126,174	\$139,753



**5.22 ACRES**  
AVAILABLE



**50,000 VPD (HULL ST ROAD)**  
**6,900 VPD (WARBRO ROAD)**  
TRAFFIC COUNTS



**I-1 (LIGHT INDUSTRIAL)**  
CURRENT ZONING

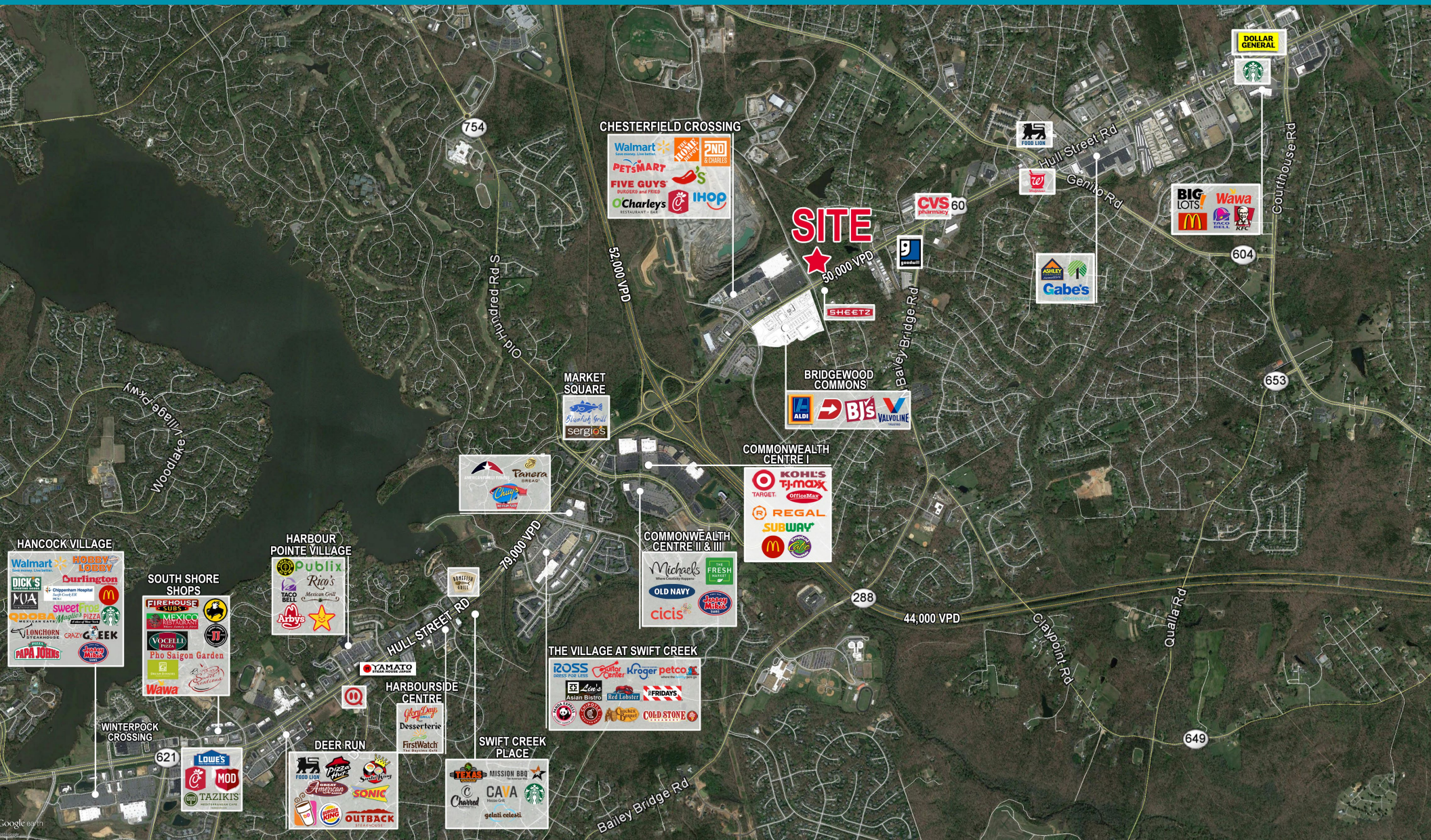


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PROPERTY LOCATION

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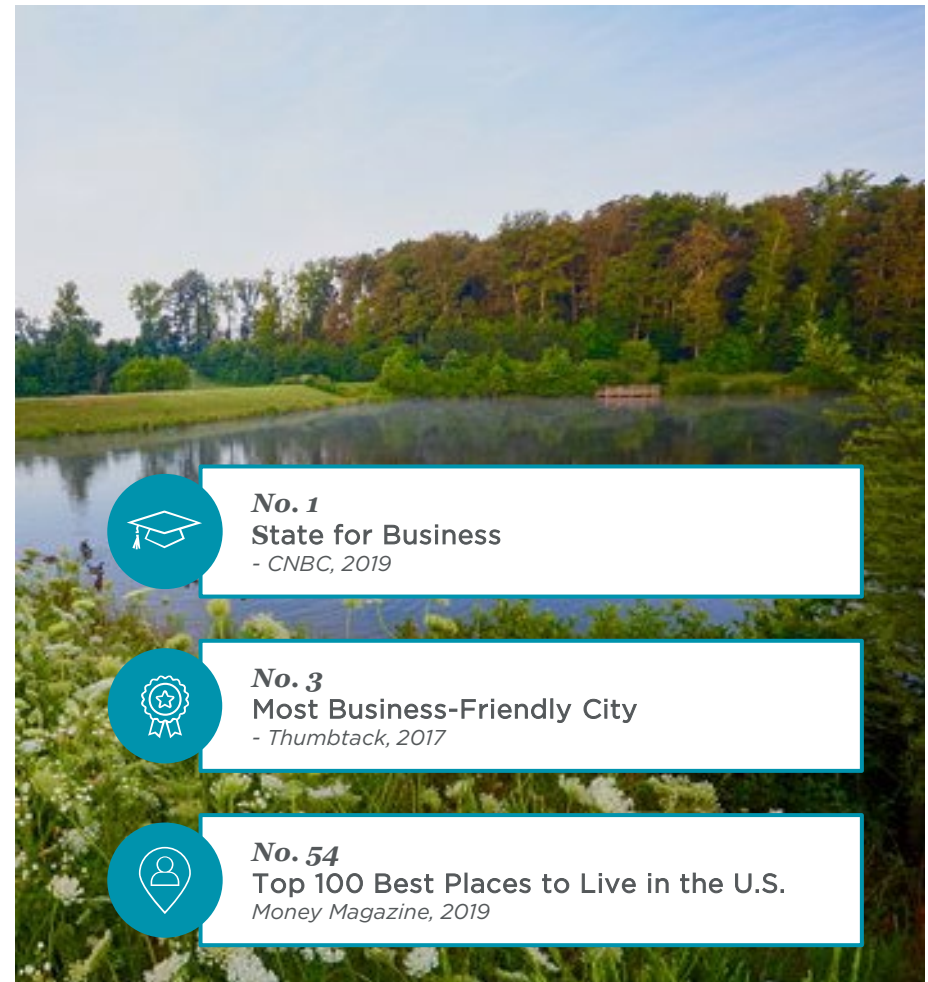
### LOCATION OVERVIEW

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#### Midlothian, Virginia

Midlothian makes up the southwestern portion of the greater Richmond Metropolitan Statistical Area (MSA). Midlothian is one of the fastest growing areas of Richmond in the western suburbs. The population is expected to grow approximately 40% more over the next five years, when compared to the overall MSA. Midlothian is also the highest-income trade area in Richmond and was ranked in Money magazine's "100 Best Places to Live".

Located in the center of Virginia and situate along the James River, the MSA is home to over 1.3 million residents, making it the 44th largest MSA in the United States by population. Propelling its population growth, both small and large companies have selected Richmond to be their home. The MSA is home to 10 Fortune 1000 companies and seven are headquartered in Richmond. Private sector companies in diverse industries, such as banking, insurance, biotechnology, manufacturing, and