

FOR LEASE

GREAT LOCATION

Retail/Office Space

200 Heaths Way Road | Midlothian, VA 23114



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 1 SUITE REMAINING!
Suite 208: 2,500± SF
(former fitness use with wide open space plan and 2 showers)
- › High-Visibility Location near the intersection of Midlothian Turnpike & Woolridge Road
- › Surrounded by retail, dining and other amenities including American Family Fitness, JoJo's Pizza, Game Plan Kitchen + Bar, Walgreens, The Goddard School and Wegmans
- › Building signage available for maximum exposure
- › Asking rate: \$24/SF, NNN

FOR MORE INFORMATION:

TUCKER DOWDY, SIOR

Senior Vice President | Partner

804-793-0059

tdowdy@commonwealthcommercial.com

RUSSELL WYATT

Senior Vice President | Partner

804-221-4272

rw Wyatt@commonwealthcommercial.com

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

SURROUNDING AREA



MARKET OVERVIEW

CHESTERFIELD OVERVIEW

THE RIGHT PLACE TO GROW YOUR BUSINESS

Home to a dynamic mix of companies – from innovative startups to some of the nation’s most recognized brands.

11,500+
COMPANIES

394,825
POPULATION

Some of the biggest brands...



WHY CHESTERFIELD?

A thriving suburban community in the Richmond metro area, offering the perfect balance of lifestyle and opportunity.

Strategically located with excellent access to major highways and airports, making it easy to connect with customers and markets.

A business-friendly environment with local leadership focused on supporting growth and new investment.

Chesterfield makes it easy to do business, with a supportive local government and resources designed to help companies grow.

The county continues to invest in its infrastructure, ensuring businesses have everything they need today and room to expand tomorrow.

QUALITY OF LIFE

A welcoming community with strong schools, safe neighborhoods, and plenty to do outside of work.

UNMATCHED CONNECTIVITY

Centrally located with quick access to Richmond, regional airports, and major interstates.

PRO-BUSINESS CLIMATE

Competitive costs, supportive leadership, and room for businesses to expand.

RICH CHARACTER

A community with both historic roots and a forward-looking vision.

PRIME LOCATION FOR GROWTH

Chesterfield County sits at the heart of the East Coast’s transportation network, making it a strategic hub for business. Within a **single day’s drive**, you can reach 45% of the U.S. population, connecting your company to markets with ease.

SEAMLESS TRANSPORTATION OPTIONS

- Major highways, including **I-95, I-64, I-295, I-85, and Routes 288/360**, keep your business connected regionally and nationally.
- **Richmond International Airport** provides direct access to key cities across the country
- Close proximity to the **Port of Virginia and Richmond Marine Terminal** allows companies to move goods globally reliably.

DISTRIBUTION MADE EASY

- **UPS’s 350,000-square-foot regional hub** operates around the clock, with extended pick-up times not found elsewhere in the state.
- Local businesses can efficiently ship both domestically and internationally, taking full advantage of Chesterfield’s connectivity.