

BUILDING FOR LEASE

5000 RIDGEDALE PARKWAY | RICHMOND, VA 23234



Ellen Long: President / Principal Broker
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CoStar
POWERBROKER
Top Firm Award



Taylor Long
PROPERTIES
Commercial Real Estate

PROPERTY DESCRIPTION

Building For Lease - a complete turnkey opportunity.

Childcare • Medical • Behavioral Health • Franchise Groups.

5,052 SF Freestanding Building - 1.5 AC gives the new tenant room for expansion.

PROPERTY HIGHLIGHTS

- A rare turnkey opportunity.
- Versatile and move-in-ready, ideally suited for established childcare operators, franchise groups, or medical / behavioral health providers with existing infrastructure. The flexible layout and prime location make it an excellent opportunity for tenants.
- The seller will retain the existing business name and corporate entity.
- Assets included: classroom furniture, equipment, supplies, playground items and the vans.

OFFERING SUMMARY

Lease Rate:	Price Upon Request
Available SF:	5,052 SF
Lot Size:	1.5 Acres



LOCATION DESCRIPTION

Located in Chesterfield County on Ridgedale Pkwy with access to Chippenham Pkwy.

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	27,413	60,838	126,303
Total Population	75,392	160,835	311,224
Average HH Income	\$78,822	\$79,003	\$88,305

TRAFFIC COUNTS

74,000 VPD on Chippenham Pkwy (VA-150)
 38,000 VPD on Iron Bridge Rd (Rte. 10)
 6,700 VPD on Ridgedale Pkwy

For more information or to schedule a tour:



