

FOR SALE



# 3630 CALL FEDERAL DRIVE

Midlothian, VA 23112

**AHSAN QURESHI**

Associate

804.967.2742

ahsan.queshi@joynercommercial.net



## 2.7 ACRE MIXED USE COMMERCIAL DEVELOPMENT SITE

3630 Call Federal Drive, Midlothian, VA 23112



### OFFERING SUMMARY

<b>Sale Price:</b>	\$999,900
<b>Lot Size:</b>	2.731 Acres
<b>Price / Acre:</b>	\$366,130
<b>Zoning:</b>	C3

### PROPERTY OVERVIEW

Excellent redevelopment opportunity on 2.721 acre lot, zoned C-3. Located just south of Hull Street in a highly populated corridor just a mile from the proposed Rockwood Redevelopment which is slated to include 322 condominiums and townhomes on a 25-acre site that encompasses the Rockwood Square Shopping Center and Rockwood Golf Park.

### PROPERTY HIGHLIGHTS

- Lot Size: 2.721 Acres
- Zoned C-3
- 1.0 miles from the Rockwood Redevelopment Site
- 0.7 miles from Hull Street/Courthouse Road and Hull Street/Genito Rd

**AHSAN QURESHI**

Associate

804.967.2742

ahsan.queshi@joynercommercial.net

6641 W BROAD STREET | RICHMOND, VA 23230 | 804.270.9440



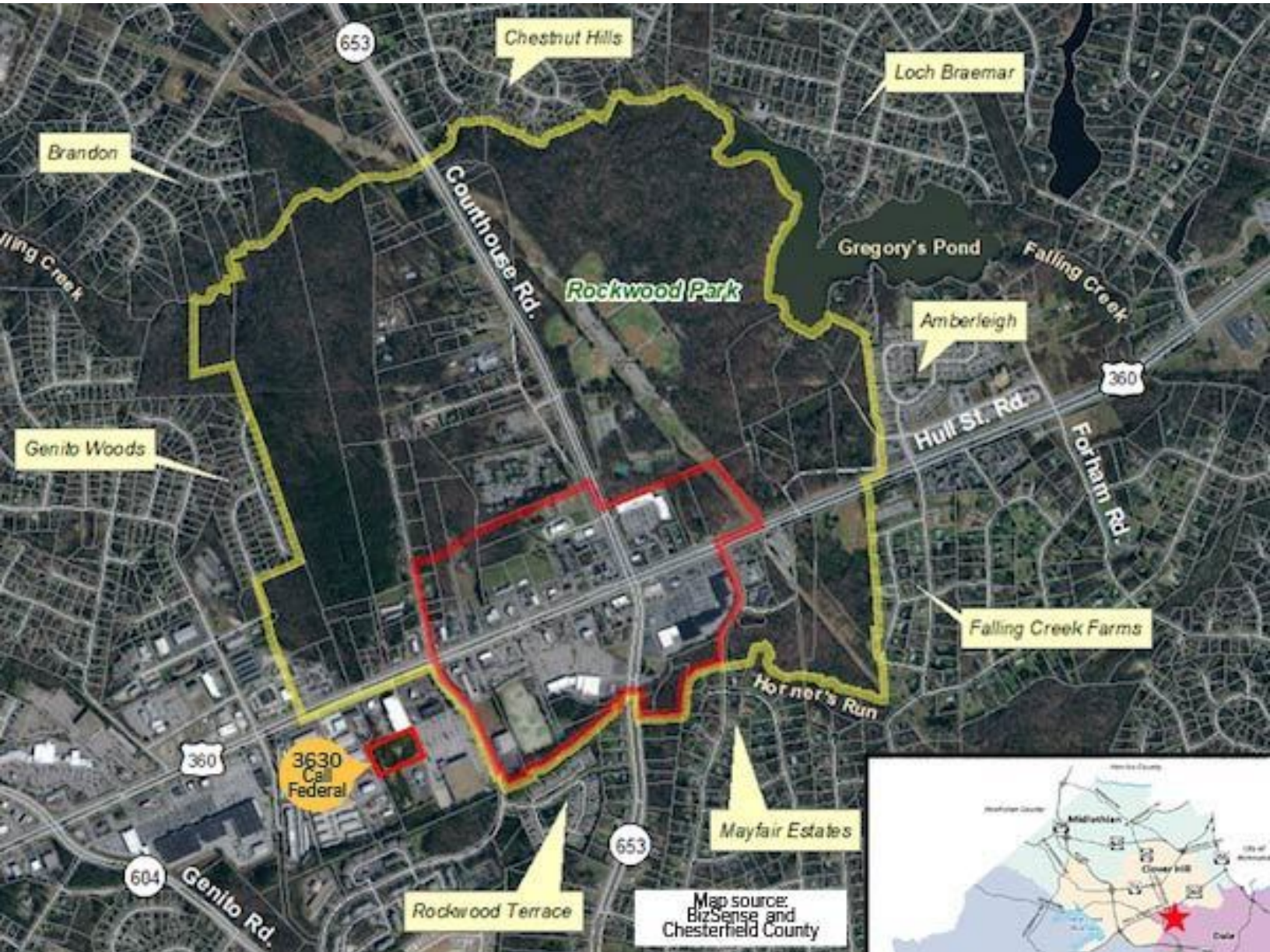
JOYNERCOMMERCIAL.NET



FOR SALE

## 2.7 ACRE MIXED USE COMMERCIAL DEVELOPMENT SITE

3630 Call Federal Drive, Midlothian, VA 23112



**AHSAN QURESHI**

Associate

804.967.2742

ahsan.queshi@joynercommercial.net

6641 W BROAD STREET | RICHMOND, VA 23230 | 804.270.9440



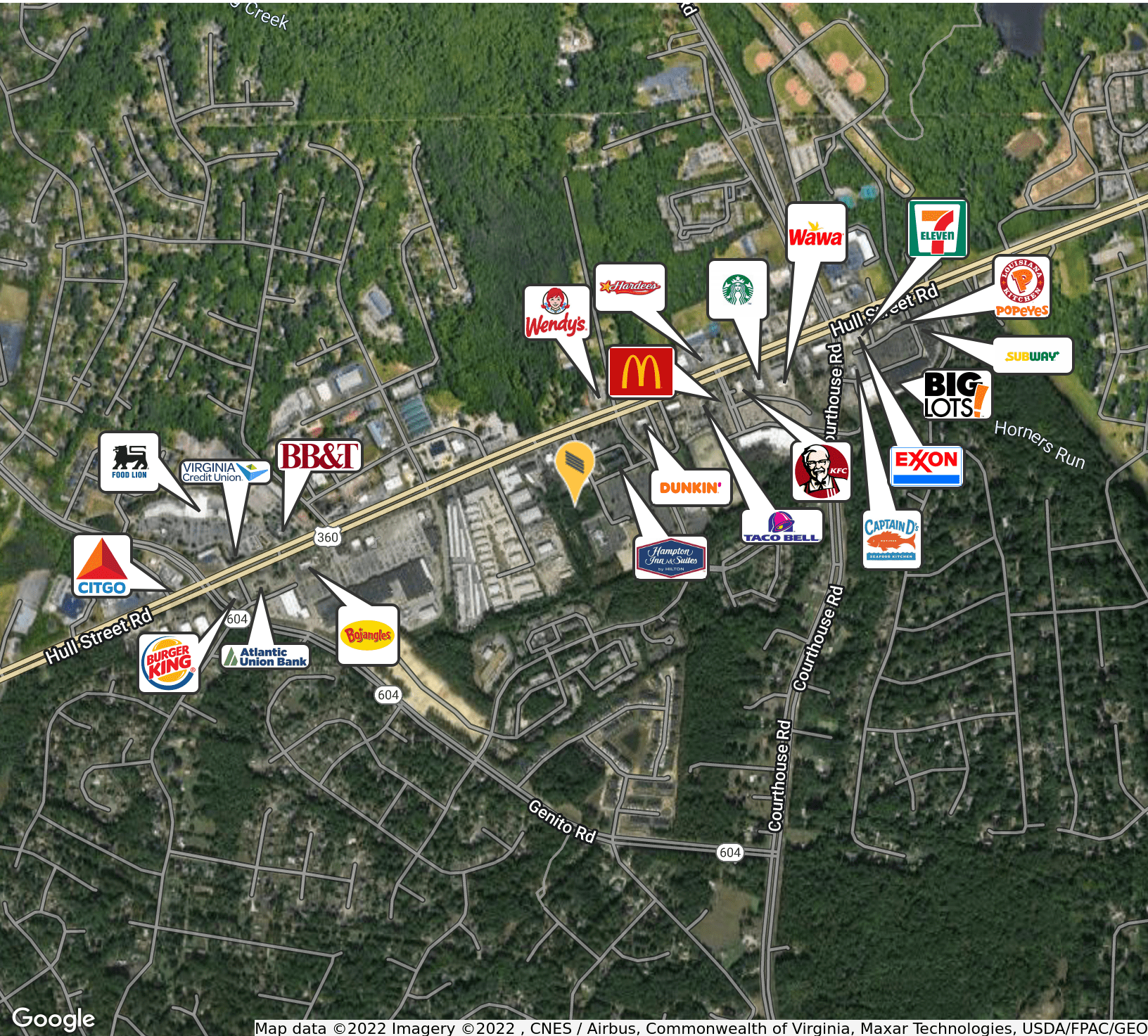
JOYNERCOMMERCIAL.NET



FOR SALE

## 2.7 ACRE MIXED USE COMMERCIAL DEVELOPMENT SITE

3630 Call Federal Drive, Midlothian, VA 23112



Map data ©2022 Imagery ©2022 , CNES / Airbus, Commonwealth of Virginia, Maxar Technologies, USDA/FPAC/Geo

