



CENTERPOINTE COMMONS

1300 Charter Colony Parkway | Midlothian, VA 23114

RETAIL SPACE FOR LEASE



Riverstone Properties
840.643.4200

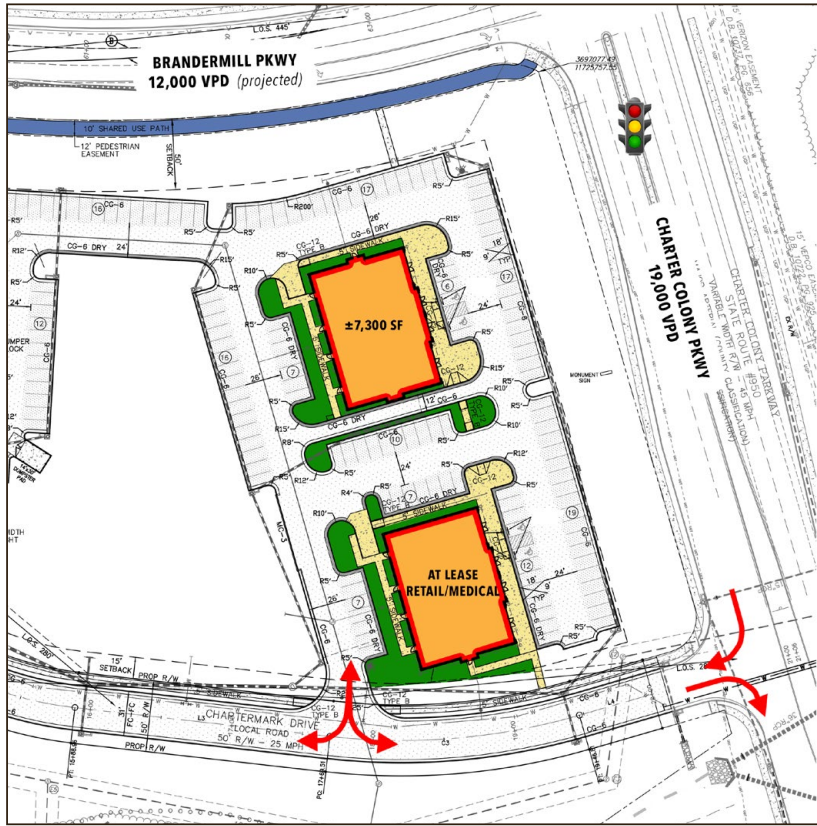
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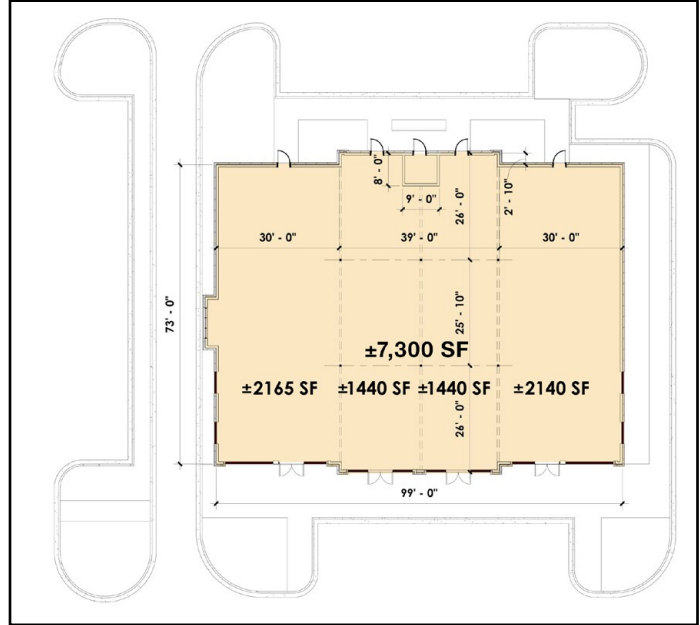
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SITE PLAN



UP TO ±7,300 SF AVAILABLE
CAN BE SUBDIVIDED



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PROPERTY OVERVIEW



SUITES AVAILABLE from ±1,500–7,300 Square Feet

- Available Suite with Drive-Thru
- Part of a 700 Acre Mixed Use Community with Multi-Family, Single Family, Medical, and Office located nearby
- Located at the intersection of Charter Colony Parkway and Brandermill Parkway
- Adjacent to Bon Secours St. Francis Medical Center
- Excellent visibility
- Convenient to Route 288, Powite Parkway, Charter Colony Parkway, and Brandermill Parkway
- Join to The Learning Experience and over 1,715 existing and under-construction residential units

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	6,403	44,326	111,560
2022 Households	2,473	16,737	42,101
Avg HH Income	\$132,880	\$126,762	\$120,889

TRAFFIC COUNT

State Route 288	51,000 VPD
Powhite Parkway	26,000 VPD
Charter Colony Parkway	19,000 VPD
Brandermill Parkway	12,000 VPD <i>(projected)</i>

