

# FOR LEASE

## FORMER BANK BRANCH

13601 Midlothian Turnpike  
Midlothian, VA 23113



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions

### TODD BUTTNER

Senior Associate

804-793-0059

tbuttner@commonwealthcommercial.com

### HARTLEY JORDAN

Sales & Leasing Associate

804-964-2391

hjordan@commonwealthcommercial.com

### LIZ GRAY

Senior Associate

804-433-1814

lgray@commonwealthcommercial.com



# PROPERTY HIGHLIGHTS

- › 2,015 SF Building available for lease
- › Former bank branch with existing drive thru
- › 0.74 Acres Zoned C-2 Neighborhood Business
- › Signalized intersection with great traffic counts in a growing retail submarket
- › Area Retailers Include Publix, Wells Fargo, Truist, Dunkin', Starbucks, Chipotle, Popeye's, Qdoba and many others!

Midlothian Turnpike (39,250 VPD)



TRUIST



# SURROUNDING RETAIL

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,346	45,322	104,793
AVERAGE HH INCOME	\$101,079	\$132,675	\$127,410
DAYTIME EMPLOYEES	4,101	24,408	46,169

### WINTERFIELD CROSSING

### SYCAMORE SQUARE

### IVYMONT SQUARE

### CHARTER COLONY

### MIDLOTHIAN VILLAGE

### MIDLOTHIAN STATION

**SITE**

MIDLOTHIAN HIGH SCHOOL