

**FOR  
LEASE**

GREAT LOCATION

# Medical/Office

230 Browns Way Road | Midlothian, VA 23114



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 4,000± SF medical/office space available for lease
- › High-visibility location at the signalized intersection of Midlothian Turnpike (Route 60) & Woolridge Road
- › Ideal for medical or professional office users
- › Surrounded by top-tier amenities including American Family Fitness, JoJo's Pizza, Game Plan Kitchen + Bar, Urban Farmhouse Market & Cafe Walgreens, The Goddard School and Wegmans
- › Convenient access - less than 2 miles from Route 288 interchange
- › Asking rate: \$24/SF, NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,684	53,240	118,349
AVERAGE HH INCOME	\$113,186	\$128,673	\$129,216
DAYTIME EMPLOYEES	4,794	31,496	54,362

### FOR MORE INFORMATION:

#### **TUCKER DOWDY, SIOR**

Senior Vice President | Partner

804-793-0059

[tdowdy@commonwealthcommercial.com](mailto:tdowdy@commonwealthcommercial.com)

#### **RUSSELL WYATT**

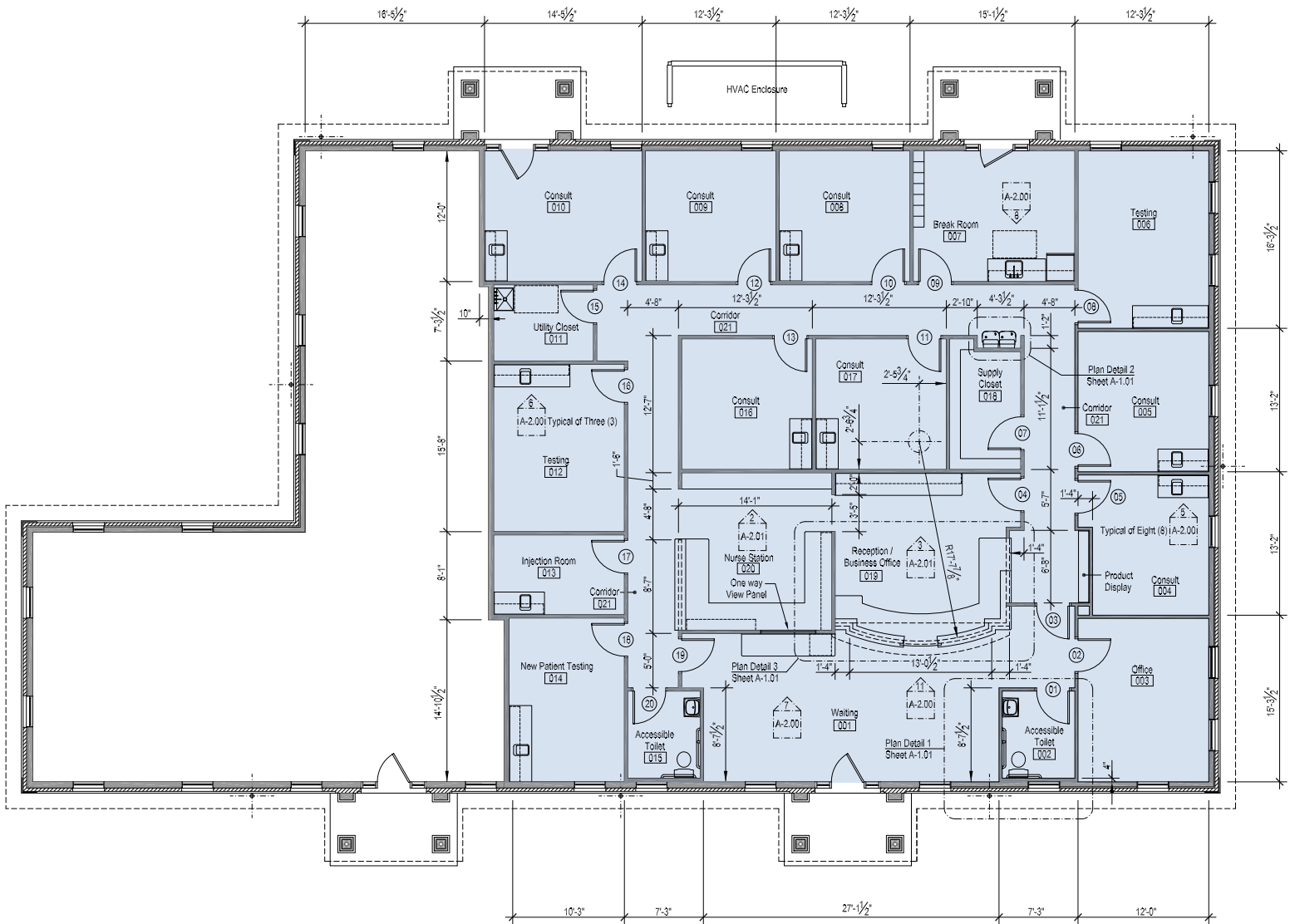
Senior Vice President | Partner

804-221-4272

[rw Wyatt@commonwealthcommercial.com](mailto:rw Wyatt@commonwealthcommercial.com)

