

201 CHARTER COLONY PARKWAY

Chesterfield County, VA 23114

LAND FOR SALE | ± 5.77 ACRES AVAILABLE



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201 CHARTER COLONY PARKWAY

Chesterfield County, VA 23114

PROPERTY OVERVIEW

PROPERTY ADDRESS	
Address	201 Charter Colony Parkway
City	Midlothian
County	Chesterfield
State	Virginia
Zip Code	23114



5.77 ACRE
AVAILABLE



+ 300' MIDLOTHIAN TPKE
+ 870' CHARTER COLONY PKWY
FRONTAGE



37,000 VPD - MIDLOTHIAN TURNPIKE
TRAFFIC COUNTS



C-3
CURRENT ZONING

POPULATION

	1 Mile	3 Mile	5 Mile
2024 Total Population	6,121	44,730	104,530
2029 Total Population	6,572	50,145	112,066
Annual Rate	1.43%	2.31%	1.40%

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2024 Households	2,752	17,203	39,679
2029 Households	2,965	19,514	42,959

INCOME

	1 Mile	3 Mile	5 Mile
2024 Average Household Income	\$143,192	\$173,836	\$165,003

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PROPERTY PHOTO



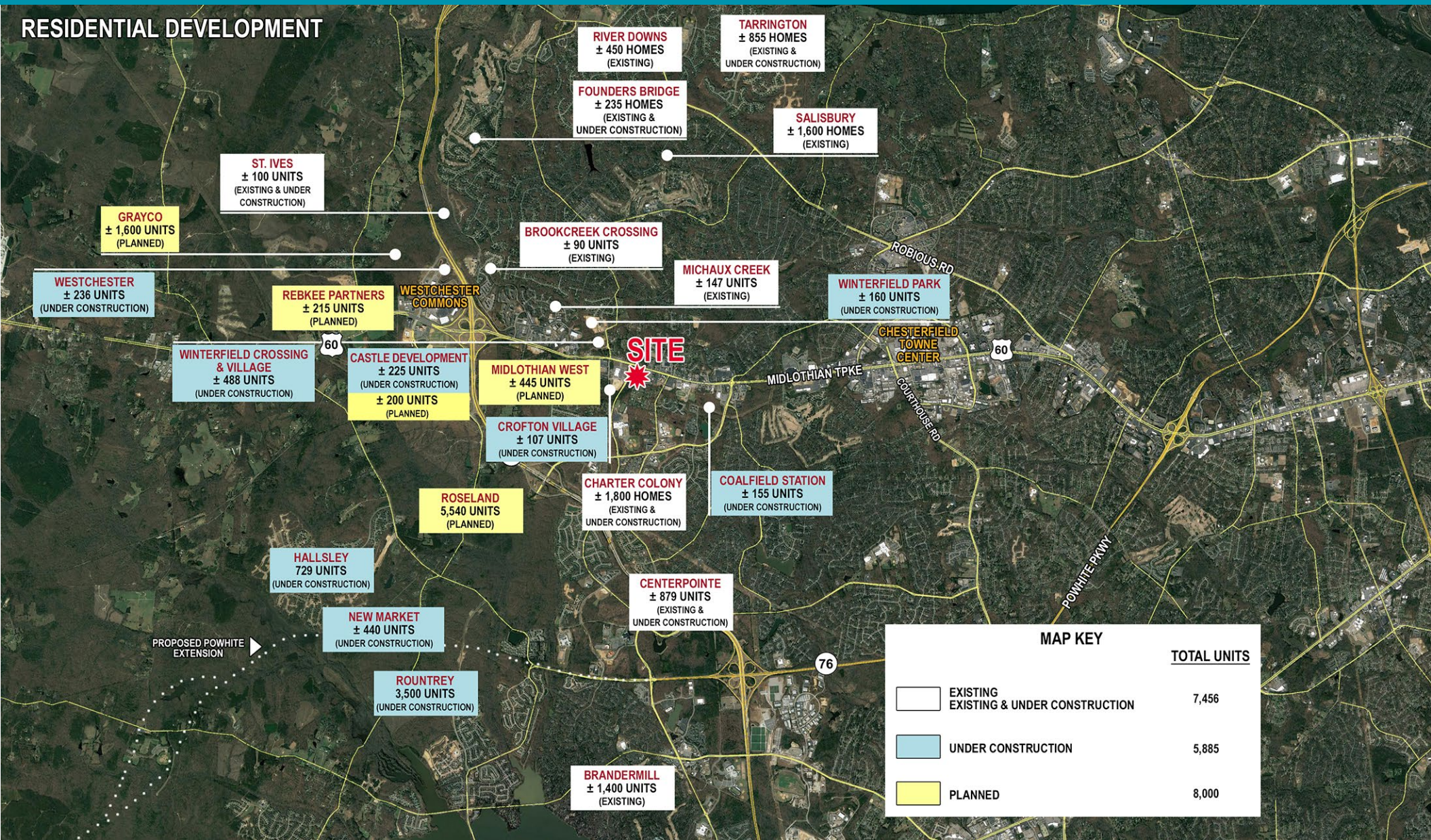
PROPERTY LOCATION



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RESIDENTIAL DEVELOPMENT



201 CHARTER COLONY PARKWAY

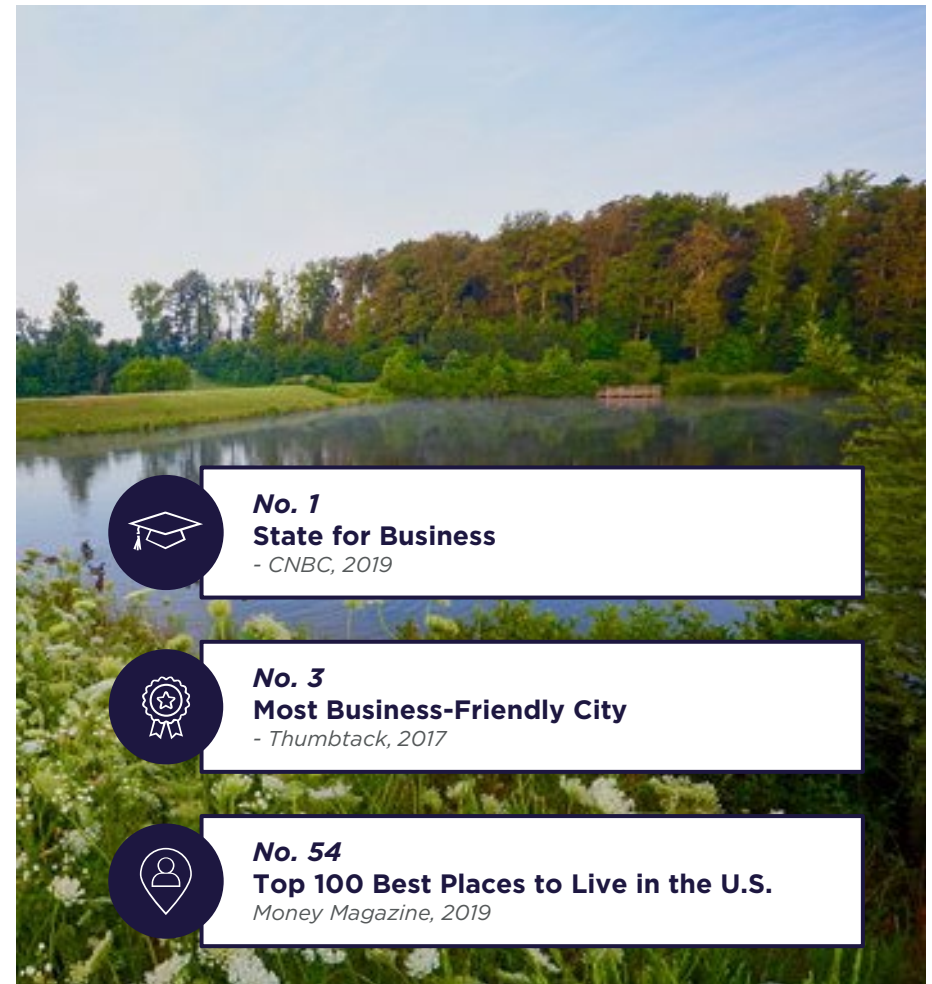
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LOCATION OVERVIEW

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.



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LOCATION OVERVIEW

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.

