



N. WOOLRIDGE RD. AT WALTON PARK RD, MIDLOTHIAN, VA 23114

5.6 ACRES - DEVELOPMENT OPPORTUNITY

N. WOOLRIDGE RD. AT WALTON PARK RD, MIDLOTHIAN, VA 23114



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

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PROPERTY DESCRIPTION

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Located just off Midlothian Turnpike on Woolridge Road surrounded by American Family Fitness, Goddard School, professional and medical office parks and beautiful residential communities.

PROPERTY HIGHLIGHTS

- Prime for residential, office, and retail development
- Current zoning: Single Family - property will require rezoning
- Close to St. Francis and Johnston Willis Hospitals as well as Brightpoint Community College with over 3,000 students
- N Woolridge Rd: 17,000 VPD, Midlothian Turnpike: 39,000 VPD

OFFERING SUMMARY

Sale Price: \$975,000
Lot Size: 5.6 Acres



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DEMOGRAPHICS MAP & REPORT

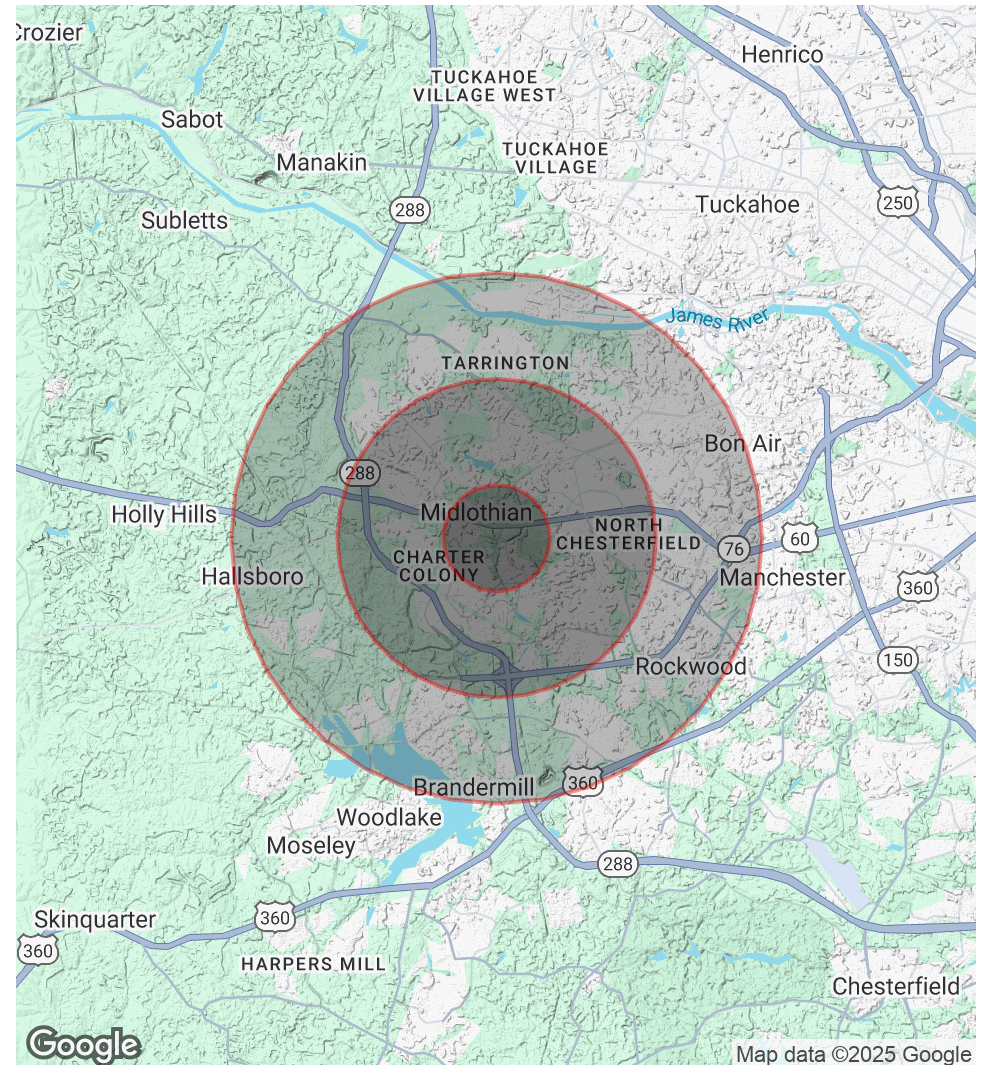
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,015	50,371	118,599
Average Age	41	42	42
Average Age (Male)	39	41	41
Average Age (Female)	42	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,824	19,563	45,335
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$129,442	\$143,350	\$146,171
Average House Value	\$469,264	\$497,149	\$481,248

