



2460 Colony Crossing Place
Midlothian, VA 23112

**Former Medical Office Space Conveniently
Located in Colony Crossing Place**

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Former Medical Office Space Conveniently Located in the Colony Crossing Place

Property Highlights

- 7,927 SF space is currently built out as an emergency veterinary space
- Easy access to Powhite Parkway and Route 288
- Next to Brandermill Community with 3,600+ homes
- Located at signalized entrance with ample parking
- Area retailers include Food Lion, CVS, Dunkin' Donuts, River City Sportsplex
- Area schools include Strayer University, Clover Hill High School, Swift Creek Middle School
- Excellent access to I-295, I-64 and Route 288

Offering Summary

Year Built	2008
Building Size	9,343 SF
Total Land Size	1.304 AC

Available Spaces

Virginia Veterinary Centers	7,297 SF
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Demographics

Icon	2024 population	2024 Average Household Income	2024 Total Households
	7,592 (1 miles)	\$141,192 (1 miles)	3,280 (1 miles)
	51,402 (3 miles)	\$158,354 (3 miles)	20,143 (3 miles)
	130,036 (5 miles)	\$150,317 (5 miles)	50,851 (5 miles)

THE AIRE AT WESTCHESTER

Development Underway

- 2,000 apartments, townhomes and single-family homes and 200,000 SF of commercial located on 334 acres



MAIN STREET HOMES

Development Underway

- 150 townhomes, 275 apartments

Winterfield Crossing SC

2460 Colony Crossing Place

Johnston-Willis Hospital



Midlothian Tnpk

Publix

701 WATKINS

Development Underway

- 452 units under construction

MIDDLEBURG COMMUNITIES

Development Underway

- 283 homes under construction

Westchester Commons SC

CHARTER COLONY WEST

Development Underway

- 495 homes on 157 acres

Ivymont Square SC

Bon Secours St. Francis Medical Center

SITE

LAKE ADVENTURES

Proposed Development

- Surf pool, recreational lake, 250,000 SF of commercial and ±1,200 residential units
- \$323M project on 105 acres

Powhite Pkwy

RIVER CITY SPORTPLEX EXPANSION
Proposed Development



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