



# LE GORDON DRIVE RETAIL SPACES

17 LE GORDON DRIVE | MIDLOTHIAN, VA 23113

**FEATURES**

- **17 LE GORDON DRIVE**
- NOW LEASING - TWO RETAIL SPACES (1,080 & 1,175 SF)
- Join Tenants: Capriotti's, Seven Brew Coffee & Theo Veterinary Clinic!
- Located in the heart of The Village of Midlothian retail corridor
- Corner of Le Gordon and Midlothian Turnpike
- Direct Frontage with Excellent Visibility on Midlothian Turnpike.
- Conveniently Located to Rt. 288
- 33,600 VPD on Midlothian Tpke & Le Gordon Dr

Space Type	Retail Spaces For Lease
Available Space	1,080 & 1,175 SF
Lease Rate	\$45.00 SF/yr (NNN)

<b>DEMOGRAPHICS</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>8 MILES</b>
Total Population	6,430	41,500	95,960
Average HH Income	\$105,831	\$140,934	\$136,295



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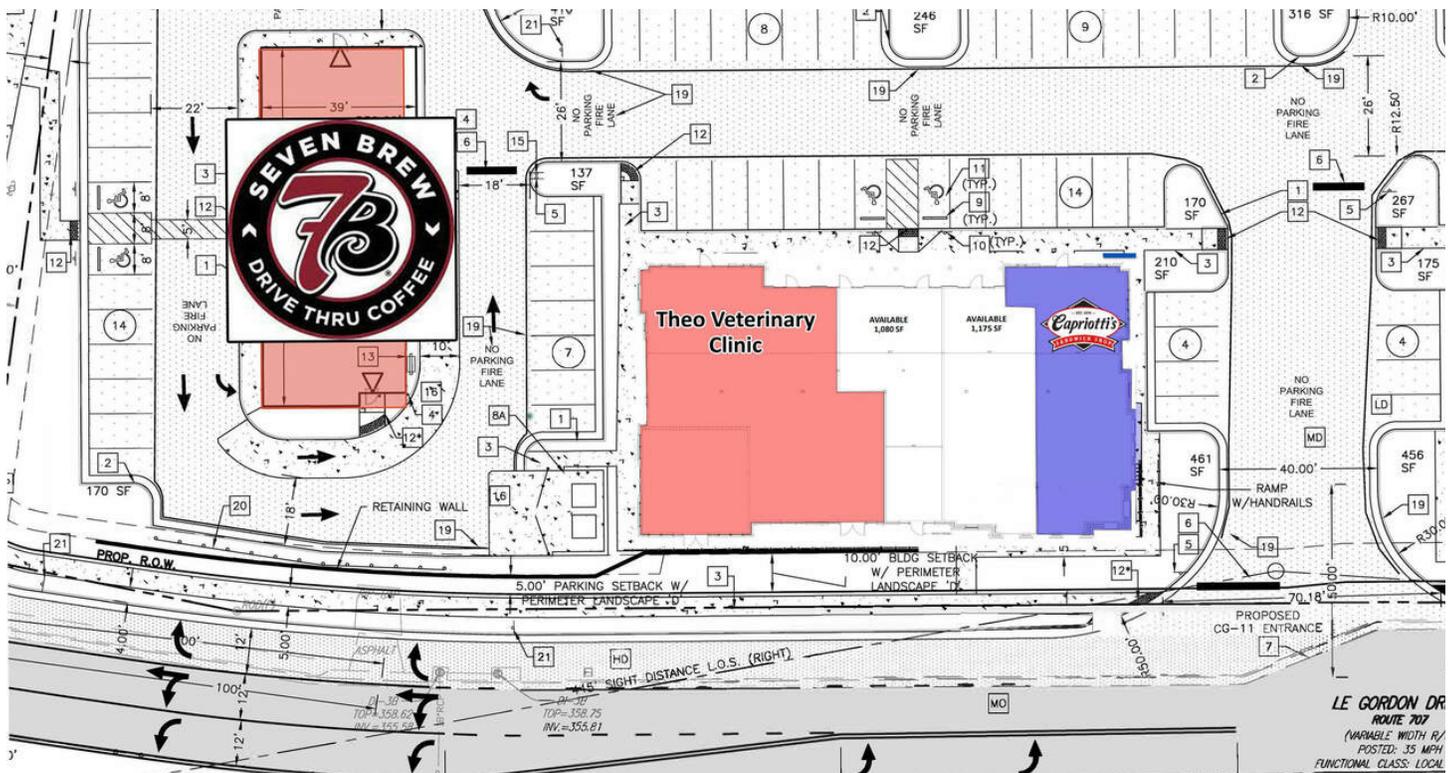
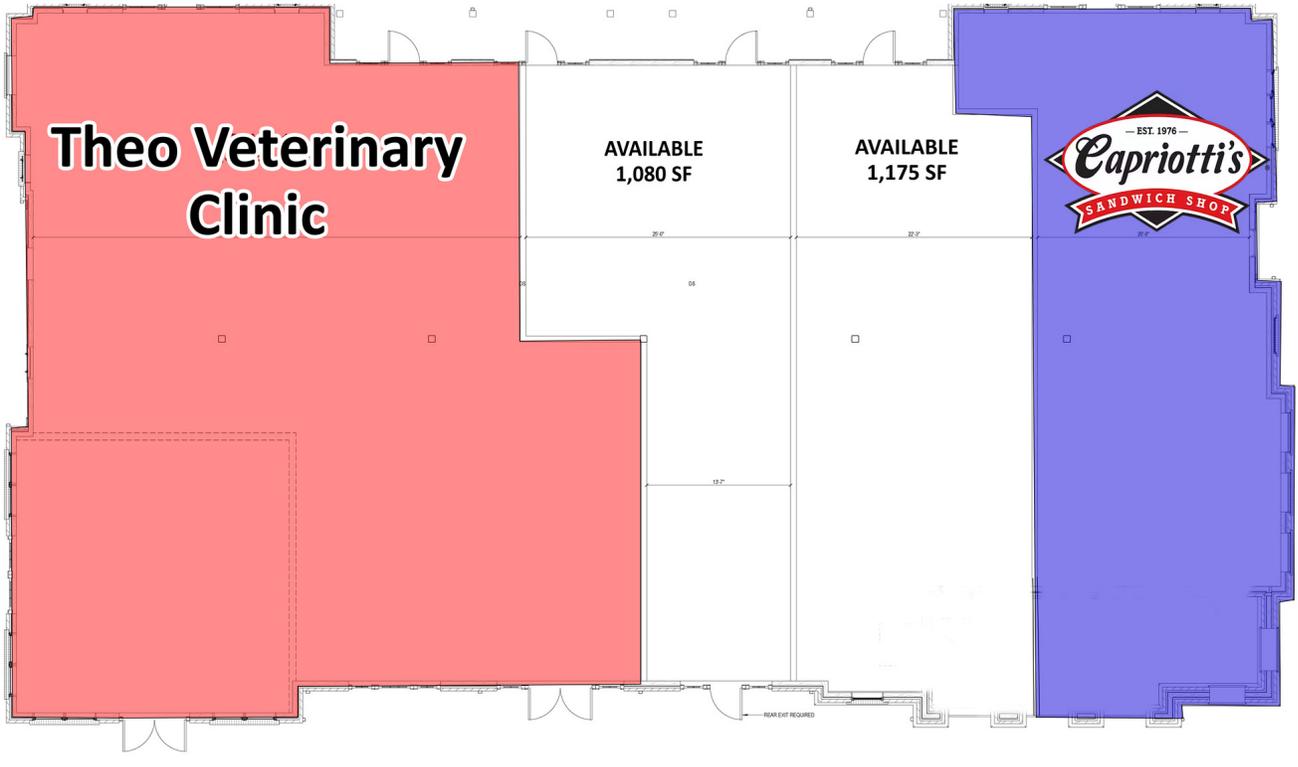
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**PROPERTIES**  
 Commercial Real Estate