transportation, consistently choose Richmond to either locate or expand operations. Richmond houses some of Virginia's most renowned institutions of higher education, as well as extensive state and local government centers. The concentration of education and government employment provides stability to the region's diverse economy. The highly educated workforce, low cost of living, and overall high-quality of life creates a thriving and dynamic region.



**No. 1**  
**State for Business**  
- CNBC, 2019



**No. 3**  
**Most Business-Friendly City**  
- Thumbtack, 2017



**No. 54**  
**Top 100 Best Places to Live in the U.S.**  
Money Magazine, 2019

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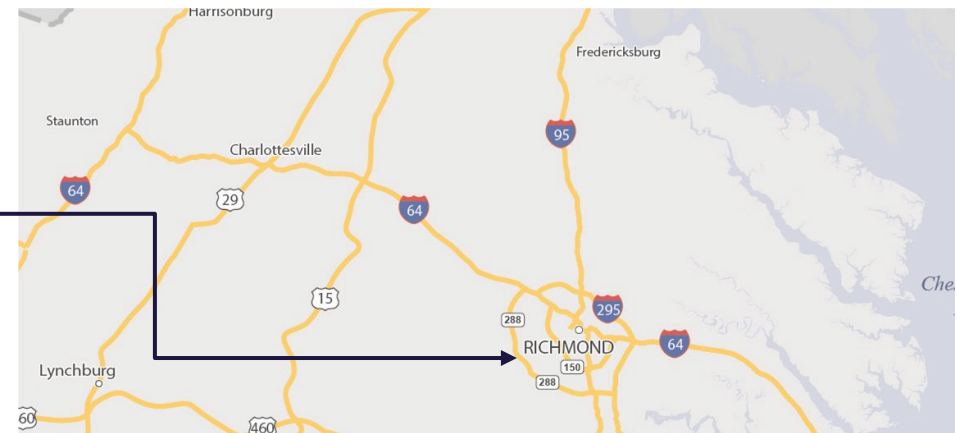
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## MIDLOTHIAN

### ***The Midlothian Appeal***

Settled as a coal town, Midlothian village experienced suburbanization effects and is now part of the western suburbs of Richmond, Virginia south of the James River in the Greater Richmond Region. In the 21st Century, Midlothian remains one of the region's fastest growing communities.



**Top 20**  
**Best Places in America to Start a Business**  
- CNBC, 2017



**No. 10**  
**Cities That Must be Seen in 2018**  
- Expedia, 2018



**No. 6**  
**The Best River Parks in the U.S.**  
- REI



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