

FOR SALE

CHARTER COLONY

MIDLOTHIAN TPK @ CHARTER COLONY PKY
MIDLOTHIAN, VA 23112



THALHIMER

±1.41 ACRE RETAIL PAD SITE

**ONE OUTPARCEL
REMAINING**

PROPERTY FEATURES



- **1.41 acre retail pad for sale**
- Fronting Midlothian Turnpike & Charter Colony Parkway
- Signalized intersection with good visibility
- 1 mile from Route 288
- 1 Mile Radius Est. Household Income - Over \$100K
- Parking: 370 spaces (5.03/1,000)

JOIN TENANTS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
Population	4,925	42,561	99,235	397,689
Est. Households	2,043	16,200	37,768	153,912
Avg. Household Income	\$152,687	\$179,894	\$168,284	\$145,352
Daytime Population	7,140	41,062	96,049	355,455



32,000 VPD
MIDLOTHIAN TPK. (ROUTE 60)

6,400 VPD
CHARTER COLONY PKY.

RETAIL AVAILABILITY



TENANT LIST

#	Tenant	SF
1	Moe's Southwest Grill	2,467
2	Black Swan Salon	1,063
3	The Joint Chiropractic	1,063
4	Jimmy John's	1,425
5	BenchMark Physical Therapy	1,450
6	Easy Vet Clinic	1,450
7	Marco's Pizza	1,452
8	O'Toole's Restaurant	5,419
9	Bliss Nails	3,533
10	ABC	4,000
	Liz Moore & Associates	Outparcel 1
	Dairy Queen	Outparcel 2
	Popeye's	Outparcel 3
	Sherwin Williams	Outparcel 4
	FOR SALE	Outparcel 5
	Shell Gas	Outparcel