**ADDITIONAL PHOTOS**





## ADDITIONAL PHOTOS



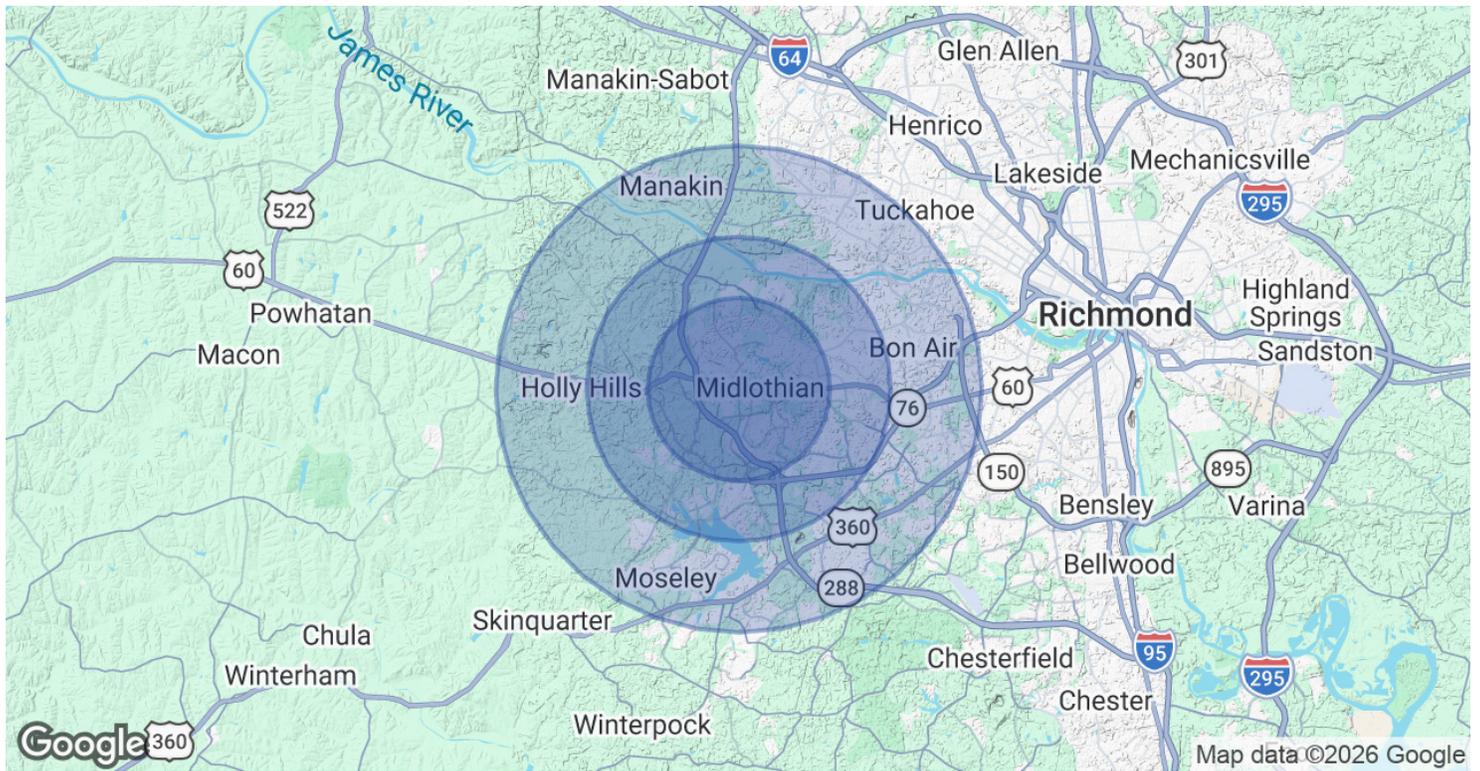


## ADDITIONAL PHOTOS





# DEMOGRAPHICS MAP & REPORT



**POPULATION**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>8 MILES</b>
Total Population	6,430	41,500	95,960
Average Age	43.2	43.8	42.8
Average Age (Male)	42.5	41.7	41.8
Average Age (Female)	44.9	44.6	43.1

**HOUSEHOLDS & INCOME**

	<b>3 MILES</b>	<b>5 MILES</b>	<b>8 MILES</b>
Total Households	2,659	14,831	35,042
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$105,831	\$140,934	\$136,295
Average House Value	\$331,964	\$379,973	\$352,376

2020 American Community Survey (ACS)