



CONSTRUCTION UNDERWAY

17 & 41 LE GORDON DRIVE | MIDLOTHIAN, VA 23113

FEATURES

- **NOW PRE-LEASING - RETAIL/OFFICE/MEDICAL**
- Join New Tenant: Seven Brew Coffee
- Zoned: O, B, C.
- Perfect for Medical Office and Retail.
- Located in the heart of The Village of Midlothian retail corridor.
- Architecture Approved as shown.
- Pad Ready with water, sewer and entrance.
- 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	Pad Sites For Sale/Lease
Available Space	7,270 - 11,037 SF
Asking Price	\$1.3 Million or \$1.7 Million Per Pad
Lease Rate	Ask agent

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,430	41,500	95,960
Average HH Income	\$105,831	\$140,934	\$136,295



Ellen Long: President / Principal Broker
 804.864.9788 x101
 ellenlong@taylorlongproperties.com

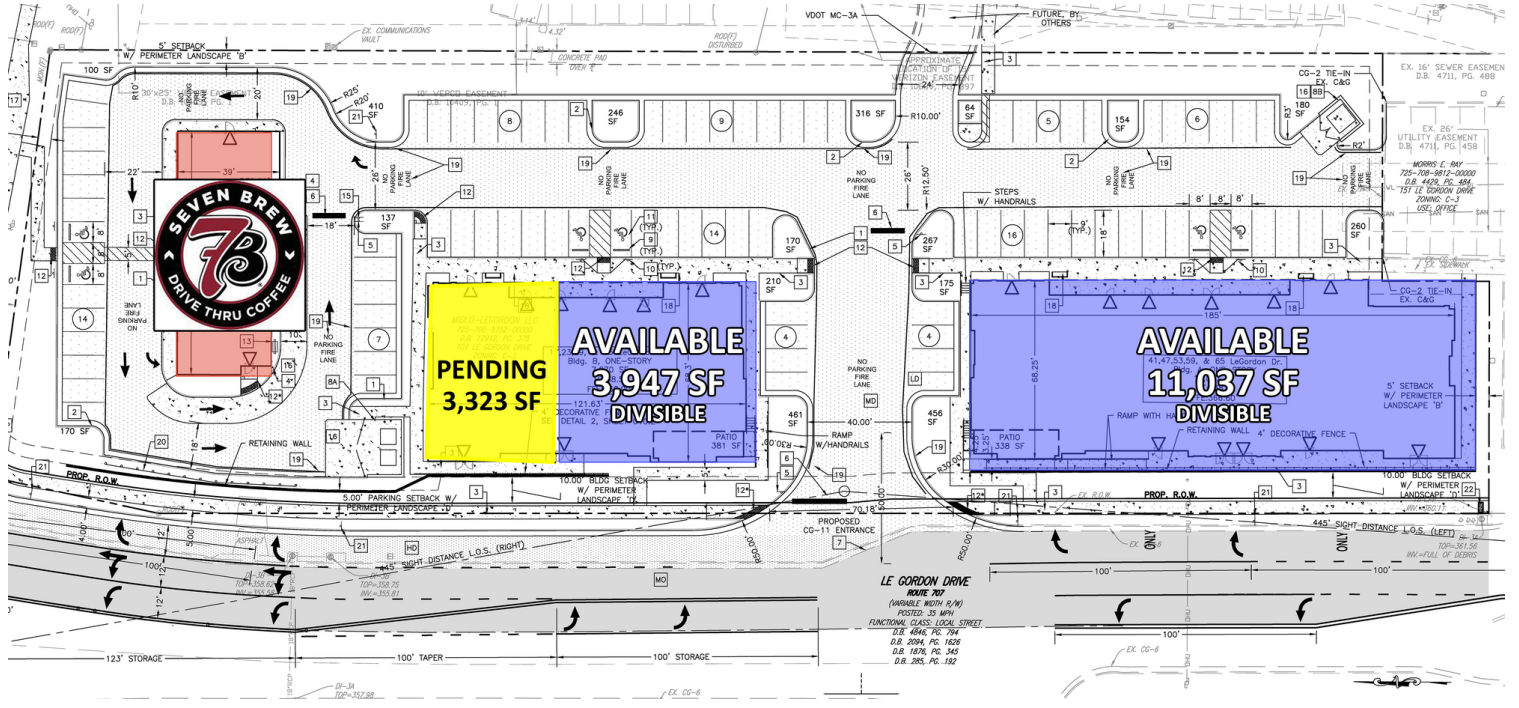
Robert Marshall: Commercial Sales and Leasing
 804.864.9788 x102
 robertmarshall@taylorlongproperties.com



Taylor Long
PROPERTIES
 Commercial Real Estate



SITE PLAN & SEVEN BREW COFFEE





AERIAL / ELEVATION