Demographics data derived from AlphaMap

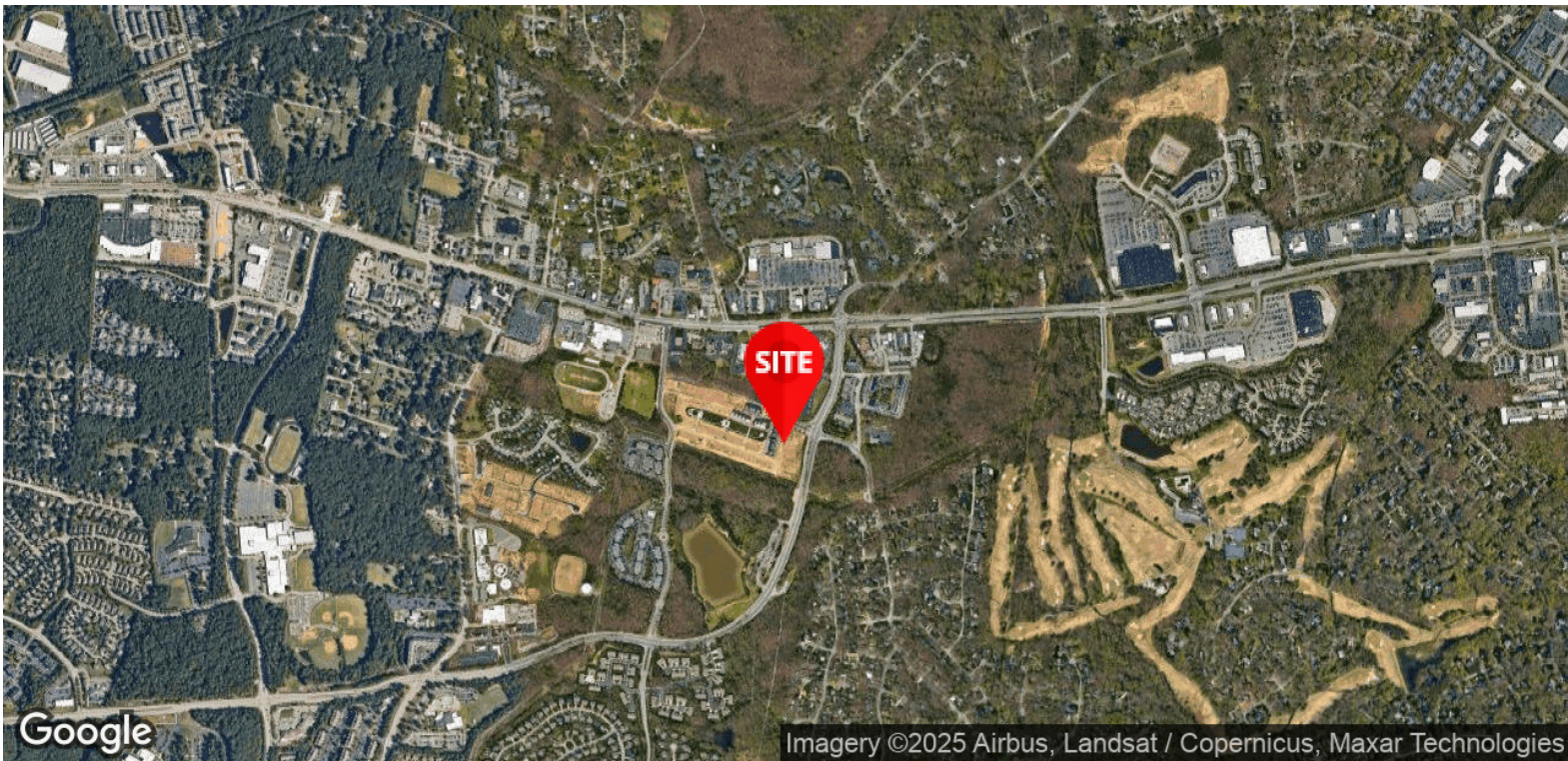


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LOCAL AREA





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