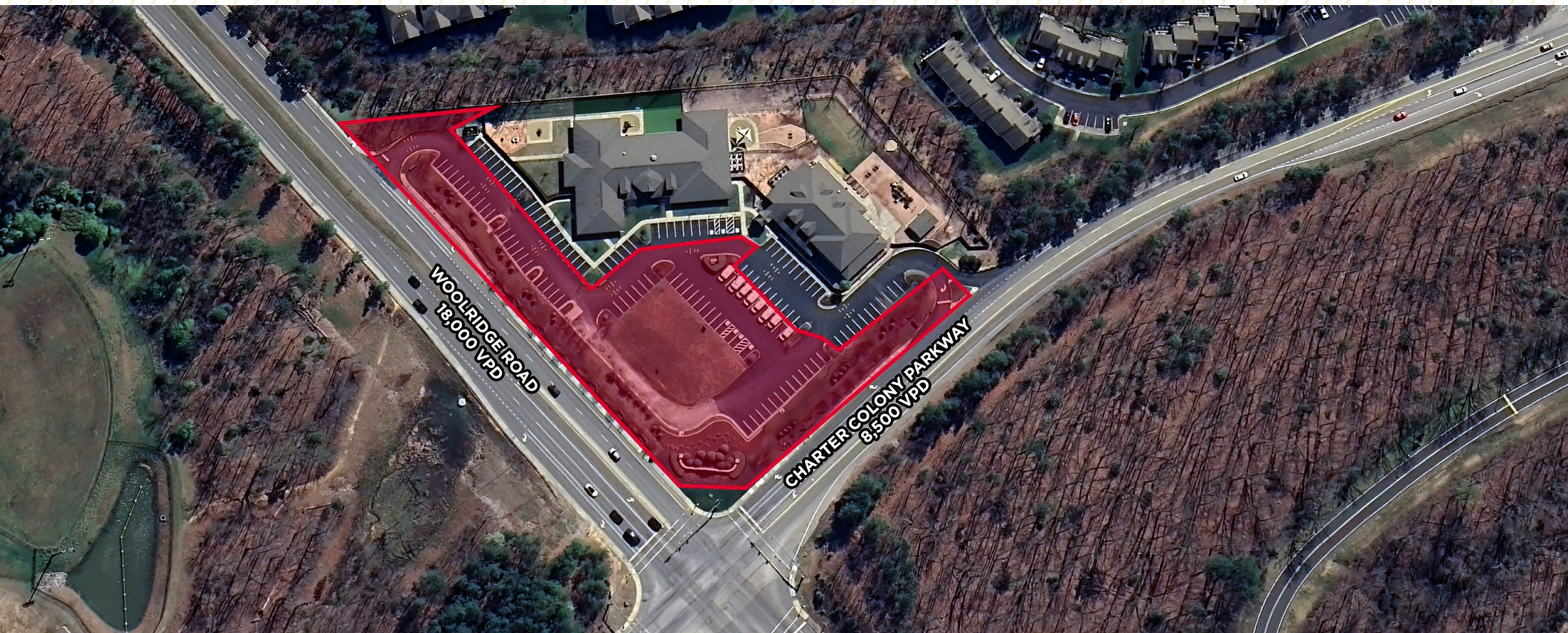


FOR SALE
2.05 ACRES



WOOLRIDGE RD & CHARTER COLONY PKWY

MIDLOTHIAN, VA

CHARTER COLONY PAD SITE AVAILABLE



CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY HIGHLIGHTS

- 2.05 ACRE PAD SITE FOR SALE
- Water and sewer on site
- Can accommodate up to 10,000 SF bldg.
- C1 zoning
- High parking ratio
- Excellent visibility on the corner of Woolridge & Charter Colony



18,000 VPD
WOOLRIDGE ROAD

Demographics

	1 Mile	3 Miles	5 Miles
Population	6,889	49,598	111,741
Est. Households	2,824	18,915	42,006
Avg. HH Income	\$148,308	\$166,771	\$165,126
Daytime Population	6,366	46,019	55,938



