

FOR SALE

5301 Woolridge Road | Midlothian, VA 23120



SWIFT CREEK RESERVOIR

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STYLECRAFT HOMES AT
WOOLRIDGE LANDING

SPRING CREEK
BAPTIST CHURCH

WOOLRIDGE
ELEMENTARY SCHOOL

WATERCREST
RICHMOND

5301 WOOLRIDGE RD
MIDLOTHIAN, VA 23120
±5.5 ACRES

For more information regarding this property, please contact:

JEFF DOXEY, CCIM 804 363 0332

jeffdoxey@naidominion.com

7110 Forest Ave, Suite 103

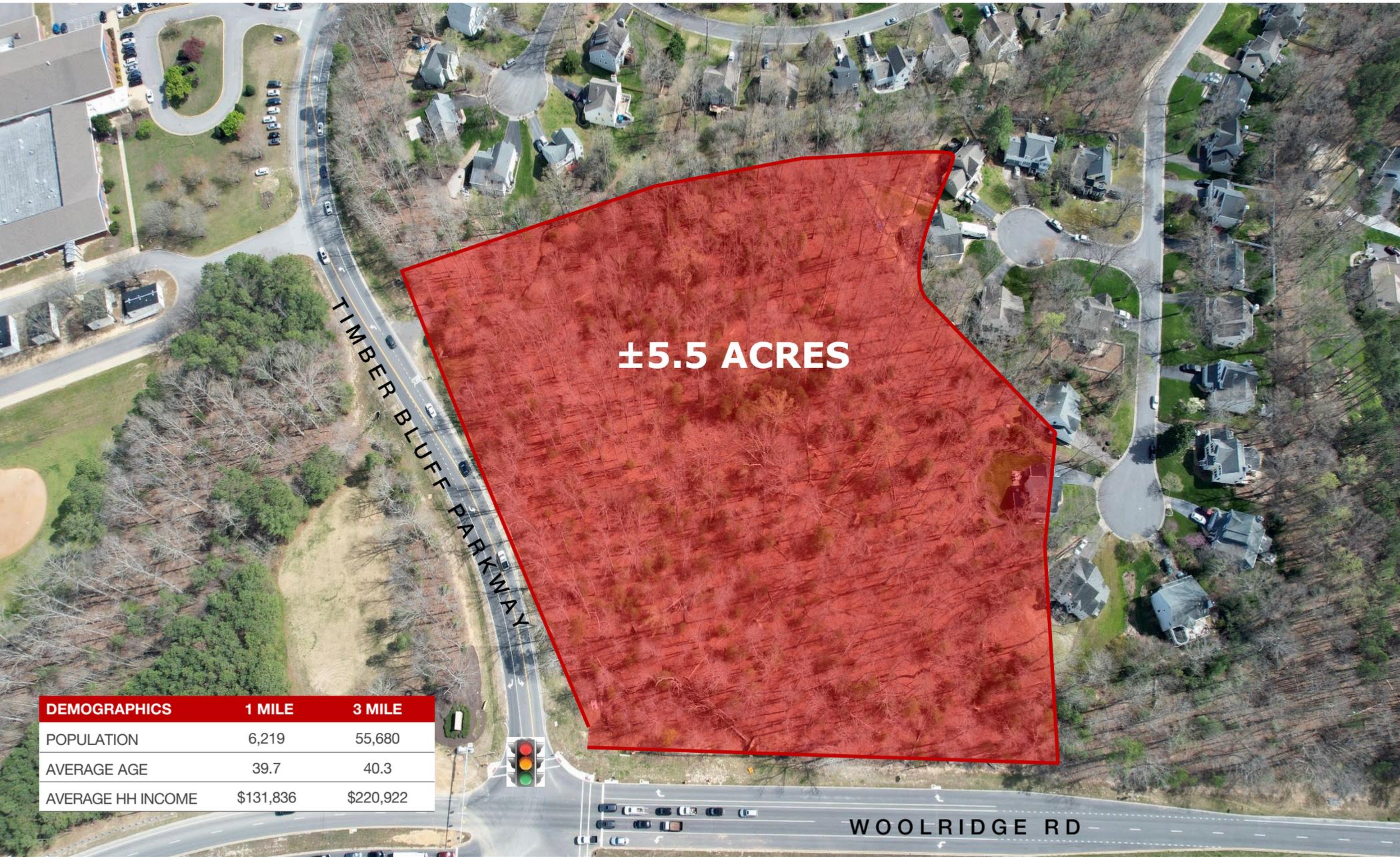
Richmond, VA 23226

naidominion.com

HIGHLIGHTS

- › Parcel Size: ±5.5 acres
- › Zoned suburban community (MOB, C-store, Daycare or Retail uses allowed)
- › 24-hour operations allowed
- › Traffic signal at intersection
- › Great neighborhoods and schools
- › 320' of road frontage
- › Utilities available



