

Commercial Flex Space – 14290 Midlothian Turnpike

Offered at \$2,600 Gross Lease



±1,500 SQ FT Office/Warehouse Flex Space with 1.21 acres

Highly visible commercial property with **±207 feet of frontage on Midlothian Turnpike (US-60)** — one of the region's busiest retail and commuter corridors.

Property Highlights:

- ±1,500 sq ft versatile office and warehouse flex space – ideal for administrative operations, light fabrication, storage, or service-oriented trade business.
- Dedicated private entrance ensures ease of access and professional presence.
- Ample on-site parking for employees, customers, and service vehicles.
- Usable land offers potential for storage, staging, or future expansion (subject to zoning).
- Clean interior with flexible layout — easy to customize for business needs.

Excellent Visibility & Frontage:

- Prominent **±207 feet of direct frontage on Midlothian Turnpike** — maximizing exposure to local and regional traffic.
- Consistent high vehicle counts along this corridor, with VDOT traffic estimates ranging generally **from ~30,000 to over 50,000 vehicles per day.**

Demographics & Market:

- Situated in the established Midlothian commercial trade area with strong surrounding consumer and business activity.
- Median household incomes in the broader Midlothian area range above the national average — with estimates around **\$110,000+ within nearby trade radii.**
- Population growth and strong residential communities nearby support sustained demand for local services and supplies.

Ideal For:

- ✓ Small trade businesses (e.g., electrical, plumbing, HVAC, landscaping, contractors)
- ✓ Light industrial support operations
- ✓ Office-warehouse hybrid uses
- ✓ Distribution, equipment storage, and service fleet base

Location Advantages:

- Located in **Midlothian, VA**, a mature suburban business node west of Richmond with convenient connections to **Route 288, Chippenham Parkway, and surrounding residential growth markets.**
- Close proximity to regional shopping centers, restaurants, and service nodes reinforces traffic and customer reach.

Listed at \$2,600 monthly; one year lease with month to month rent in the second year.



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