



**OFFICE/MEDICAL BUILDING FOR LEASE**

## FOUNTAIN PARK

9321-9327 MIDLOTHIAN TURNPIKE , MIDLOTHIAN, VA 23235



# FOUNTAIN PARK

9321-9327 MIDLOTHIAN TURNPIKE , MIDLOTHIAN, VA 23235

## PROPERTY SUMMARY



## OFFERING SUMMARY

|                       |                                   |
|-----------------------|-----------------------------------|
| <b>Lease Rate:</b>    | \$18.50 SF/yr (Full Service; NNN) |
| <b>Available SF:</b>  | 1,570 - 2,379 SF                  |
| <b>Building Size:</b> | 66,867 SF                         |

## SPACES

|                |          |
|----------------|----------|
| <b>9321-J</b>  | 1,881 SF |
| <b>9327-2D</b> | 2,379 SF |
| <b>9323-T</b>  | 1,570 SF |

## SPACE SIZE

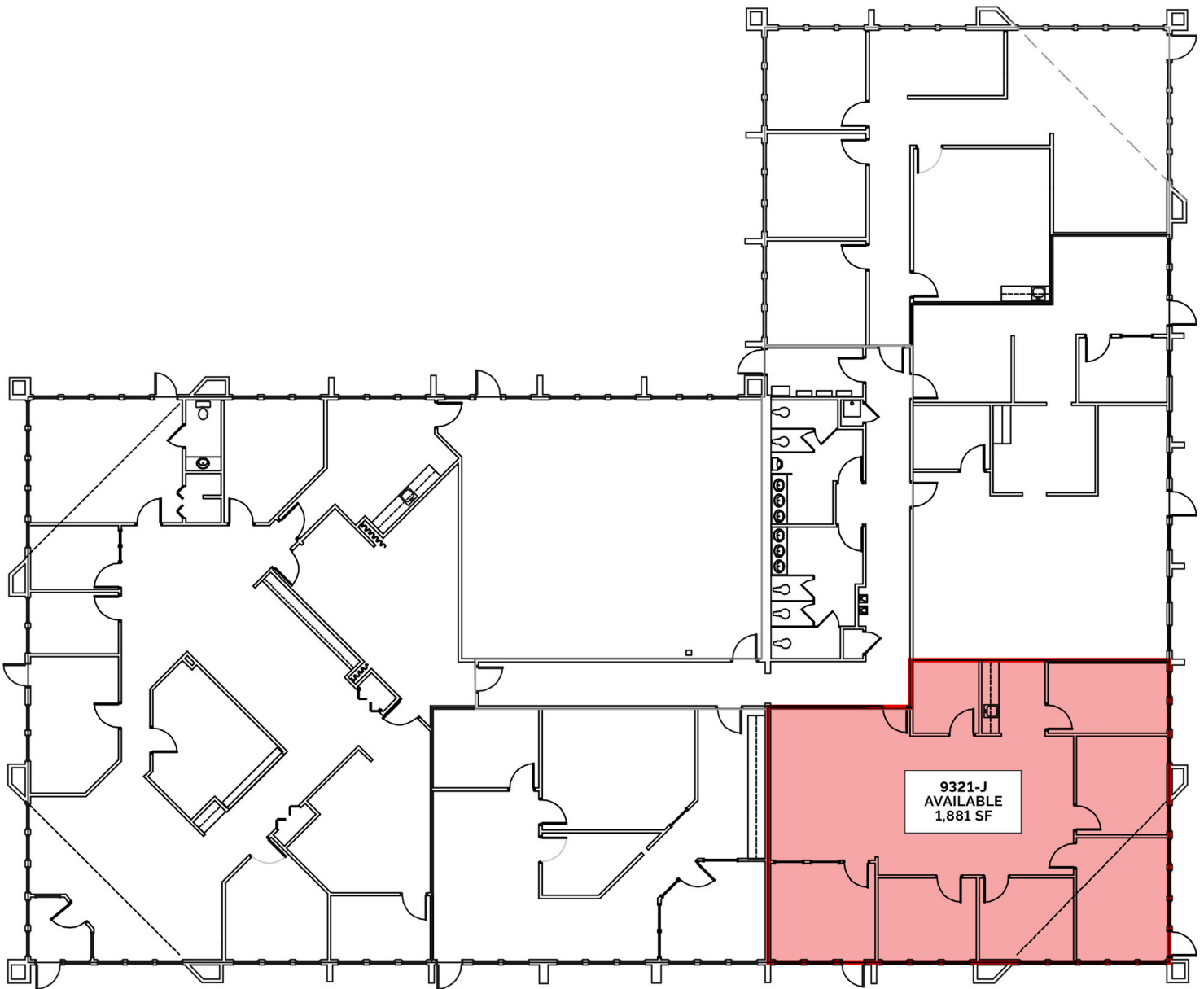