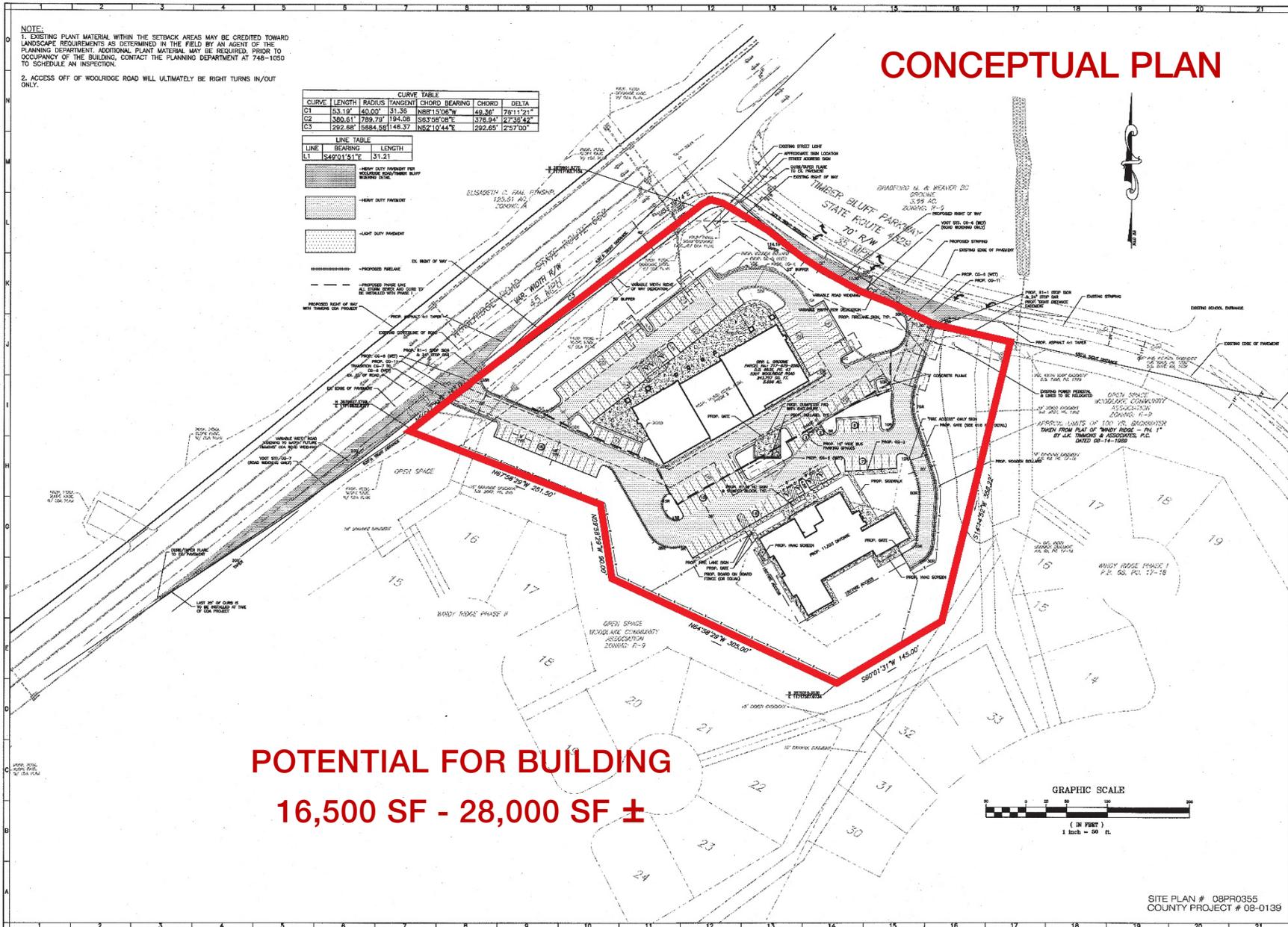


DEMOGRAPHICS	1 MILE	3 MILE
POPULATION	6,219	55,680
AVERAGE AGE	39.7	40.3
AVERAGE HH INCOME	\$131,836	\$220,922

±5.5 ACRES

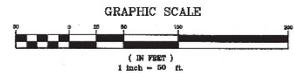
TIMBER BLUFF PARKWAY

WOOLRIDGE RD



CONCEPTUAL PLAN

POTENTIAL FOR BUILDING
16,500 SF - 28,000 SF ±



NOTE:
1. EXISTING PLANT MATERIAL WITHIN THE SETBACK AREAS MAY BE CREDITED TOWARD LANDSCAPE REQUIREMENTS AS DETERMINED IN THE FIELD BY AN AGENT OF THE PLANNING DEPARTMENT. ADDITIONAL PLANT MATERIAL MAY BE REQUIRED PRIOR TO OCCUPANCY OF THE BUILDING. CONTACT THE PLANNING DEPARTMENT AT 748-1050 TO SCHEDULE AN INSPECTION.
2. ACCESS OFF OF WOOLRIDGE ROAD WILL ULTIMATELY BE RIGHT TURNS IN/OUT ONLY.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	53.17'	420.00'	51.36'	N89°13'06"W	49.48'	79°11'21"
C2	300.81'	1759.77'	194.08'	S52°38'01"E	378.94'	122°08'42"
C3	292.68'	1584.68'	146.37'	N52°10'44"E	292.65'	2°57'00"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S42°11'51"E	31.21'



BALZER AND ASSOCIATES, INC.
www.balzer.co
Chesterfield
New River Valley
Roanoke
Shenandoah Valley

REFLECTING TOWN/ROW
SPECIFIC LAND DEVELOPER/OWNER'S
SITE/DESIGN/CONSTRUCTION
MAN-OF-THE-WORKS/ENGINEERING
LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE
ARCHITECTURE
SITEWORK/PLANNING
SUSTAINABLE DESIGN
TRANSPORTATION/TRAFFIC
ENVIRONMENTAL/SCIENCE
VEGETATION/ECOLOGICAL/RESTORATION

Balzer and Associates, Inc.
880 Technology Park Drive
Suite 202
Clair Allen, VA 22098
804-553-0132
FAX 804-553-0133

