



## NOW LEASING: RETAIL/OFFICE/MEDICAL

17 & 41 LE GORDON DRIVE | MIDLOTHIAN, VA 23113

### FEATURES

- **NOW LEASING - RETAIL/OFFICE/MEDICAL**
- Join Tenants: Capriotti's, Seven Brew Coffee & New Veterinary Clinic!
- 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      | Retail/Office/Medical for Lease |
| Available Space | 1,080 - 11,037 SF               |
| Lease Rate      | \$45.00 SF/yr (NNN)             |

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



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**Taylor Long**  
**PROPERTIES**  
Commercial Real Estate





## PROPERTY PHOTOS







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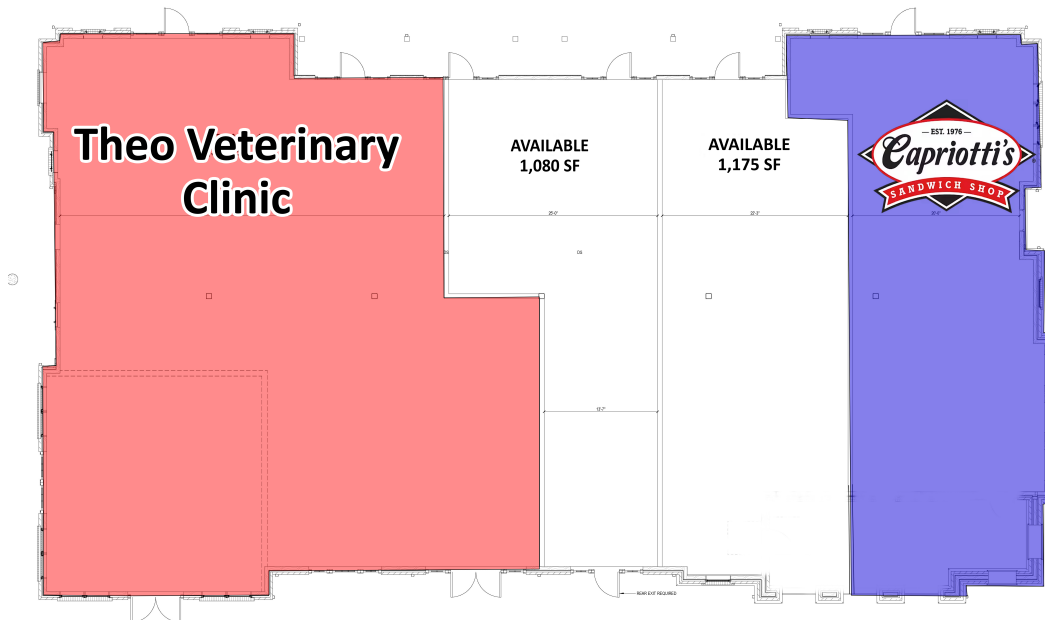