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

# FLOOR PLAN 4,000± SF medical/office space



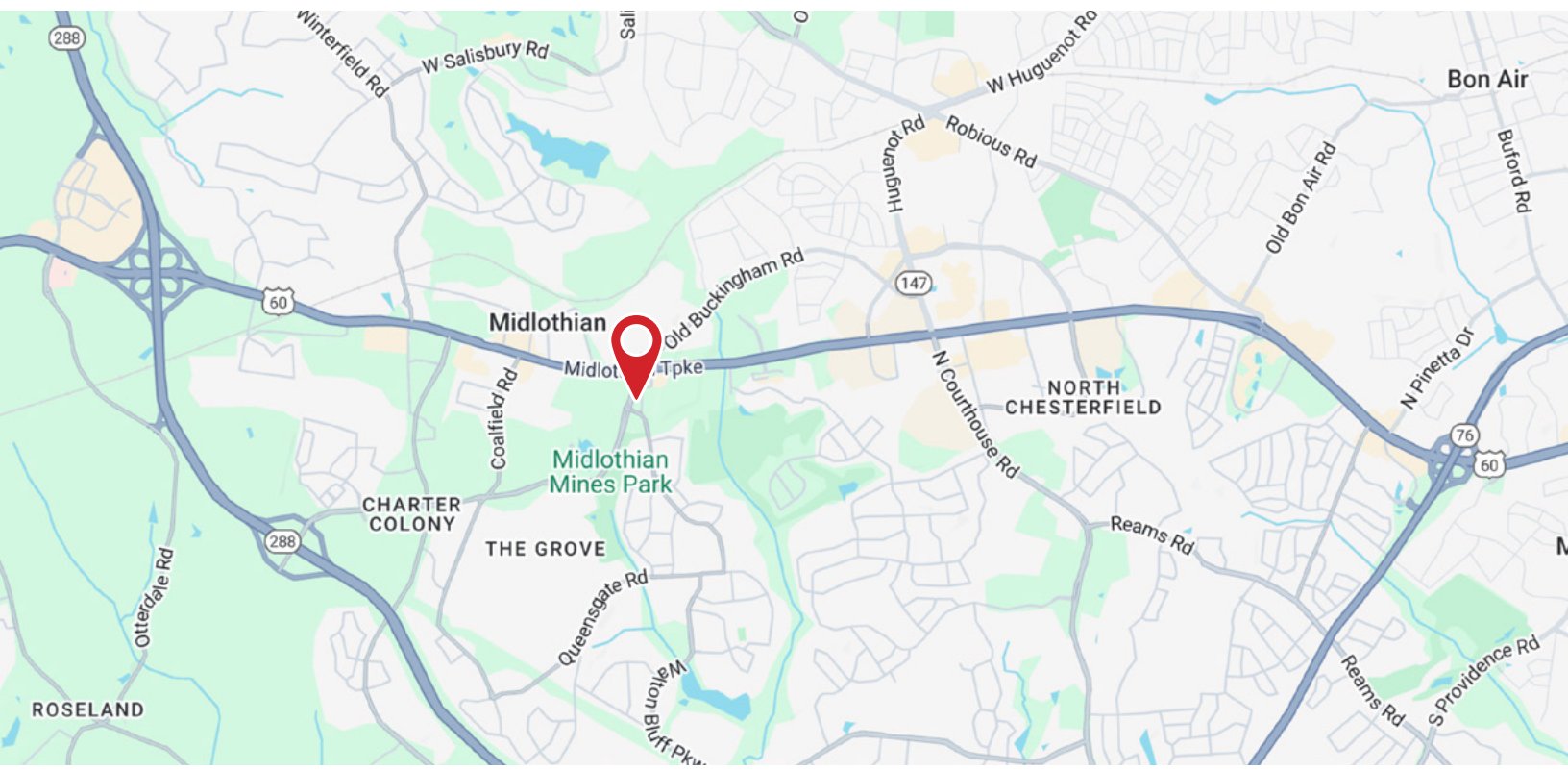
## MONUMENT SIGNAGE



FOR LEASE | 230 BROWNS WAY ROAD | MIDLOTHIAN, VA 23114

# ACCESS TO

Route 288, Shopping Centers, Daycares, Restaurants, and more!



FOR LEASE | 230 BROWNS WAY ROAD | MIDLOTHIAN, VA 23114

## 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.