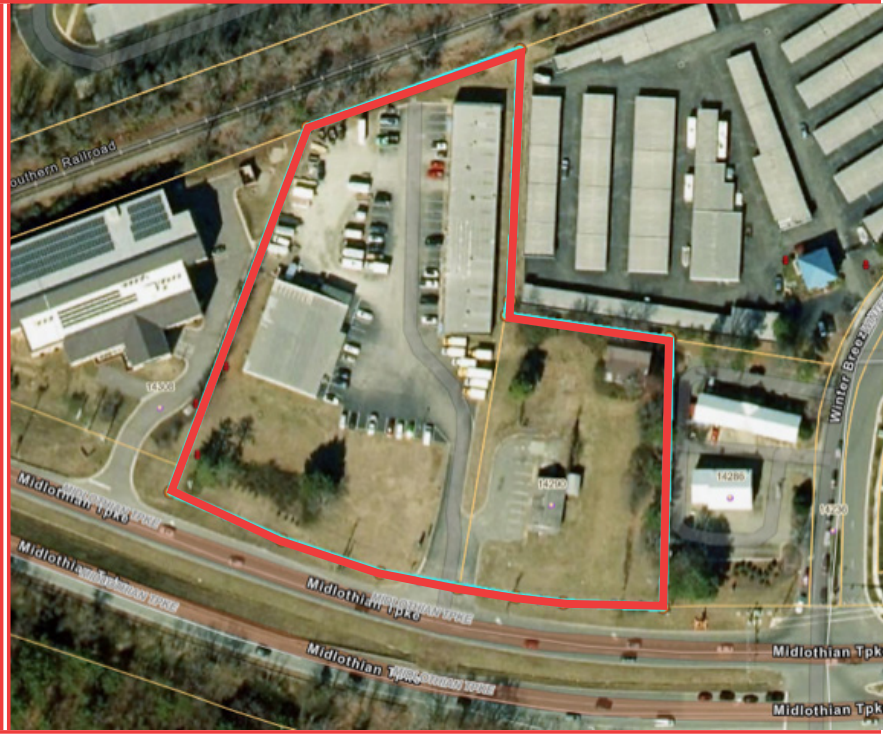


**4+ ACRES | ±525' FRONTAGE | ROUTE 60 CORRIDOR**

*Prime commercial opportunity in the heart of the Midlothian trade area. Two combined parcels offering scale, visibility, and access rarely available along this highly desirable corridor.*

**PROPERTY HIGHLIGHTS:**

- ±4+ combined acres
- ±525 feet of direct frontage on Midlothian Turnpike (Route 60)
- Dedicated right-in/right-out entrance
- Deceleration & acceleration lanes in place
- Cross access to Winterbreeze Drive
- Flexible acquisition options:  
Sale • Ground Lease • Build-to-Suit • Investment Hold • Owner-Occupant



**EXCEPTIONAL VISIBILITY & ACCESS**

- Positioned along one of the region's most heavily traveled commercial corridors
- Strong average daily traffic counts from 30,000 to 50,000
- Outstanding signage exposure
- Excellent ingress/egress supporting seamless traffic flow

**STRONG DEMOGRAPHICS & MARKET SUPPORT**

- Dense and expanding residential population
- Estimated average household incomes exceeding \$110,000
- Affluent consumer base driving retail, medical, and service demand
- Continued residential and mixed-use growth throughout the corridor

**STRATEGIC LOCATION ADVANTAGES**

- Directly across from the transformative Midlothian West retail & residential development
- Surrounded by established neighborhoods and new rooftops
- Strong retail synergy within the Midlothian commercial corridor
- Convenient access to major arterial routes serving western Chesterfield County

***Rare Scale + Frontage + Access in a High-Income Growth Corridor***

**PROPERTY DESCRIPTION:**

Prime opportunity in the heart of the Midlothian commercial corridor. These two combined parcels at 14300 & 14290 Midlothian Turnpike in Midlothian total ±4+ acres with an impressive 525 feet of frontage along Midlothian Turnpike (Route 60). The property features a dedicated right-in/right-out entrance with deceleration and acceleration lanes, plus cross access to Winter Breeze Drive, providing excellent ingress, egress, and traffic flow.



Strategically positioned in one of the region’s most active retail corridors, the site benefits from strong average daily traffic counts along Midlothian Turnpike (Route 60) and is surrounded by dense residential growth and high average household incomes. Located directly across from the transformative Midlothian West retail and residential development, the property is ideally suited for retail, medical, office, automotive, restaurant, mixed-use, or redevelopment concepts.

With multiple pathways for value creation — including purchase, ground lease, build-to-suit, redevelopment, investment hold, or owner-occupant use — this offering presents flexibility rarely available in such a high-visibility location. The combination of frontage, access improvements, surrounding rooftops, and corridor momentum makes this a standout commercial opportunity in Midlothian, Virginia.

For additional information, site plans, and pricing guidance, please contact the listing agent.

**IDEAL FOR**

- Retail & Shopping Center Development
- Medical / Professional Office
- Restaurant (QSR or Full-Service)
- Automotive Sales or Service
- Mixed-Use Development
- Redevelopment / Repositioning

**CONTACT INFORMATION**

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