

FOR SALE

5301 Woolridge Road | Midlothian, VA 23120



SWIFT CREEK RESERVOIR

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THACKER'S VIEW
260 HOMES

SPRING CREEK
BAPTIST CHURCH

WOOLRIDGE
ELEMENTARY SCHOOL

STYLECRAFT HOMES AT
WOOLRIDGE LANDING
165 UNITS

TIMBER BLUFF PARKWAY

WATERCREST RICHMOND
98 UNITS

5301 WOOLRIDGE RD
MIDLOTHIAN, VA 23120
±5.5 ACRES

WINDY RIDGE DRIVE

WOOLRIDGE ROAD

HIGHLIGHTS

- › Parcel Size: \pm 5.5 acres
- › Zoned suburban community (MOB, C-store, Daycare or Retail uses allowed)
- › 24-hour operations allowed
- › Traffic signal at intersection
- › Great neighborhoods and schools
- › 320' of road frontage
- › Utilities available



WEST VIEW



SOUTH VIEW



EAST VIEW

For more information regarding this property, please contact:

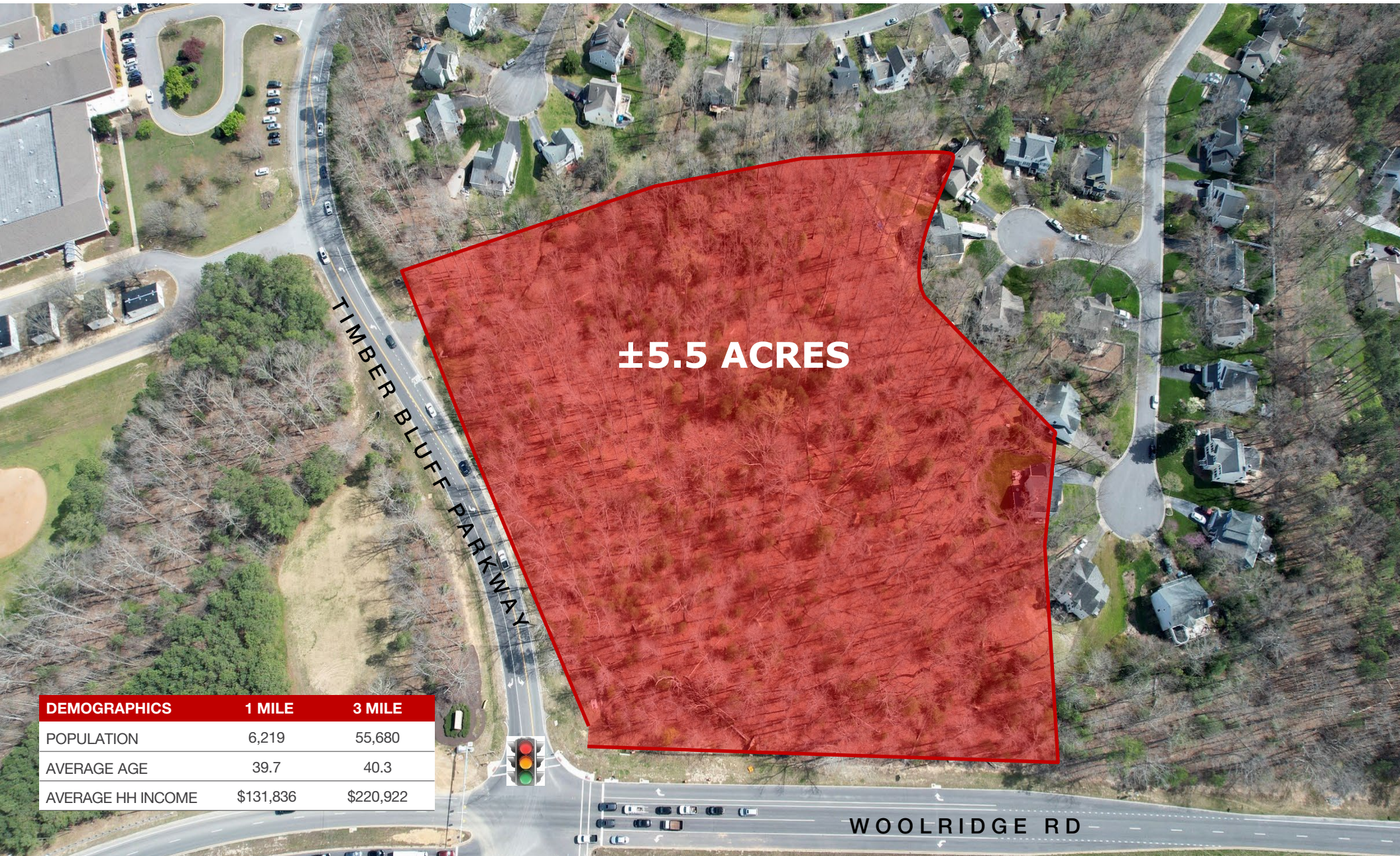
JEFF DOXEY, CCIM 804 363 0332

jeffdoxey@naidominion.com

7110 Forest Ave, Suite 103

Richmond, VA 23226

naidominion.com



DEMOGRAPHICS	1 MILE	3 MILE
POPULATION	6,219	55,680
AVERAGE AGE	39.7	40.3
AVERAGE HH INCOME	\$131,836	\$220,922

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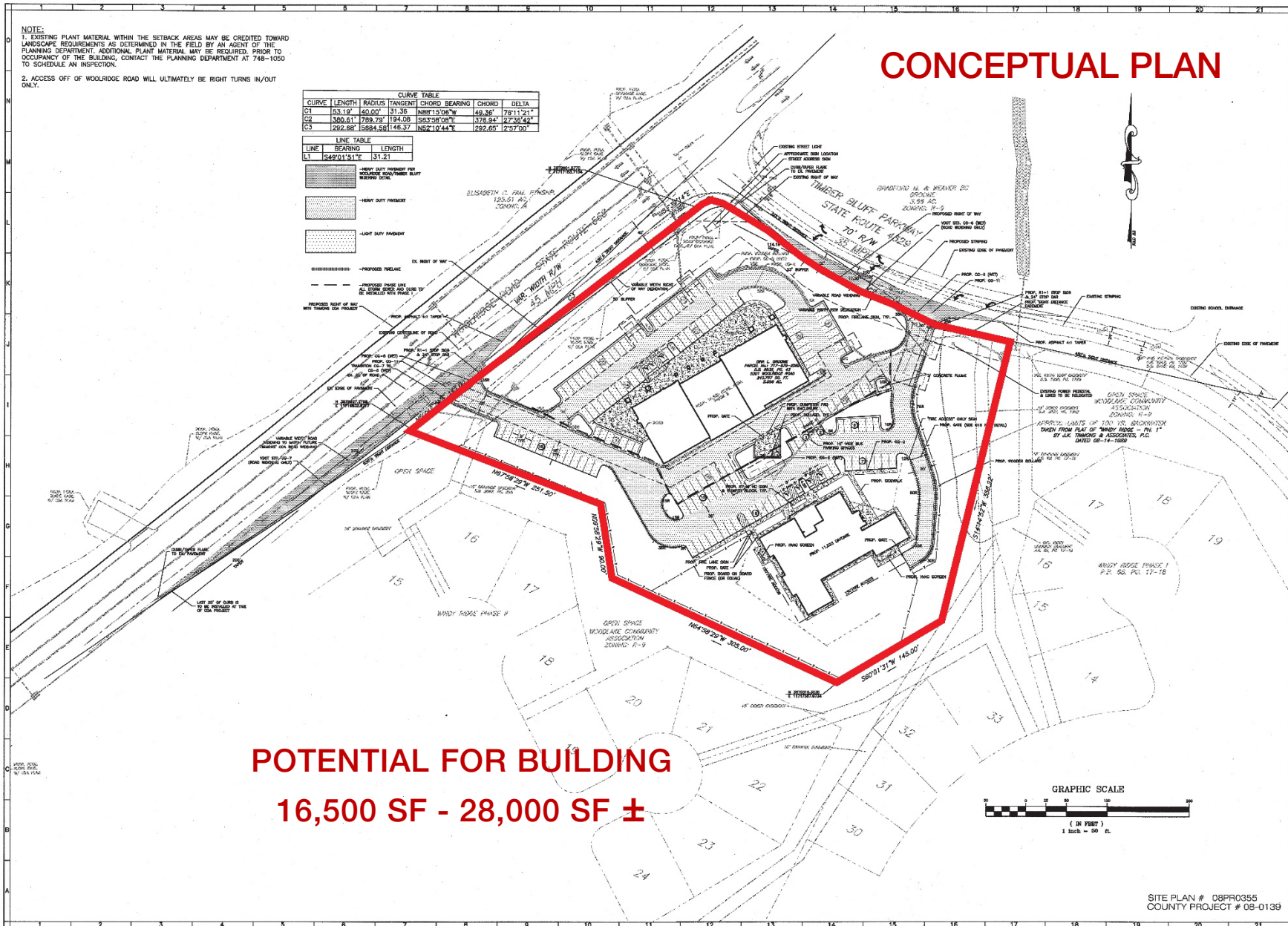
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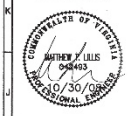
CONCEPTUAL PLAN

POTENTIAL FOR BUILDING
16,500 SF - 28,000 SF ±



www.balzer.co
 Chesterfield
 Henrico
 New River Valley
 Roanoke
 Shenandoah Valley