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BUILDING FOR LEASE

CHILDCARE | MEDICAL | BEHAVIORAL HEALTH | FRANCHISE GROUPS

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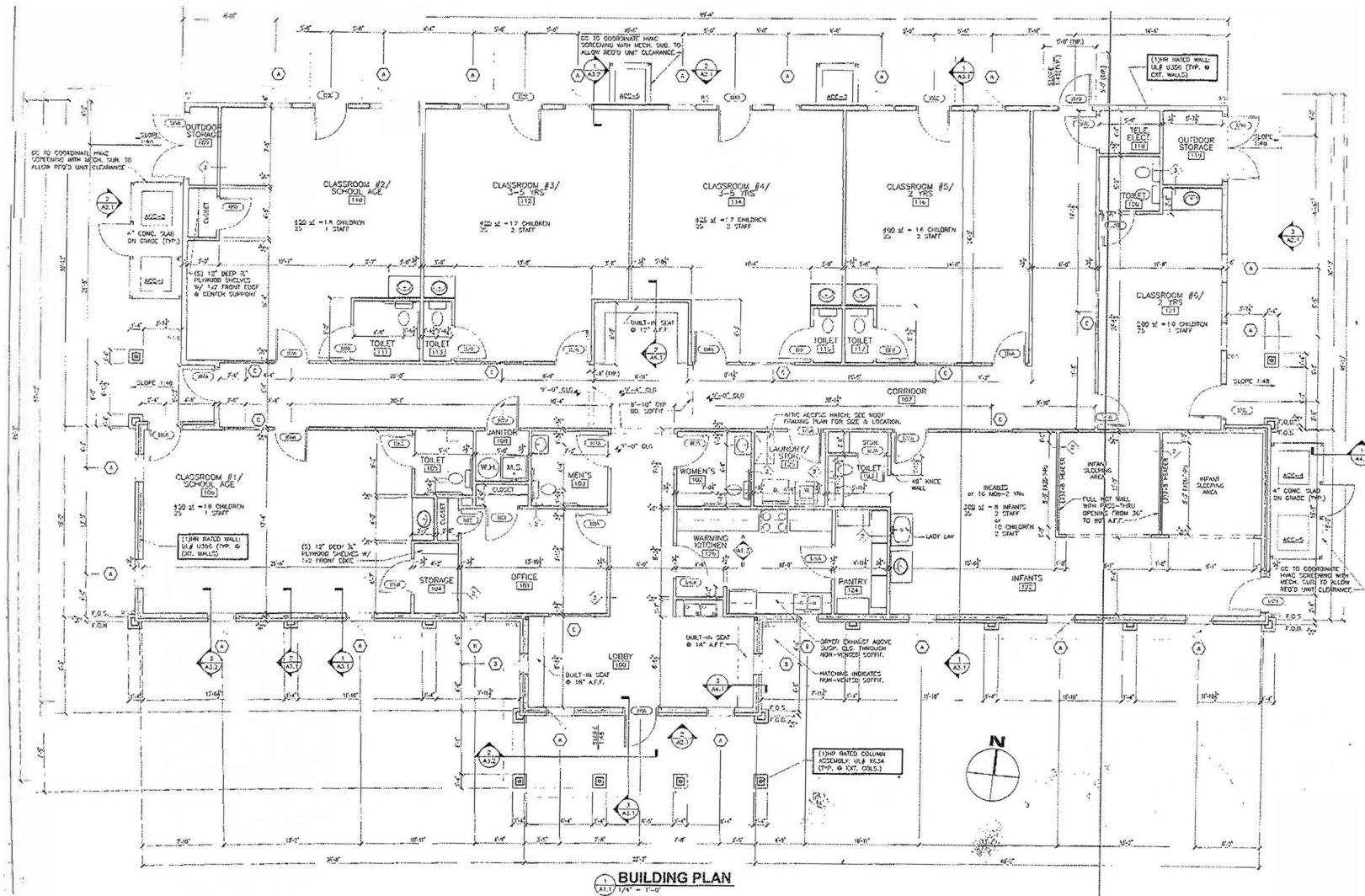
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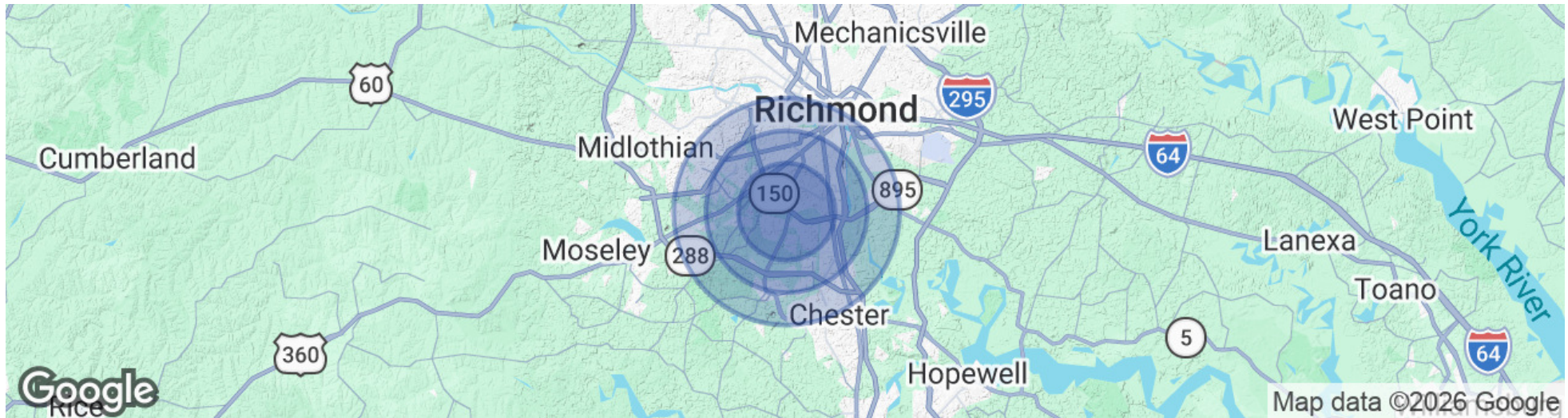
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	75,392	160,835	311,224
Average Age	38	39	39
Average Age (Male)	37	37	37
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	27,413	60,838	126,303
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$78,822	\$79,003	\$88,305
Average House Value	\$295,309	\$300,955	\$365,943

2020 American Community Survey (ACS)

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