

FOR LEASE

COLONY PLAZA B

Office Space

13354 Midlothian Turnpike (Suite 101) | Chesterfield, VA 23113



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › Suite 101: 1,495± SF space available immediately
- › Excellent natural light throughout the space
- › Abundant parking
- › Monument signage
- › Lease Rate: \$18.00/SF - Tenant pays their janitorial services, trash removal, phone, cable, and internet

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,450	46,581	107,756
AVERAGE HH INCOME	\$107,873	\$131,088	\$156,951
DAYTIME EMPLOYEE	2,868	31,417	49,293

FOR MORE INFORMATION:

MADDIE STRIEFFLER

Sales & Leasing Associate

804-793-0050

mstrieffler@commonwealthcommercial.com

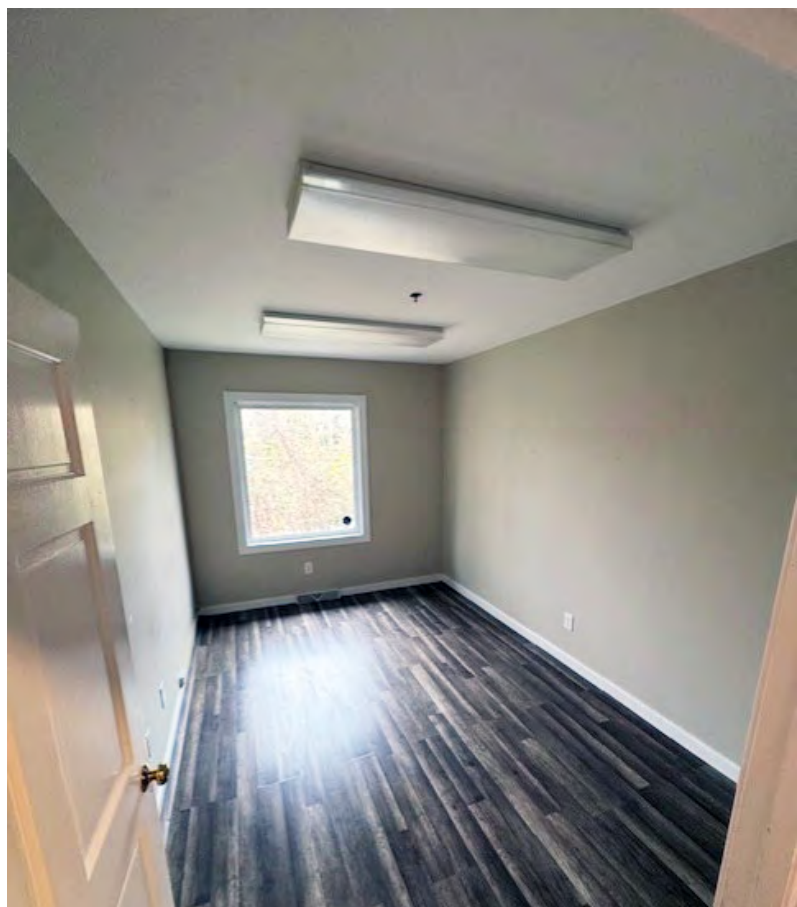
ERIC HAMMOND

Senior Vice President

804-241-5304

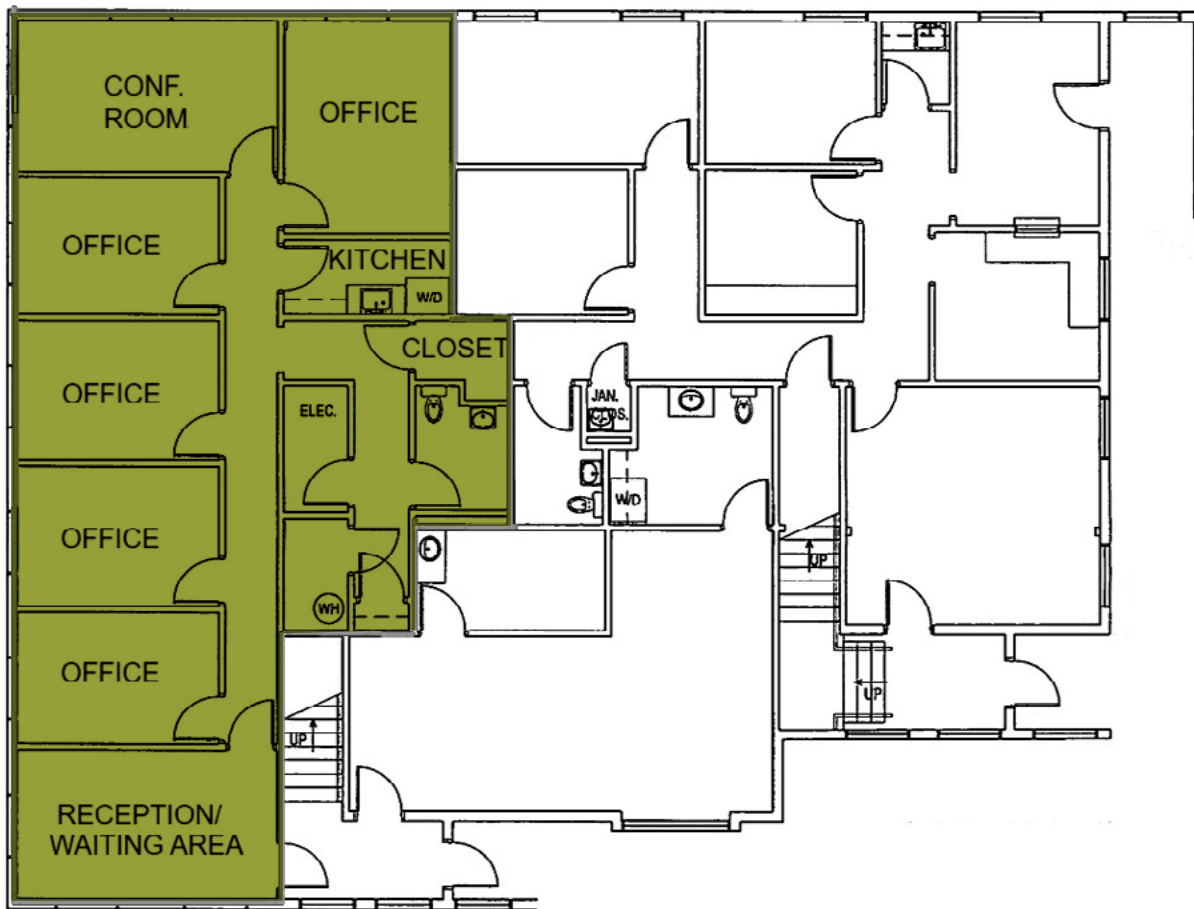
ehammond@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.