Balzer and Associates, Inc.
 880 Technology Park Drive
 Suite 202
 Glen Allen, VA 22089
 804-553-0132
 FAX 804-553-0133

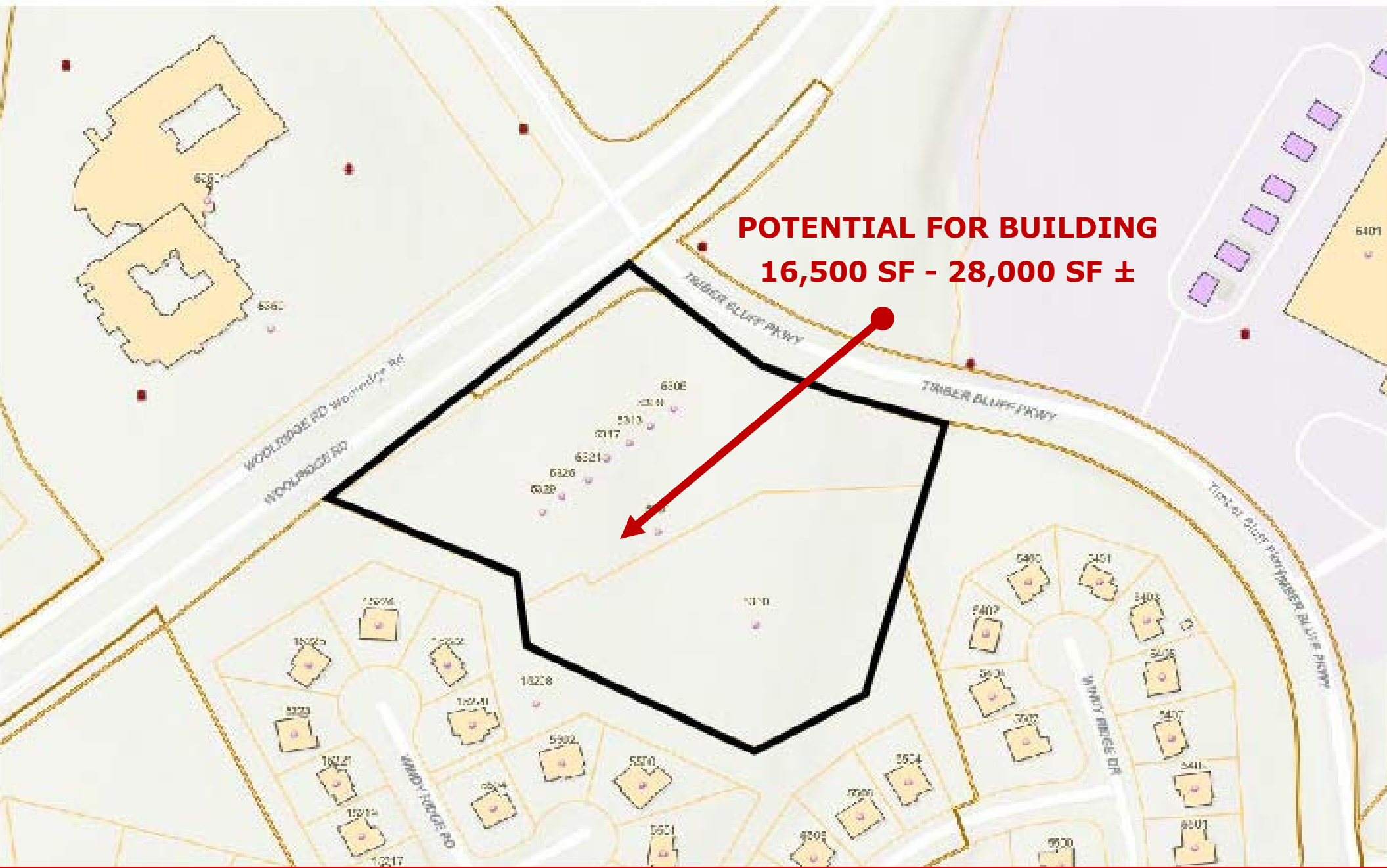


WOOLRIDGE ROAD DAYCARE
 LAYOUT PLAN PHASE II
 Metoeca District
 Chesterfield County, Virginia

DRAWN BY AFB
 DESIGNED BY AFB
 CHECKED BY JLS
 DATE April 15, 2008
 SCALE 1"=50'
 REVISIONS:
 July 22, 2008
 October 15, 2008
 October 30, 2008

SHEET NO.
C03
 JOB NO. 08PR0003.00

SITE PLAN # 08PR0355
 COUNTY PROJECT # 08-0139



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16,500 SF - 28,000 SF ±**