



**FOR
LEASE**

6901 Chital Drive
Midlothian, VA 23113



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

- › 4,900± SF of medical office space for lease
- › Just off the highly-traveled Hull Street Road (US Route 360) corridor with excellent visibility and close access to Route 288
- › Former veterinarian office with existing infrastructure well-suited for medical, wellness, or professional office
- › Surrounded by numerous restaurants, fitness centers, and retail shopping options
- › 27 on-site parking spaces exclusively serving the building
- › Prominent building signage available
- › Lease Rate: \$23.50/SF, NNN

FOR MORE INFORMATION:

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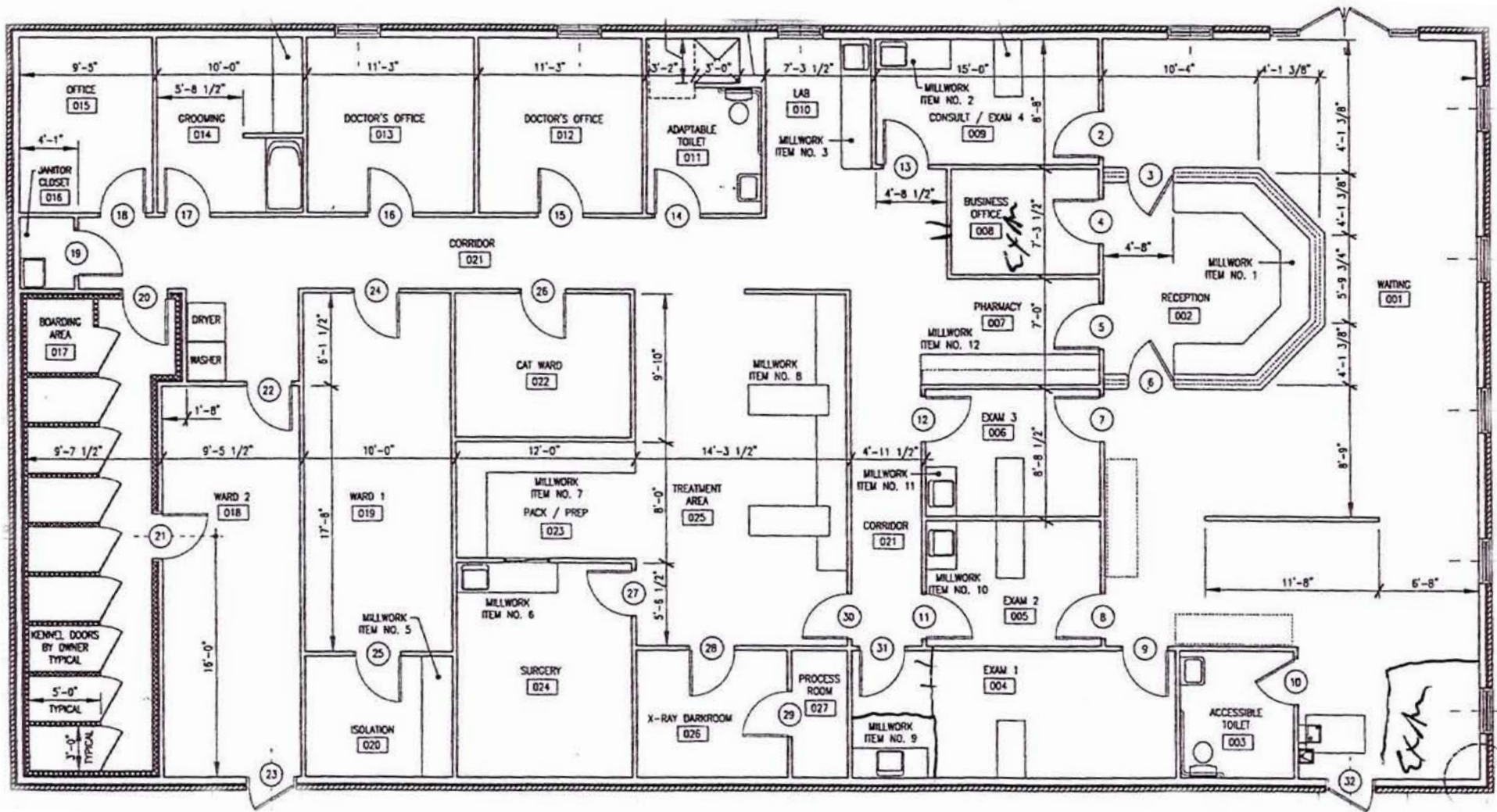
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Information contained herein is deemed reliable but not guaranteed



FLOOR PLAN



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,553	54,557	107,439
AVERAGE HH INCOME	\$152,513	\$159,796	\$158,143
DAYTIME EMPLOYEES	3,097	9,681	19,810





HANCOCK VILLAGE SHOPPING CENTER

Starbucks, Walmart, DICK'S Sporting Goods, MATTRESS Warehouse, GNC, LONGHORN STEAKHOUSE, Sprint, Johnny Rockets, call federal, GameStop, HOBBY LOBBY, BRIGHT SMILES, iRite, ATHNASIUM The Math Learning Center, penelope, T-Mobile, Jersey Mike's Subs, five BEL'W, Tuesday Morning, Sweet Frog premium frozen yogurt, Maglio's PIZZA, McDonald's, QDOBA MEXICAN EATS, UPS, Bird Watchers RVA, TAZIKI'S, Burlington, The UPS Store, CRAZY GEEK, Great Clips

SOUTHSHORE SHOPS

BUFFALO WILD WINGS, FIREHOUSE SUBS, Advance Auto Parts, MEXICO RESTAURANT, Wawa, Marco's Pizza, VOCELLI PIZZA, TACO BELL, Sweet Creations

HARBOR POINTE VILLAGE

Publix, CVS pharmacy, H&R BLOCK, Rico's, Arby's, Benjamin Moore Paints, Hardee's, Hallmark, TRUIST

MARKET SQUARE

UNITED STATES POSTAL SERVICE, FBank, Art Factory, SERGIO'S, Chesterfield Federal Credit Union

CHESTERFIELD CROSSING

Walmart, BJ's, DASH IN, ALDI, ME Massage Envy, UPTOWN ALLEY

DEER RUN VILLAGE

LOWE'S, FOOD LION, BURGER KING, IMPORT AUTOHAUS, OUTBACK STEAKHOUSE, BEACH HOUSE, BR, SONIC, jiffy lube, Pizza Hut, DUNKIN' DONUTS, SUSHIMON

HARBOUR-SIDE CENTRE

Glory Days GRILL, FirstWatch The Daytime Cafe, The Desserterie, THE ORIGINAL MATTRESS FACTORY, HAVANA CONNECTIONS

VILLAGE AT SWIFT CREEK

Kroger, CHIPOTLE, Starbucks, PANDA EXPRESS, ROSS DRESS FOR LESS, RED LOBSTER, Panera, KIRKLAND'S, petco, Guitar Center, Fantastic Sams, COLD STONE, WABC, El Paso, AMERICAN FAMILY FITNESS, Chuy's

COMMONWEALTH CENTRE

TARGET, KOHL'S, OfficeMax, ULTA, BEST BUY, SUNTRUST, FAMOUS footwear, Cici's PIZZA, TROPICAL CABE, Bambiell, REGAL ENTERTAINMENT GROUP, AT&T, Jersey Mike's Subs, Michaels, RACK ROOM SHOES, Hallmark, Pier 1 imports, PALM BEACH TAN, Stern Mart, carter's, SOCCER POST, SUBWAY, McDonald's, SYCAMORE

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