**AHSAN QURESHI**

Associate

804.967.2742

[ahsan.queshi@joynercommercial.net](mailto:ahsan.queshi@joynercommercial.net)

6641 W BROAD STREET | RICHMOND, VA 23230 | 804.270.9440

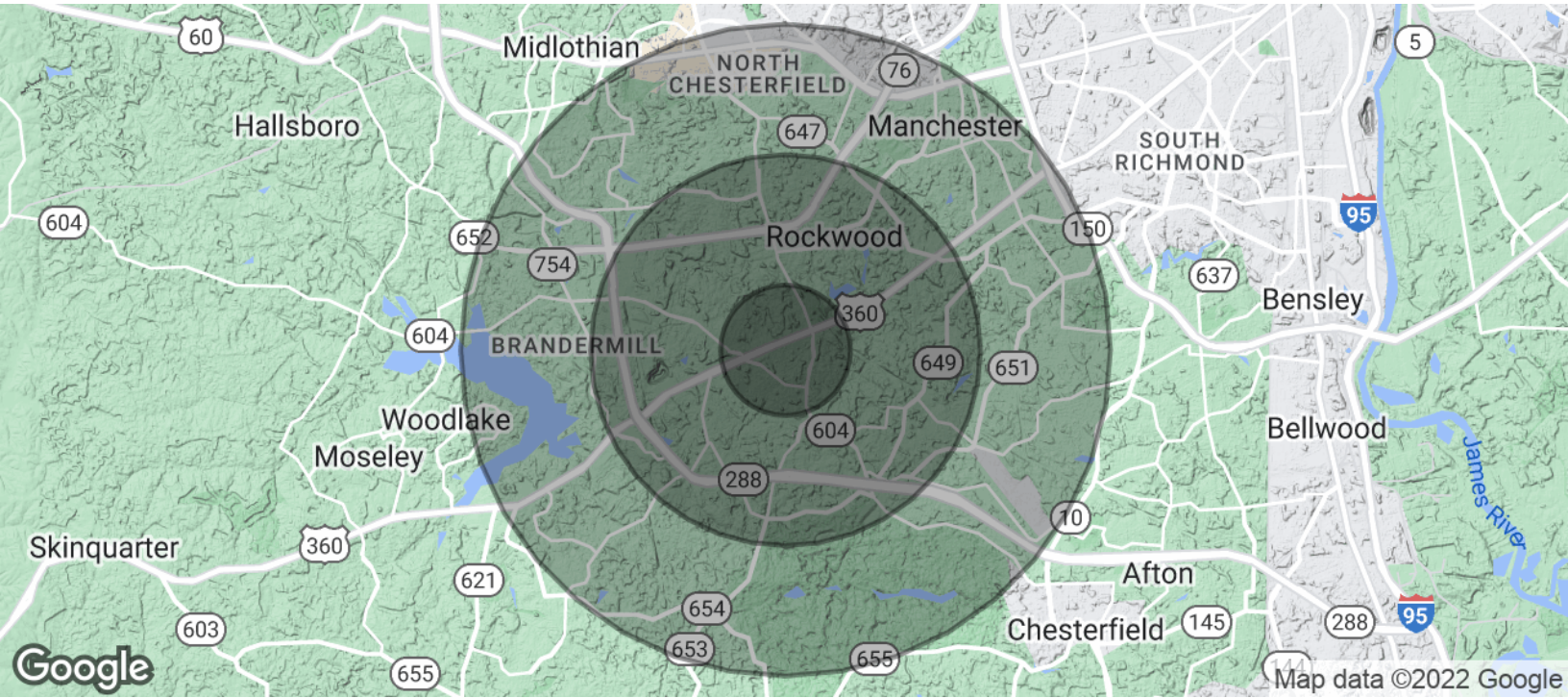


[JOYNERCOMMERCIAL.NET](http://JOYNERCOMMERCIAL.NET)



## 2.7 ACRE MIXED USE COMMERCIAL DEVELOPMENT SITE

3630 Call Federal Drive, Midlothian, VA 23112



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,911	42,150	109,653
Average Age	34.7	36.7	37.2
Average Age (Male)	34.6	36.7	36.1
Average Age (Female)	34.2	36.4	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,879	15,666	40,624
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$68,333	\$80,437	\$84,290
Average House Value		\$275,208	\$264,185

\* Demographic data derived from 2020 ACS - US Census

**AHSAN QURESHI**  
 Associate  
 804.967.2742  
 ahsan.queshi@joynercommercial.net

