

NEW OWNERSHIP!

**5%
BROKER BONUS**

**On Qualified
Leases Executed
by April 1st**

**FOR
LEASE**

11601 Robious Road
Midlothian, VA 23113



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

- › **4,313± SF Medical Office - Now Available**
- › **Beautifully Appointed Interior:** Custom, high-end finishes designed specifically for medical office use
- › **Maximum Visibility:** Prominent building and monument signage opportunities
- › **Outstanding Location:** Prime frontage on Robious Road with signalized intersection for easy access
- › **Ample Parking:** Generous 5 spaces per 1,000 SF parking ratio
- › **Convenient Amenities Nearby:** Surrounded by popular destinations including Starbucks, ACAC Fitness, Maple Street Biscuit Co., Publix, and more!

FOR MORE INFORMATION:

TUCKER DOWDY, SIOR

Senior Vice President, Partner

804-228 4932

tdowdy@commonwealthcommercial.com

ROBBIE BERNDT

Senior Associate

804-968-1151

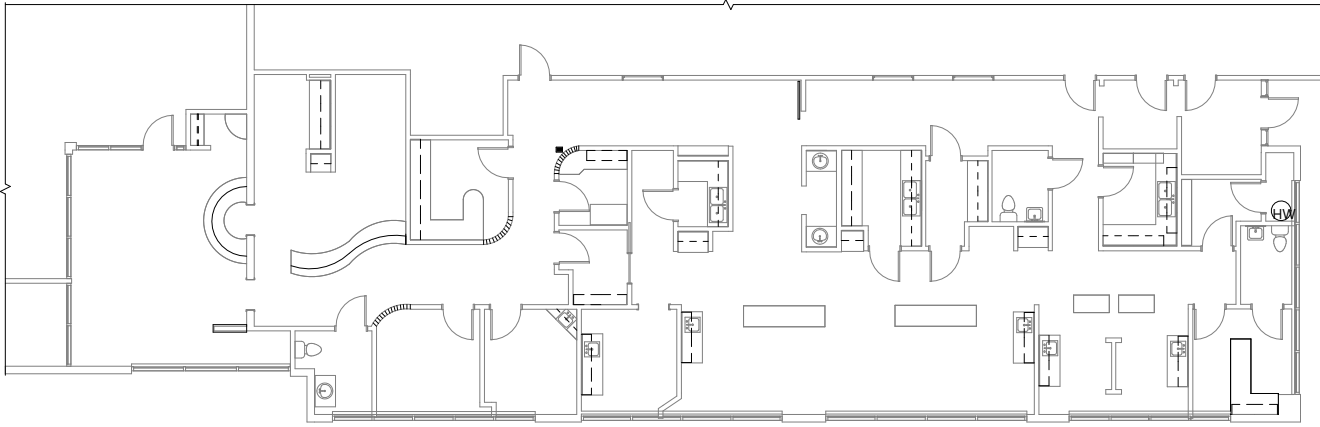
rberndt@commonwealthcommercial.com

Information contained herein is deemed reliable but not guaranteed



FLOOR PLAN

4,313± SF



RETAIL MAP

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,904	48,427	118,637
AVERAGE HH INCOME	\$120,884	\$129,778	\$128,666
DAYTIME EMPLOYEES	5,257	34,318	67,098



MARKET OVERVIEW

CHESTERFIELD SNAPSHOT

CHESTERFIELD COUNTY TRULY HAS SOMETHING FOR EVERYONE, WITH A THRIVING COMMUNITY, TOP-RATED SCHOOLS, AND A VARIETY OF AMENITIES

More than 370,000 residents and more than 1,000 neighborhoods call Chesterfield home. With nearly 60 public parks and 4,000 acres of green space, Chesterfield County offers unlimited opportunities for visitors and residents to enjoy outdoor recreation and leisure. The county is home to many athletic complexes making Chesterfield County a perfect place to host major sporting events.

Chesterfield is recognized for its prime mid-Atlantic location that puts local businesses within a one-day travel time to 45 percent of the U.S. population, 50 percent of the nation's manufacturing operations and 60 percent of the corporate headquarters in the country through easy access to Interstates 64, 85, 95 and 295. Building on four centuries rich in history, culture and economic success, Chesterfield County has become an ideal place to live, work and play.

11,623+
COMPANIES

144,143
TOTAL JOBS

MAJOR EMPLOYERS

Company	Industry	Estimated Employees
HCA Virginia Health System	Hospitals	11,000
Amazon	Warehousing and Storage	4,100
U.P.S.	Couriers and Messengers	2,490
E.I. DuPont De Nemours Company	Chemical Manufacturing	2,436
General Dynamics	Call Center	1,450
GE Power	Parts for Power Generating Machinery	928

SOURCE: grpva

Ever expanding number of large, medium, and small businesses.

Some of the biggest brands...



Chesterfield County, Virginia:

A Perfect Choice for Business Success

- › Chesterfield County, Virginia is a thriving, affluent, suburban community located in the Richmond, Virginia metropolitan area.
- › Chesterfield is recognized for its prime mid-Atlantic location and a robust economy. It's a great place to start or grow a business.
- › The climate in Chesterfield is business friendly with a very competitive business environment and a local government committed to economic development.
- › Chesterfield County has a well-designed and developed infrastructure system in place with a commitment to enhancing infrastructure for future projects.
- › Chesterfield is a great location for a wide range of businesses offering a competitive tax structure with attractive incentives for new businesses.
- › The abundance of qualified labor and the county's quality of life have been key factors in attracting retailers, manufacturing companies and corporate headquarters.

SOURCE: Chesterfield Economic Development