

COMMERCIAL SITE | FOR SALE

WOODLAKE COMMONS LOOP
MIDLOTHIAN, VA



ANDY WALSH
President/Principal Broker
804.308.1603
AndyW@sugaroak.com

ALLAN SHARRETT
Vice President Sales/Leasing
804.901.4454
AllanS@sugaroak.com

The Greater Richmond area is a dynamic and rapidly growing region known for its robust economy, strong transportation network, and business-friendly environment. As the capital of Virginia, Richmond boasts a thriving commercial sector, a highly skilled workforce, and a diverse mix of industries, including finance, healthcare, manufacturing, and logistics. With a strategic location along the I-95 corridor, Richmond offers excellent connectivity to major East Coast markets, making it an attractive destination for businesses looking to expand or establish operations.

Chesterfield County, one of the most sought-after areas within Greater Richmond, continues to experience significant economic development. Recognized for its excellent quality of life, top-rated schools, and a strong local economy, Chesterfield is home to a mix of residential, retail, and commercial developments. With ongoing infrastructure improvements and a growing population, the county presents a wealth of opportunities for businesses seeking strategic locations with high visibility and accessibility.



Area Overview

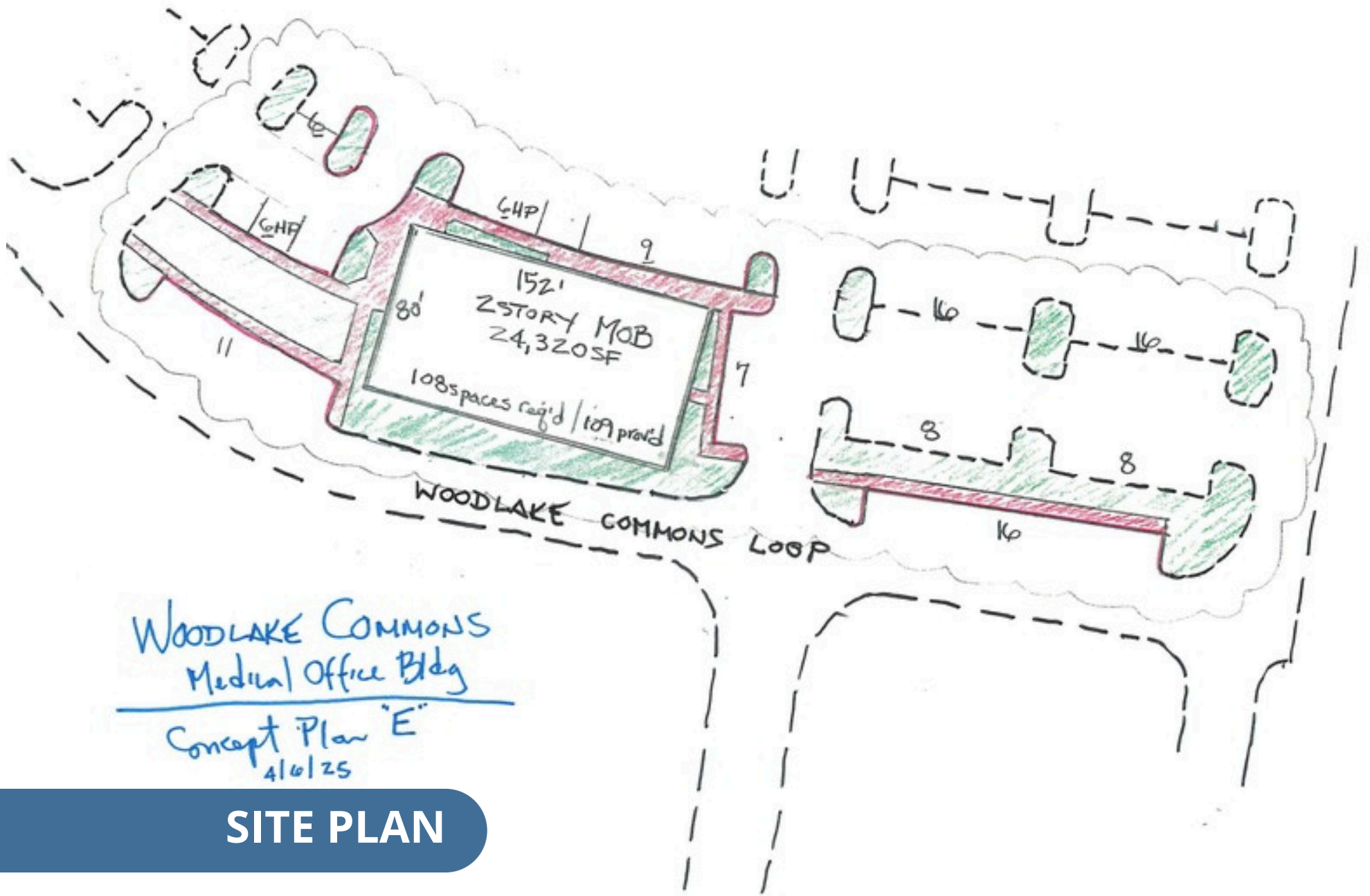
SITE OVERVIEW



- **Price:** \$800,000/acre
- 1.38 AC with development potential for a 2-story 24,000 SF building
- Zoned CC-1 to include retail, office and medical use
- 64,000+ potential customers in a 5-mile radius
- 2,700 homes located in Woodlake Community