FLOOR PLAN

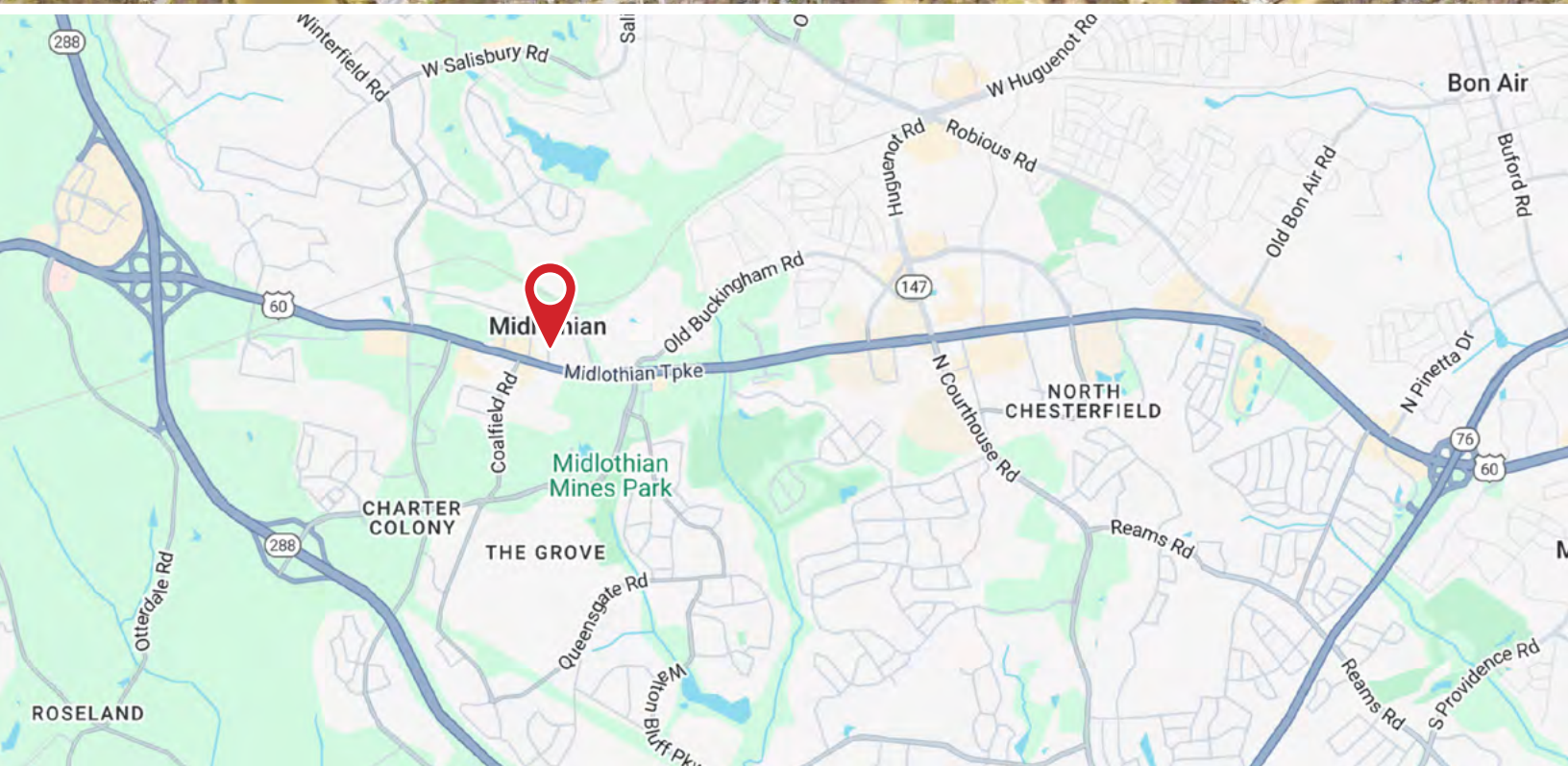