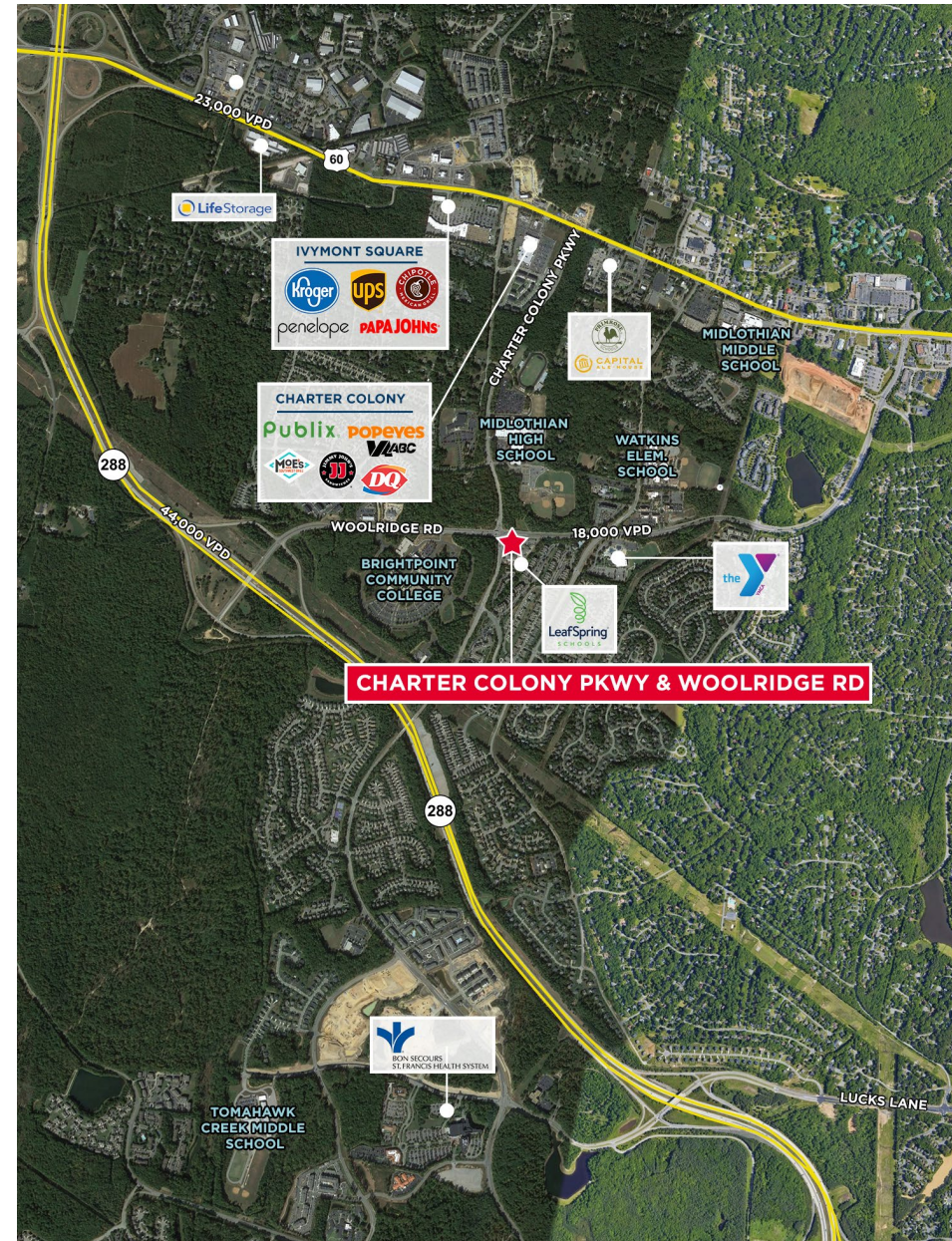
**111,741
POPULATION**



**\$166,771
AVERAGE
INCOME**



**55,938
DAYTIME
POPULATION**







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