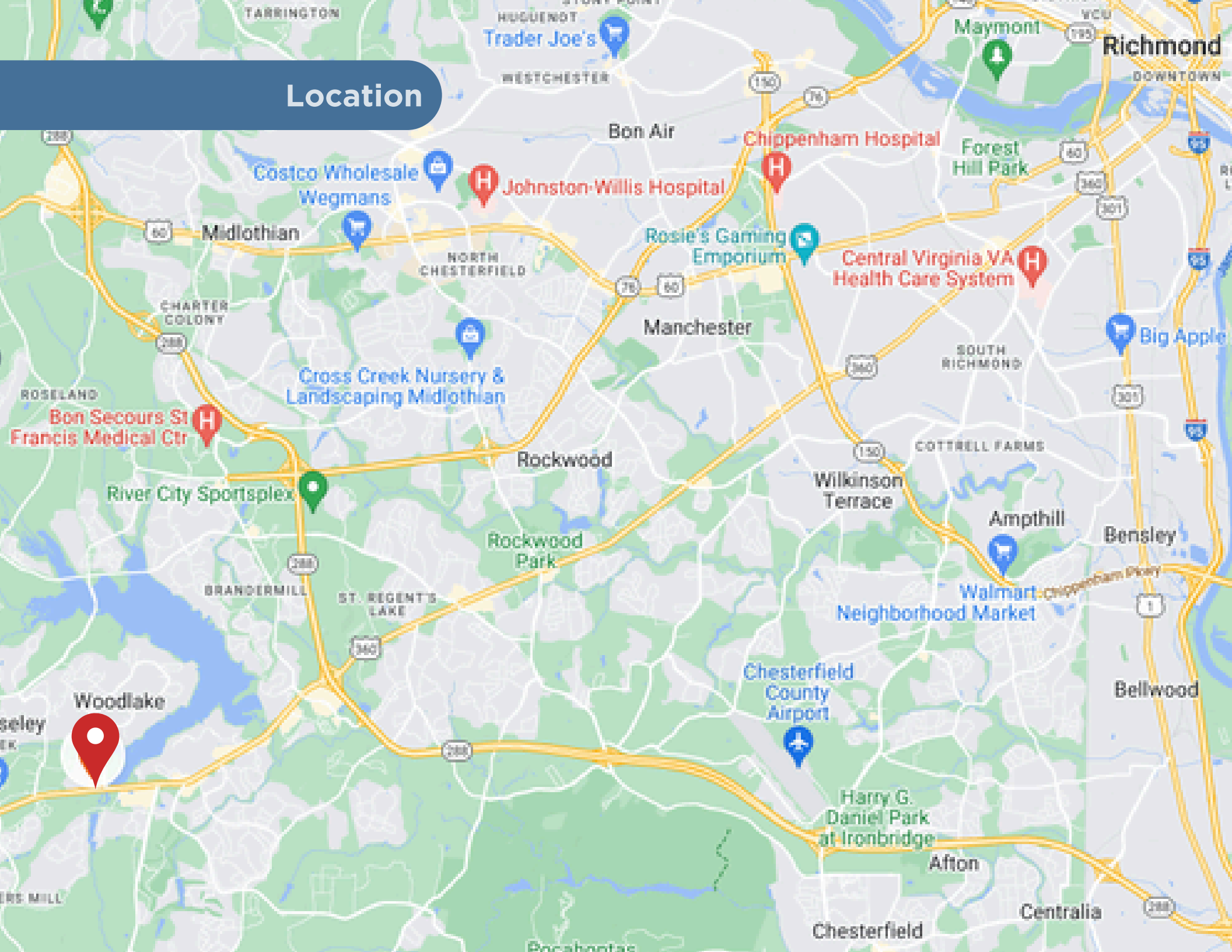
DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	8,381	53,776	95,077
HOUSEHOLDS	3,020	18,748	33,561
AVG. HOUSEHOLD INCOME	\$138,853	\$161,594	\$152,607



SITE PLAN

Location



Market Aerial



ABC
Good Children. Good TV.
9
goodwill
DR. PEPPER

VSC TRACTOR SUPPLY CO. **FERGUSON**
Wendy's **PAPA JOHN'S** **Children's Museum OF RICHMOND**
Cane's

LOWE'S
tazikis
MEDITERRANEAN CAFE

FURNIS
COFFEE
Starbucks
Timor

FLOOR DECOR & **HOBBY LOBBY**
five BELOW **DICK'S SPORTING GOODS** **Walmart**
Burlington **DOLLAR TREE**