

# FOR SALE

10.256 ACRES | MEDICAL & OFFICE DEVELOPMENT OPPORTUNITY



## TREDEGAR LAKE PARKWAY LAND

13340 TREDEGAR LAKE PARKWAY | MIDLOTHIAN, VIRGINIA

CAN ACCOMMODATE TWO+ OFFICE BUILDINGS



THALHIMER

# PROPERTY HIGHLIGHTS

- **10.256 ACRES OF LAND AVAILABLE**
- **SUITABLE FOR MEDICAL OFFICE OR OFFICE**
- Parcel B can accommodate one 8,500 SF building & one 4,000 SF building with 5:1000 parking. Parcel A density study is underway
- I-2 Zoning
- Tredegar Lake Pkwy frontage for signage opportunities
- Adjacent to multiple medical practices including: Pediatric Associates, Vascular Surgery Associates of Midlothian, Complete Health James River Primary Care & Juliana Bock Optometry
- 1 mi to Bon Secours St. Francis Medical Center

Demographics – affluent, healthcare-driven trade area with strong daytime employment base

|                 | 3 Miles   | 5 Miles   | 10 Miles  |
|-----------------|-----------|-----------|-----------|
| Population      | 55,681    | 138,224   | 350,468   |
| Est. Households | 21,411    | 52,604    | 133,957   |
| Avg. HH Income  | \$145,556 | \$145,347 | \$137,951 |
| Day. Population | 43,368    | 127,885   | 310,626   |



**55,681  
POPULATION**



**\$145,556  
AVERAGE  
INCOME**



**43,368  
DAYTIME  
POPULATION**



**Designed to support medical and office parking and access requirements**



# CONCEPTUAL SITE PLAN - PARCEL B

## 7.01 ACRES



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