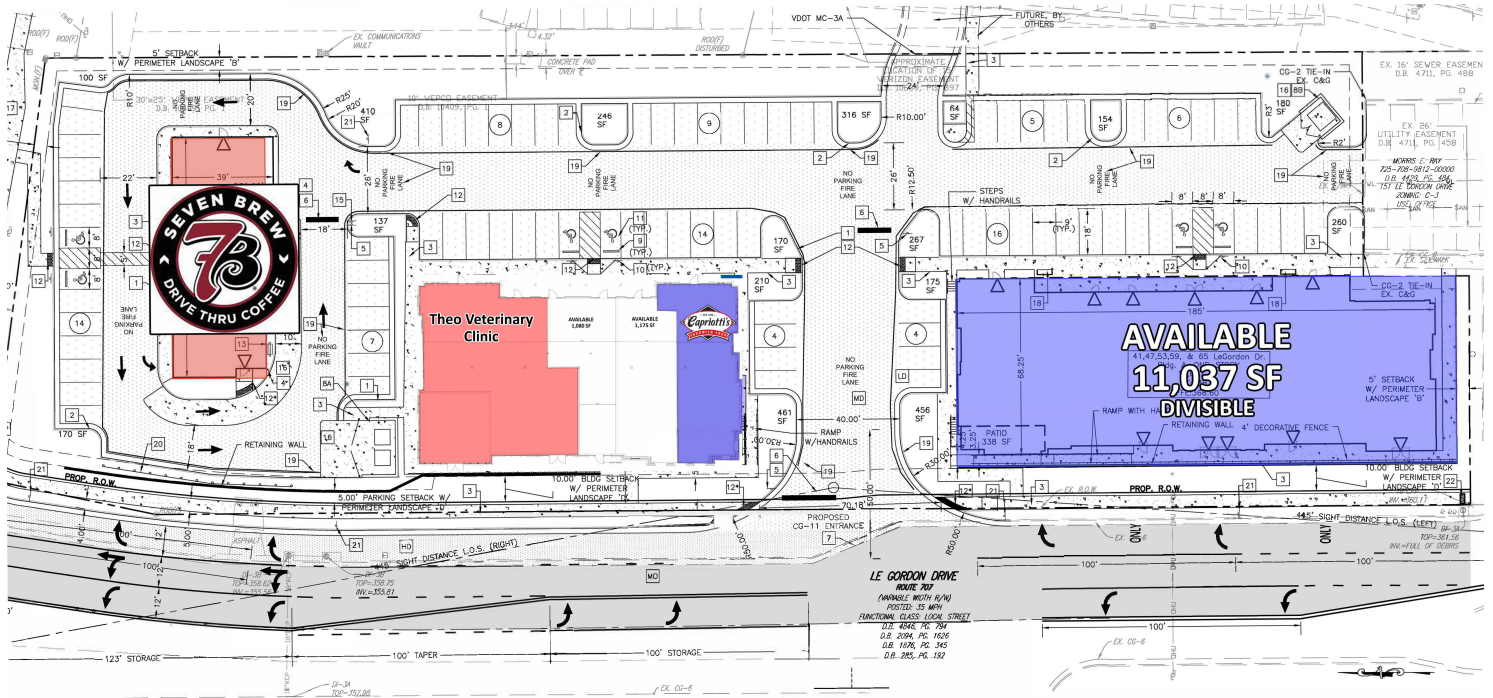
## SITE PLAN

### SITE PLAN



#### Retail Spaces

FLOOR PLAN



Overall Site Plan: Seven Brew, Retail Space, and Office/Medical Building





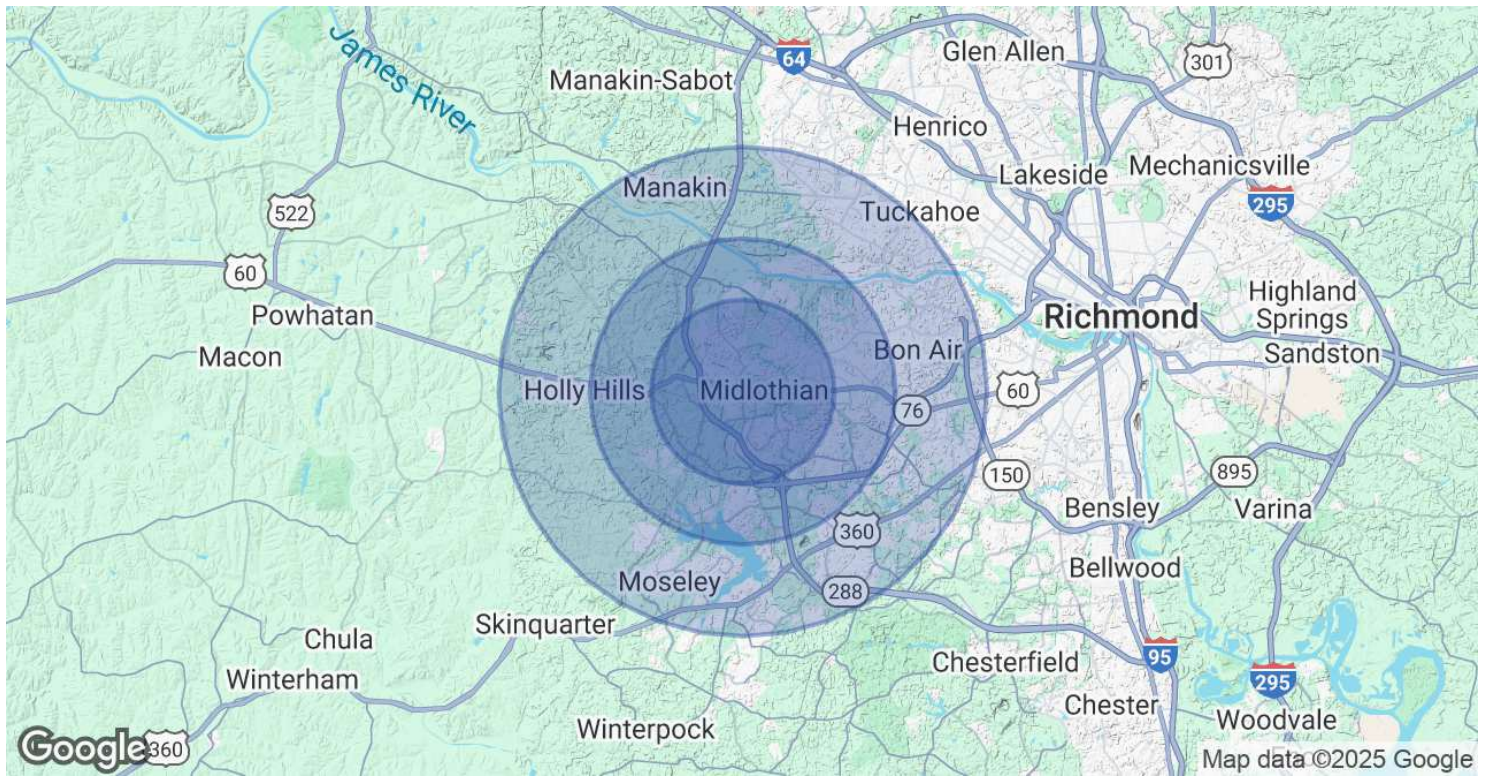
## LOCATION / AERIAL







## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 3 MILES   | 5 MILES   | 8 MILES   |
|----------------------|-----------|-----------|-----------|
| 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  | 3 MILES   | 5 MILES   | 8 MILES   |
| 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)