COMMONWEALTH OF VIRGINIA
ATTEST: J. LUIS
04/15/08
J.C./30/08
PROFESSIONAL

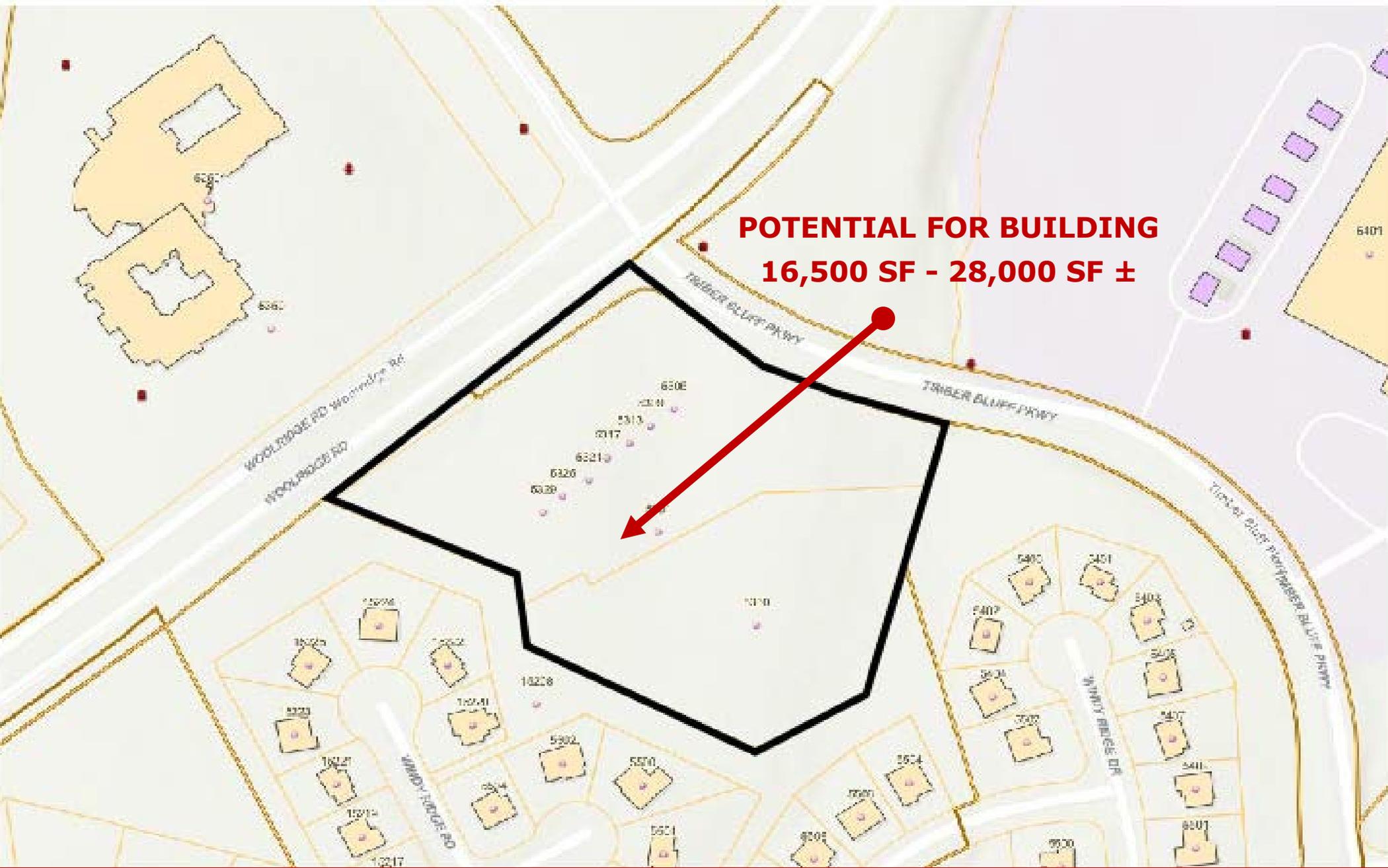
WOOLRIDGE ROAD DAYCARE
LAYOUT PLAN PHASE II
Metoeca District
Chesterfield County, Virginia

DRAWN BY AFB
DESIGNED BY AFB
CHECKED BY JLS
DATE April 15, 2008
SCALE 1"=50'

REVISIONS:
July 22, 2008
October 15, 2008
October 30, 2008

SHEET NO.
C03
JOB NO. H080003.00

SITE PLAN # 08PR0355
COUNTY PROJECT # 08-0139



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16,500 SF - 28,000 SF ±**