## PROPERTY HIGHLIGHTS

- Monument signage and Tenant Improvements available subject to Landlord's review of financials.
- Recent exterior and interior renovations.
- Ample parking; 4.3 spaces per 1,000 SF.
- Central location near four major medical centers; 1.7 miles from the Children's Hospital of Richmond Bon Air, 1.8 miles from Johnston-Willis Hospital (292 Beds), 4.0 miles from Chippenham Hospital (446 Beds), and 6.5 miles from Hunter Holmes McGuire VA Medical Center (399 Beds).
- Proximity to two major thoroughfares; 0.5 miles from Powhite Parkway (Rte 76) and 2.5 miles from Chippenham Parkway (Rte 150).

# FOUNTAIN PARK

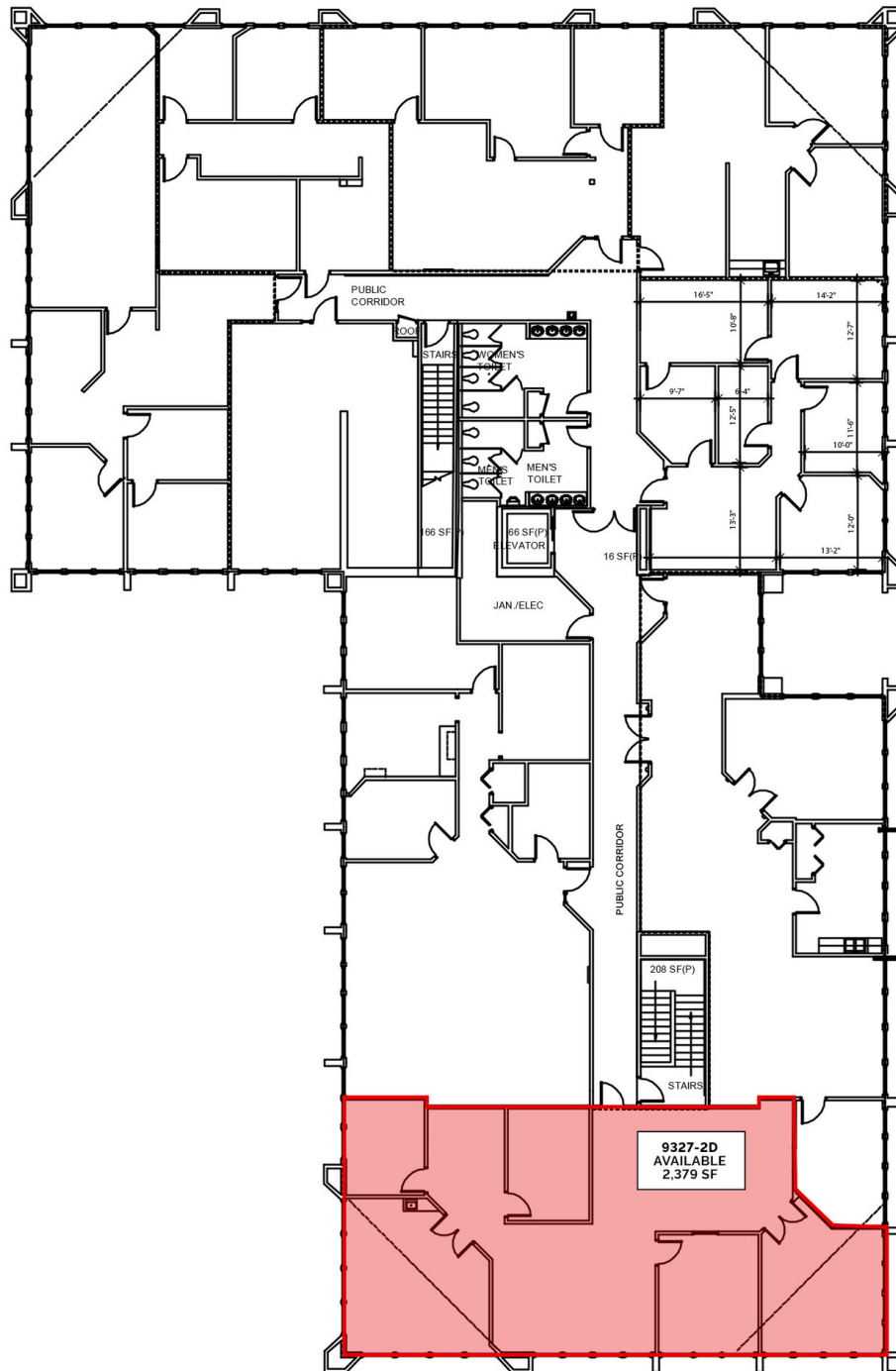
9321-9327 MIDLOTHIAN TURNPIKE , MIDLOTHIAN, VA 23235

