

**FOR  
LEASE**

EXCELLENT LOCATION

# Medical Office

1400 Johnston Willis Drive | Richmond, VA 23235



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 5,000 - 17,134± SF medical space available
- › Ideal for single user or can be subdivided for multiple tenants
- › Formerly OrthoVA practice space with high-level medical finishes
- › Located minutes from HCA Johnston Willis Hospital Campus
- › Nearby amenities include Chesterfield Towne Center Mall, Costco, Chickfila, Starbucks and Huguenot Park
- › 5 spaces per 1,000 SF parking ratio
- › Lease rate: \$27.00, NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,024	45,269	136,951
AVERAGE HH INCOME	\$187,466	\$162,636	\$158,195
DAYTIME EMPLOYEES	6,755	37,816	112,444

### FOR MORE INFORMATION:

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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.



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## MARKET OVERVIEW

# CHESTERFIELD SNAPSHOT

11,623+  
COMPANIES

388,000  
POPULATION

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

Some of the biggest brands...



SOURCE: Chesterfield Economic Development

## 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.



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