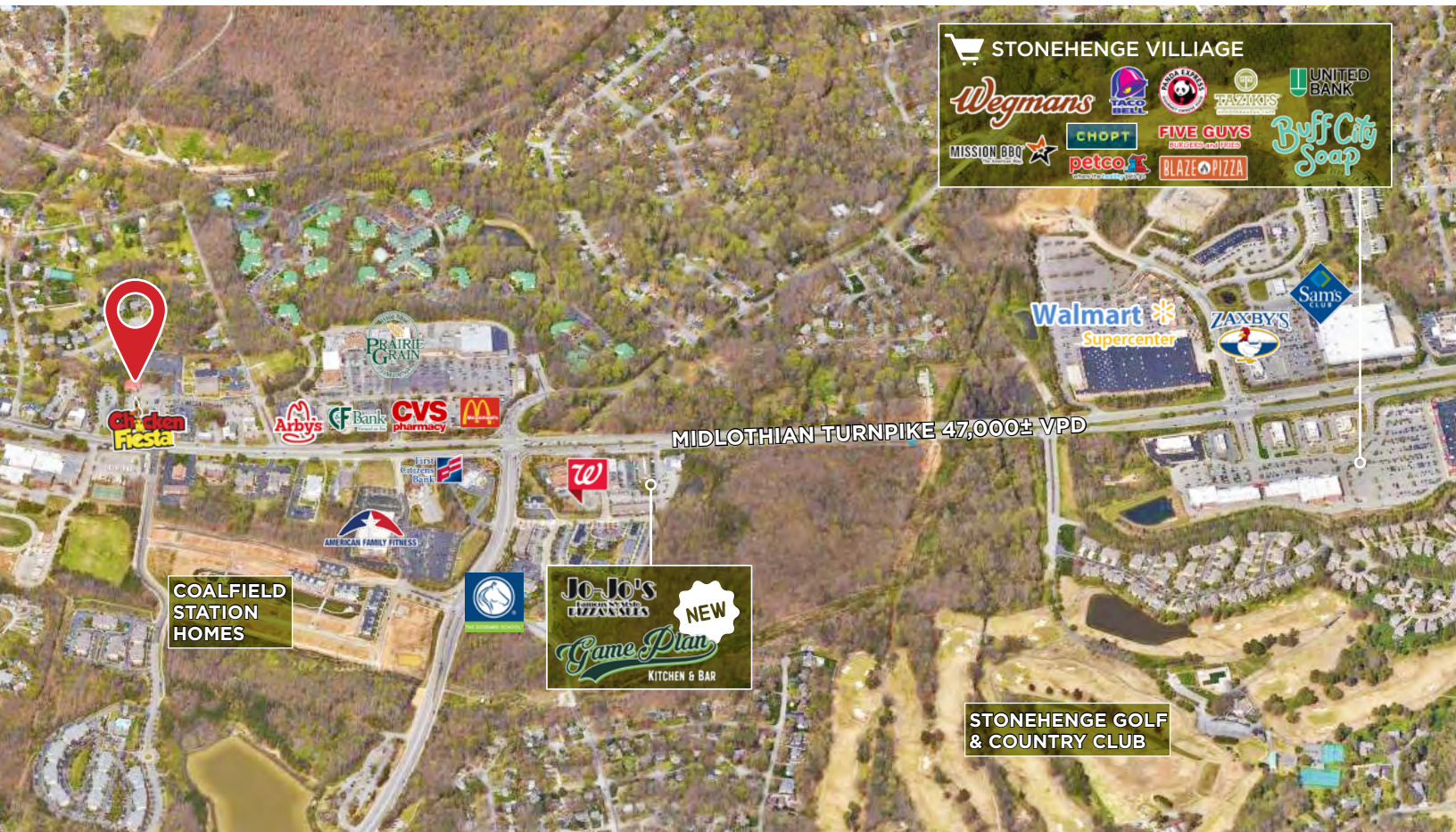
Suite 101: 1,495± SF space available immediately



