

FOR SALE

# CHARTER COLONY

MIDLOTHIAN TPK @ CHARTER COLONY PKY  
MIDLOTHIAN, VA 23112



CUSHMAN &  
WAKEFIELD

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)

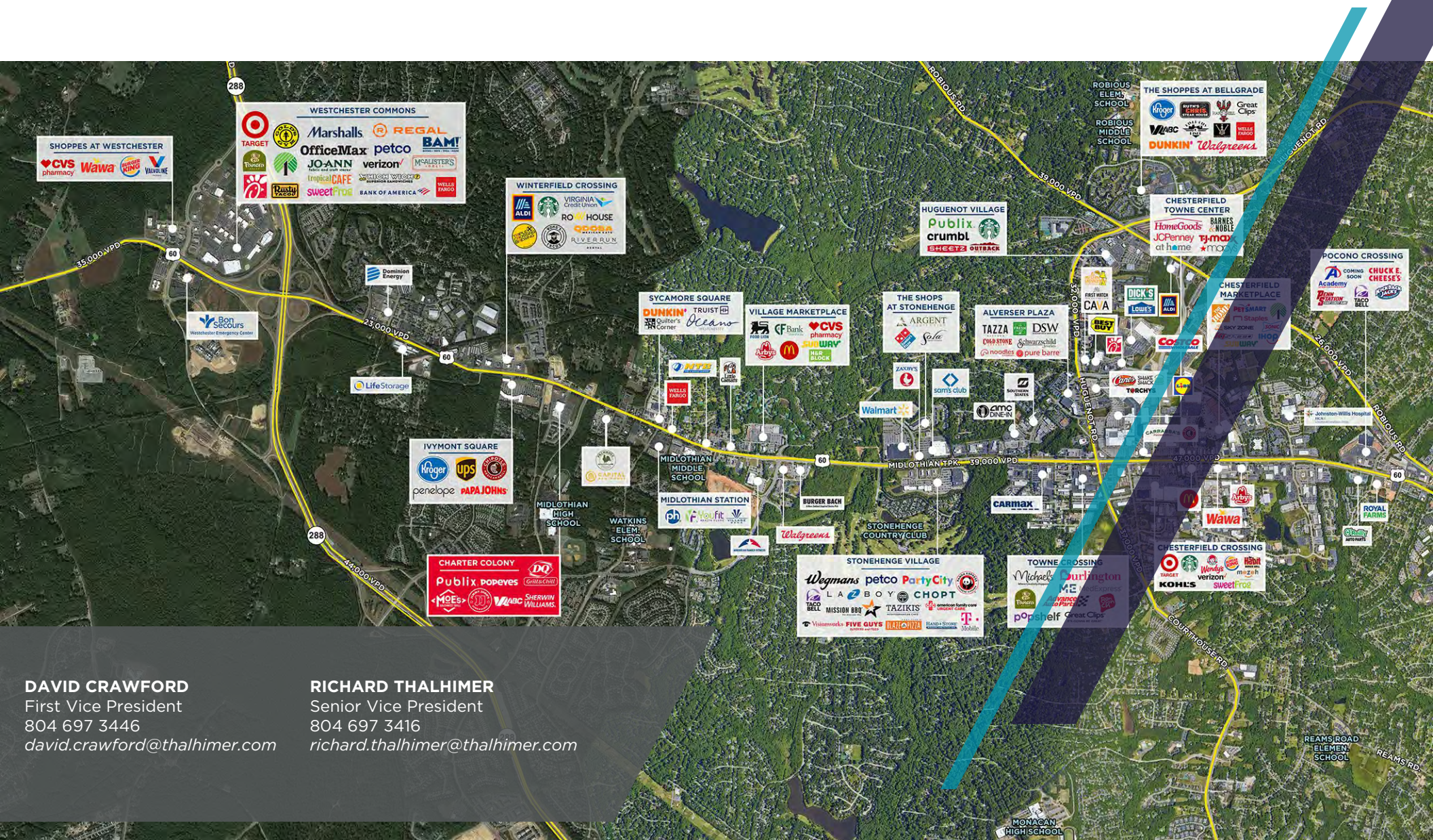
**6,400 VPD**  
CHARTER COLONY PKY.

# 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
	<b>FOR SALE</b>	<b>Outparcel 5</b>
	Shell Gas	Outparcel





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