**BUILDING 9321**



9321-9327 MIDLOTHIAN TURNPIKE , MIDLOTHIAN, VA 23235

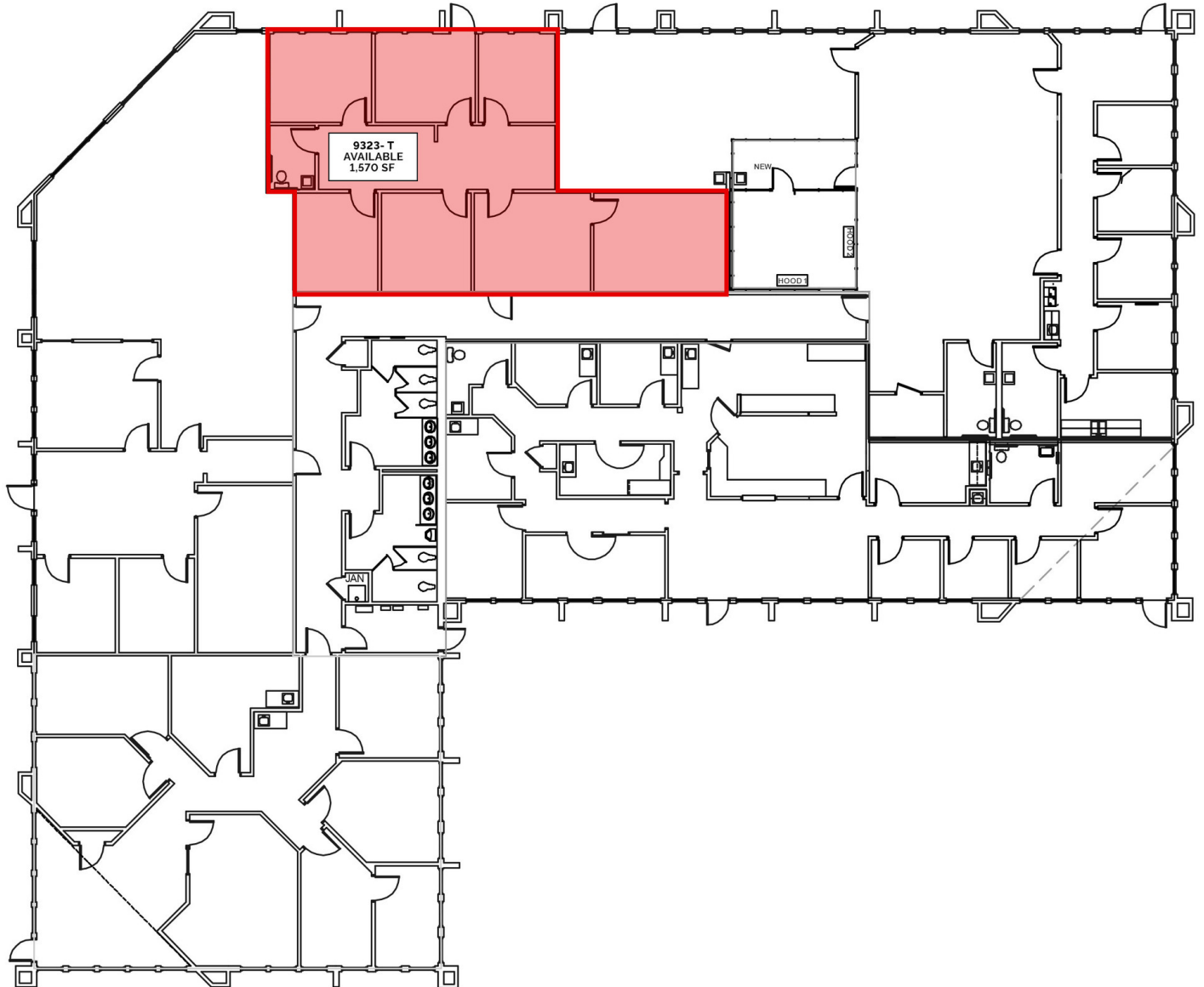
**dre** **DIVARIS**  
REAL ESTATE, INC.