FOR LEASE | 13354 MIDLOTHIAN TURNPIKE | CHESTERFIELD, VA 23113

ACCESS TO

Route 288, Shopping Centers, Daycares, Restaurants, and more!



FOR LEASE | 13354 MIDLOTHIAN TURNPIKE | CHESTERFIELD, VA 23113

MARKET OVERVIEW

CHESTERFIELD OVERVIEW

THE RIGHT PLACE TO GROW YOUR BUSINESS

Home to a dynamic mix of companies – from innovative startups to some of the nation's most recognized brands.

11,500+
COMPANIES

394,825
POPULATION

Some of the biggest brands...



WHY CHESTERFIELD?

A thriving suburban community in the Richmond metro area, offering the perfect balance of lifestyle and opportunity.

Strategically located with excellent access to major highways and airports, making it easy to connect with customers and markets.

A business-friendly environment with local leadership focused on supporting growth and new investment.

Chesterfield makes it easy to do business, with a supportive local government and resources designed to help companies grow.

The county continues to invest in its infrastructure, ensuring businesses have everything they need today and room to expand tomorrow.

QUALITY OF LIFE

A welcoming community with strong schools, safe neighborhoods, and plenty to do outside of work.

UNMATCHED CONNECTIVITY

Centrally located with quick access to Richmond, regional airports, and major interstates.

PRO-BUSINESS CLIMATE

Competitive costs, supportive leadership, and room for businesses to expand.

RICH CHARACTER

A community with both historic roots and a forward-looking vision.

PRIME LOCATION FOR GROWTH

Chesterfield County sits at the heart of the East Coast's transportation network, making it a strategic hub for business. Within a **single day's drive**, you can reach 45% of the U.S. population, connecting your company to markets with ease.

SEAMLESS TRANSPORTATION OPTIONS

- Major highways, including **I-95, I-64, I-295, I-85, and Routes 288/360**, keep your business connected regionally and nationally.
- **Richmond International Airport** provides direct access to key cities across the country
- Close proximity to the **Port of Virginia and Richmond Marine Terminal** allows companies to move goods globally reliably.

DISTRIBUTION MADE EASY

- **UPS's 350,000-square-foot regional hub** operates around the clock, with extended pick-up times not found elsewhere in the state.
- Local businesses can efficiently ship both domestically and internationally, taking full advantage of Chesterfield's connectivity.