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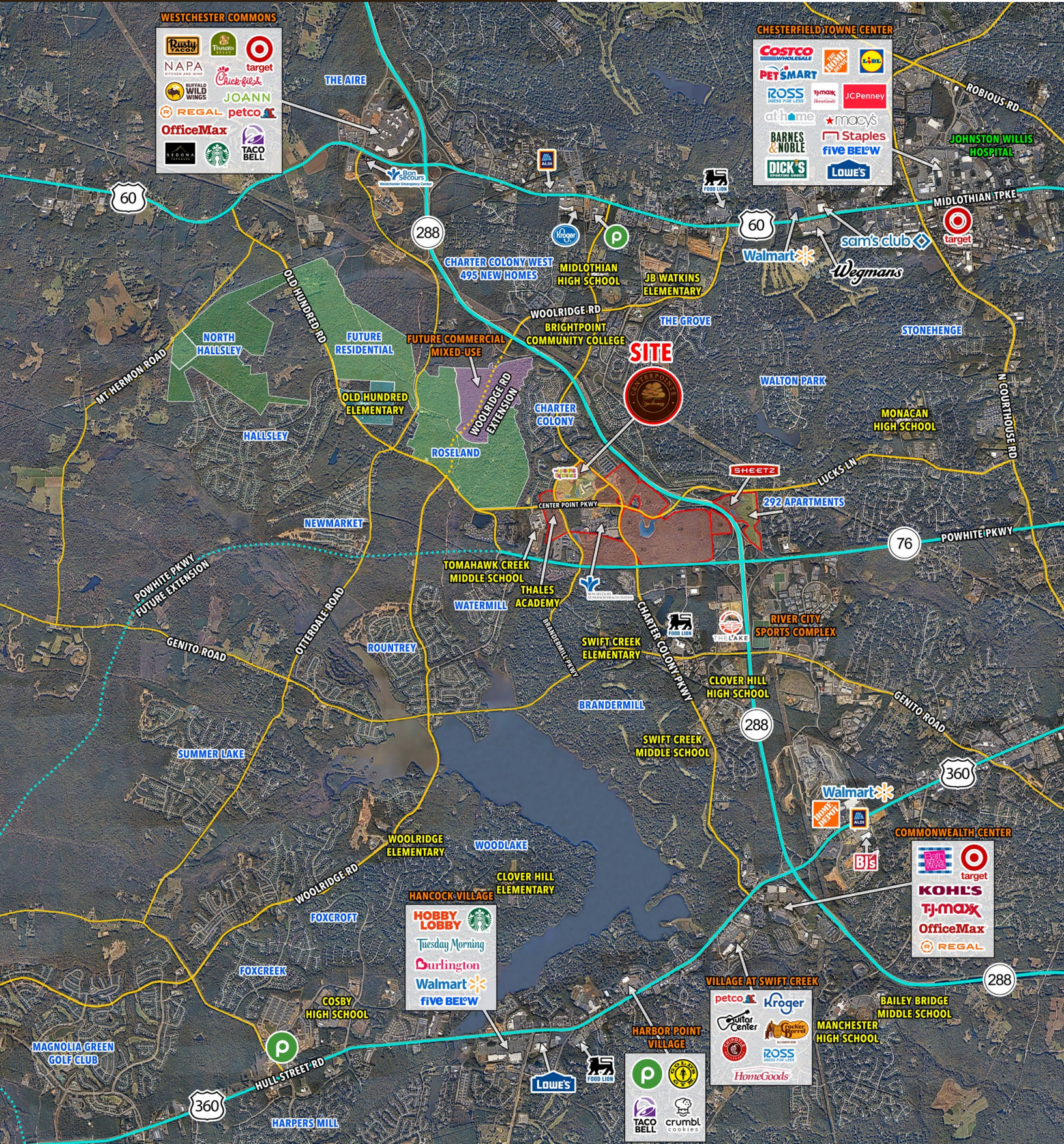
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MARKET OVERVIEW



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PROPERTY HIGHLIGHTS



RETAIL



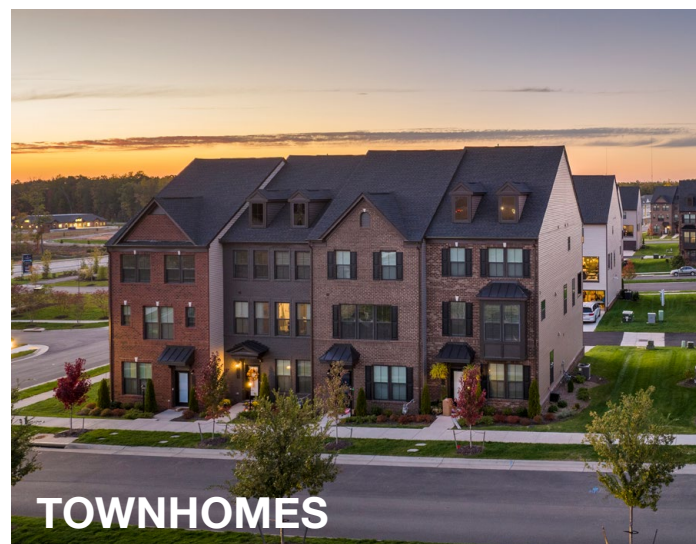
RESIDENTIAL



OFFICE



MULTI-FAMILY



TOWNHOMES

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