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**BUILDING 9323**



# FOUNTAIN PARK

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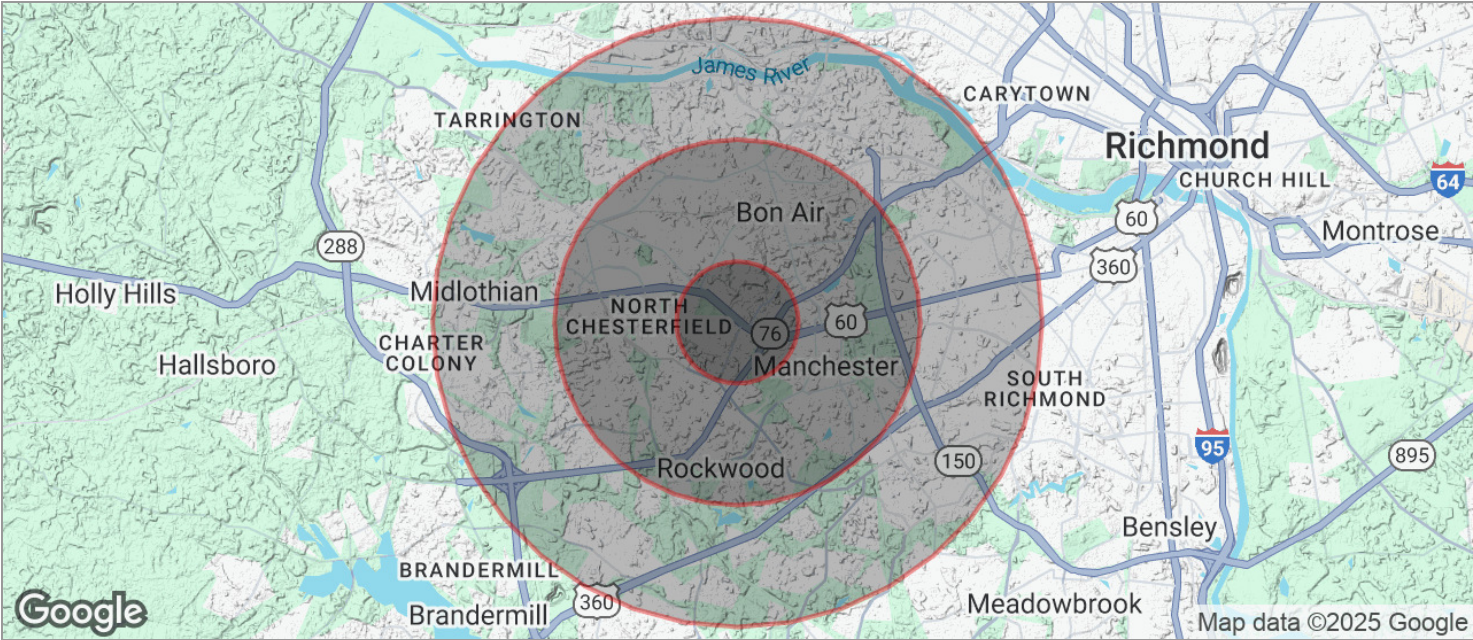
ADDITIONAL PHOTOS



