

# FOUNTAIN PARK



## OFFICE/DAYCARE GROUND LEASE

Lease Rate:  
Negotiable

### PROPERTY OVERVIEW

New ground lease opportunity in the established Fountain Park office park, which is comprised of four buildings on Midlothian Turnpike. The site is near to two major thoroughfares; 0.5 miles from Powhite Parkway (Rte 76) and 2.5 miles from Chippenham Parkway (Rte 150).

### DEMOGRAPHICS

|                       | 1 MILE   | 3 MILES  | 5 MILES  |
|-----------------------|----------|----------|----------|
| <b>Households:</b>    | 2,514    | 23,496   | 66,681   |
| <b>Population:</b>    | 6,783    | 58,623   | 167,106  |
| <b>Avg HH Income:</b> | \$79,366 | \$91,582 | \$93,915 |

### PROPERTY HIGHLIGHTS

- Excellent medical office or daycare opportunity in the highly trafficked Midlothian Turnpike corridor
- Up to 15,000 SF building opportunity
- High visibility monument signage on main roadway
- Ample parking; 4.3 spaces per 1,000 SF.
- Central location near four major medical centers; 1.7 miles from the Children’s Hospital of Richmond Bon Air, 1.8 miles from Johnston-Willis Hospital (292 Beds), 4.0 miles from Chippenham Hospital (446 Beds), and 6.5 miles from Hunter Holmes McGuire VA Medical Center (399 Beds).

FOR FURTHER INFORMATION, PLEASE CONTACT:  
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AERIAL



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