

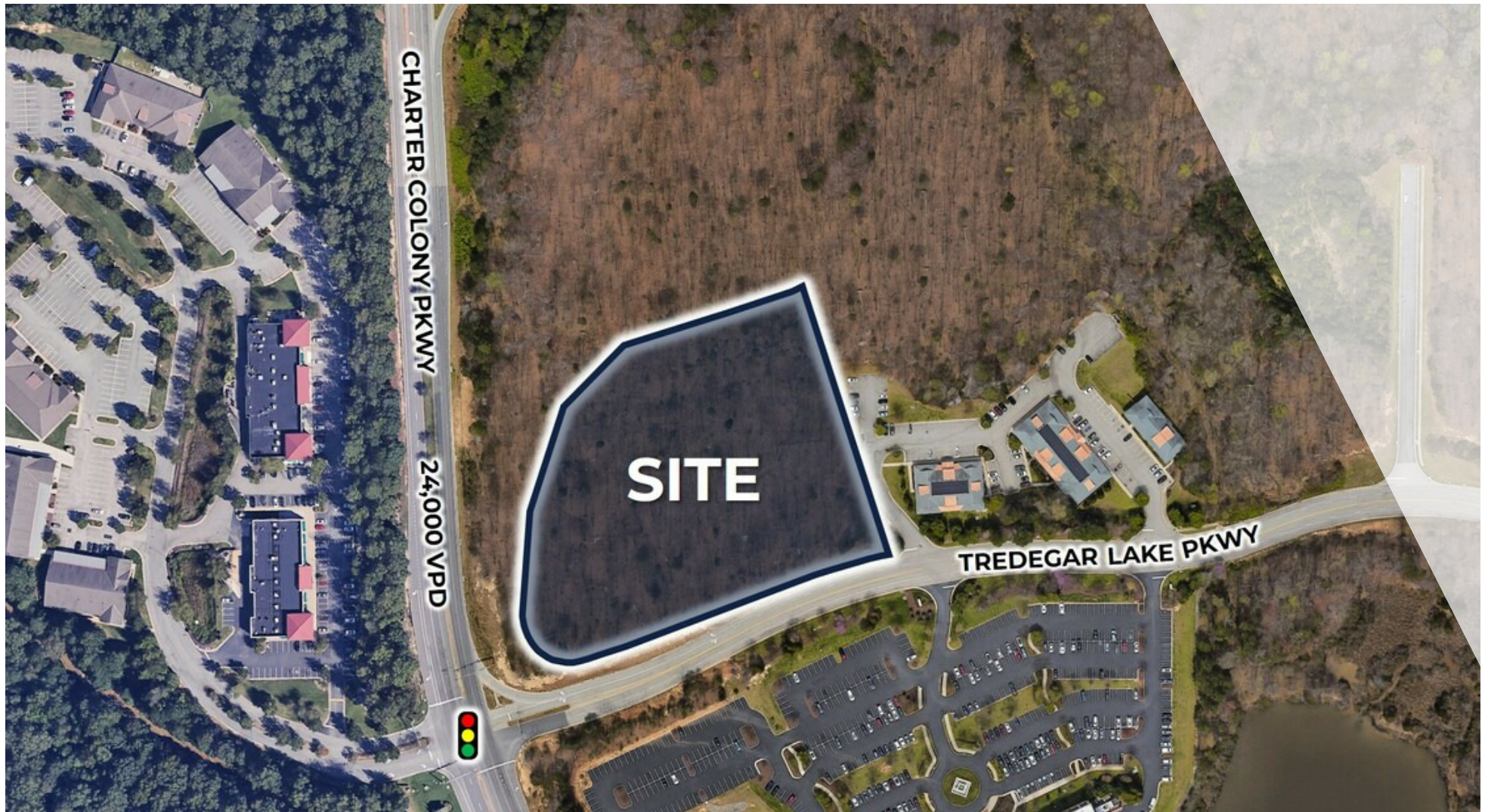
AVAILABLE

5 AC IN CHESTERFIELD

13530 Tredegar Lake Pkwy | Midlothian, VA 23112



S.L. NUSBAUM
REALTY CO.



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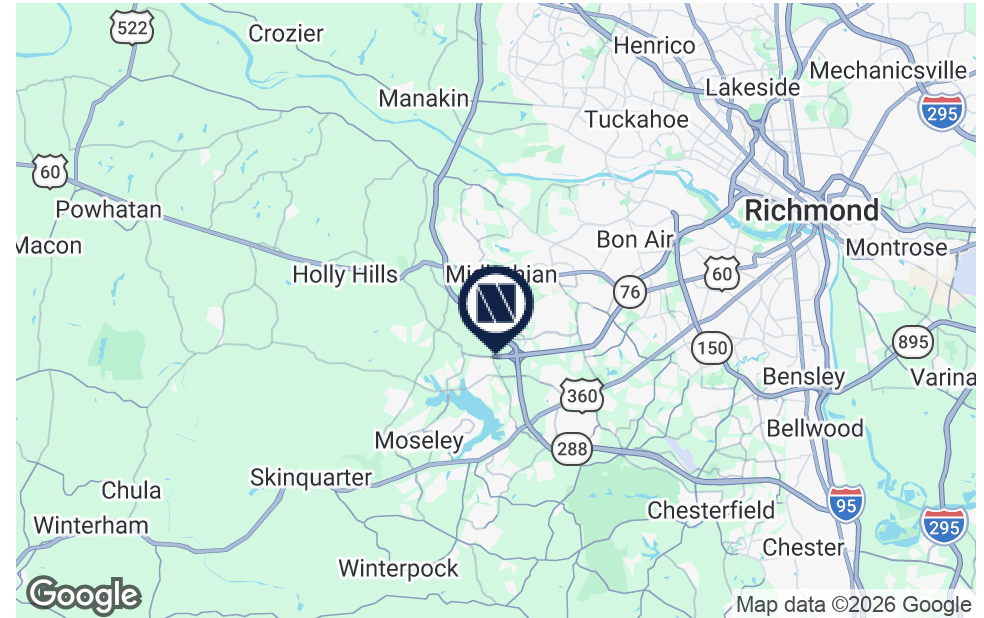
PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	Contact Agents
Lot Size:	5 Acres
Zoning:	I-1C/EC (Employment Center)

[Original Waterford Park Zoning Link](#)

[Zoning Matrix - Note EC District Uses Link](#)

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Population	54,089	135,441	215,775
Total Households	20,704	51,207	80,393
Average HH Income	\$147,020	\$146,909	\$149,967

PROPERTY OVERVIEW

Rare 5 Acre Commercial Development Site

PROPERTY HIGHLIGHTS

- High visibility signalized intersection on Charter Colony Pkwy at Powwhite Pkwy Interchange
- Hot Residential Growth Area
- Neighbors include Bon Secours Regional Medical Center, River City Sports Complex, The Lake, and other regional destinations
- Regional entertainment destination with over 2.5 Million annual attendance
- New zoning district - Employment Center (EC). Uses listed in the original Waterford Park zoning case are also permitted with certain restrictions.
- Ideal for medical office use

CONTACT INFORMATION

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