# FOUNTAIN PARK

9321-9327 MIDLOTHIAN TURNPIKE , MIDLOTHIAN, VA 23235

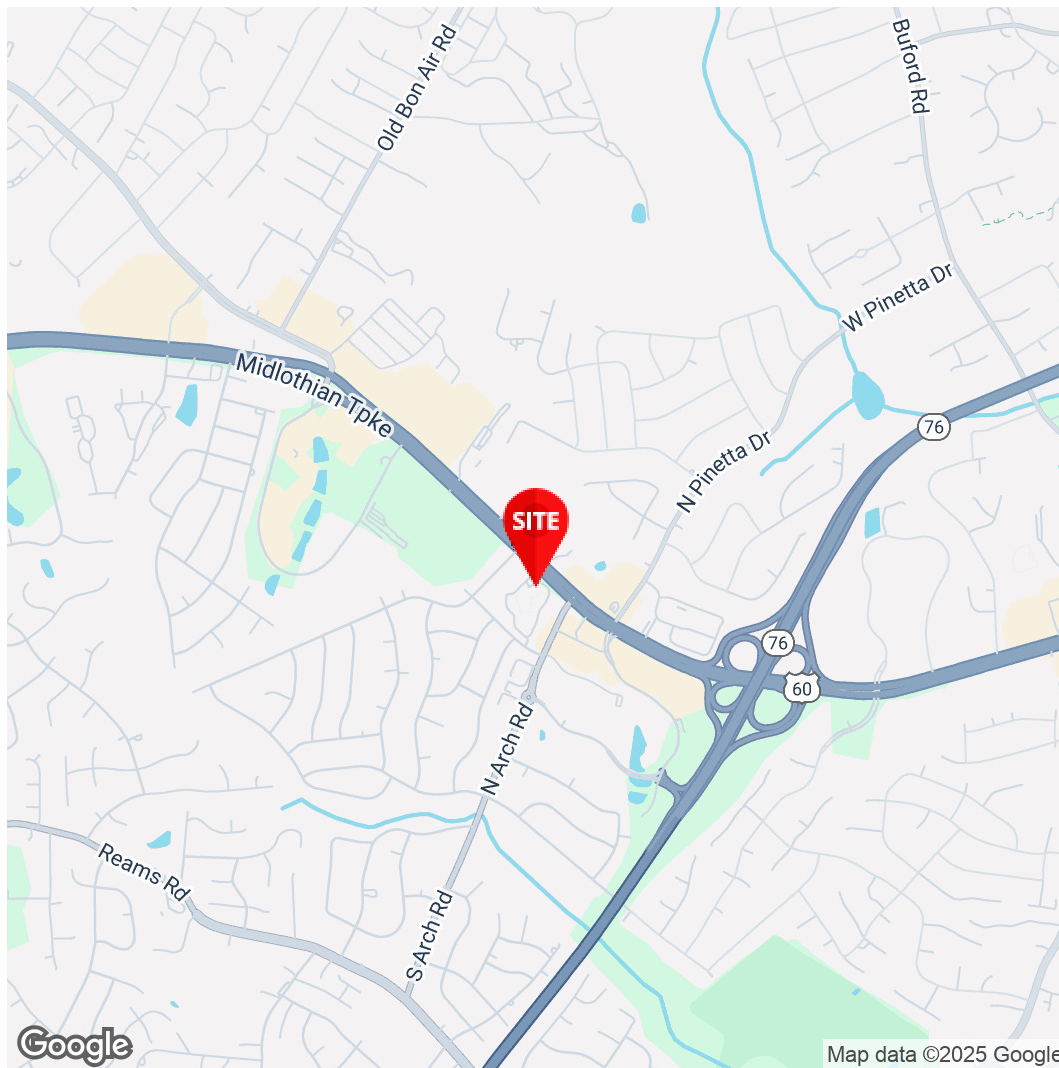
DEMOGRAPHICS MAP



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 6,783     | 58,623    | 167,106   |
| MEDIAN AGE          | 38.7      | 40.0      | 38.4      |
| MEDIAN AGE (MALE)   | 37.7      | 38.5      | 37.0      |
| MEDIAN AGE (FEMALE) | 40.6      | 41.3      | 39.6      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| TOTAL HOUSEHOLDS    | 2,514     | 23,496    | 66,681    |
| # OF PERSONS PER HH | 2.5       | 2.5       | 2.5       |
| AVERAGE HH INCOME   | \$79,366  | \$91,582  | \$93,915  |
| AVERAGE HOUSE VALUE | \$175,025 | \$275,377 | \$293,566 |

\* Demographic data derived from 2020 ACS - US Census

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