



OFFICE/MEDICAL BUILDING FOR LEASE

FOUNTAIN PARK

9321-9327 MIDLOTHIAN TURNPIKE , MIDLOTHIAN, VA 23235



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PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	18.75 SF/yr (Full Service; NNN)
Available SF:	2,197 - 2,379 SF
Building Size:	66,867 SF

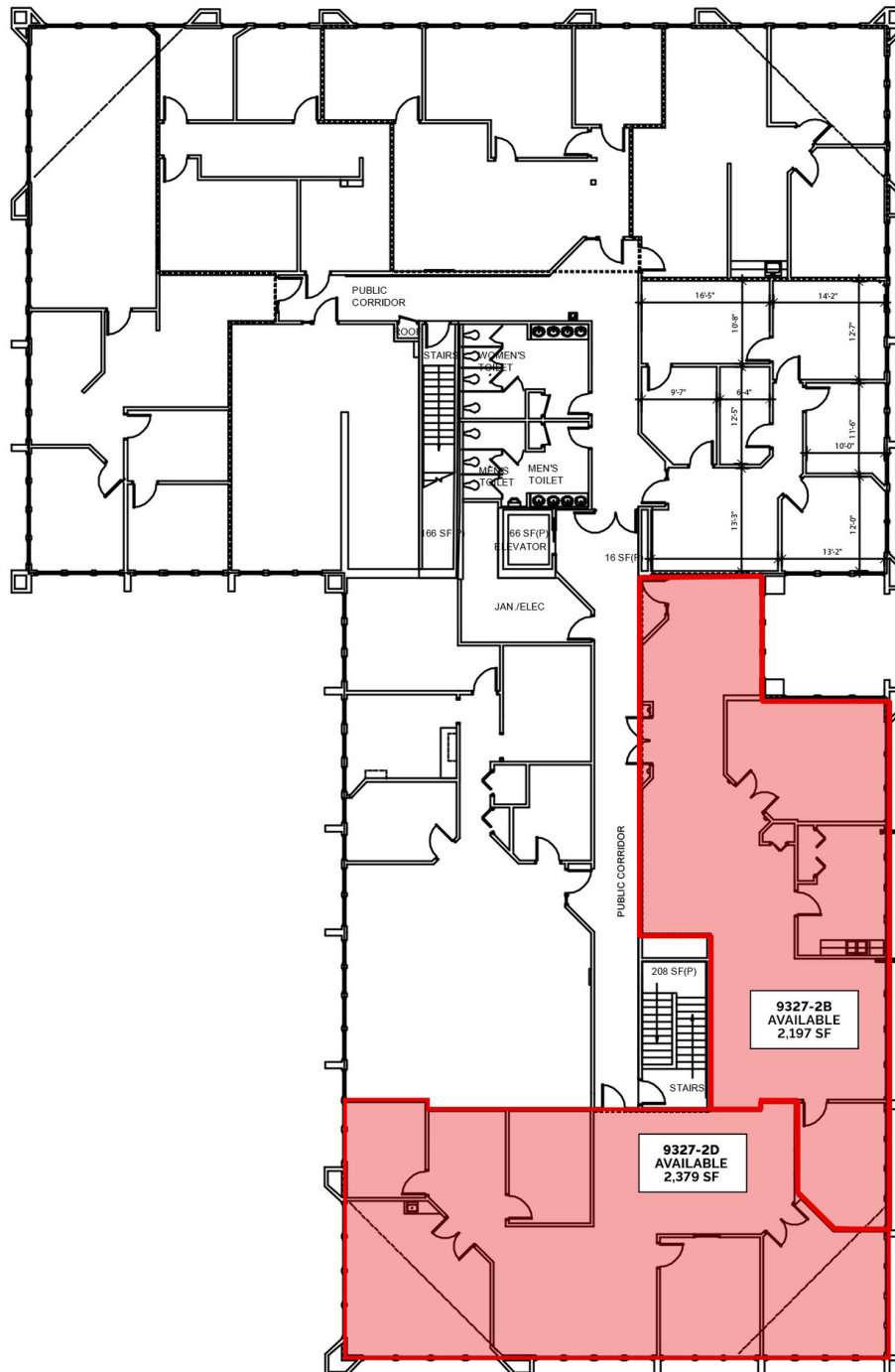
SPACES	SPACE SIZE
9327-2D	2,379 SF
9327 2B	2,197 SF

PROPERTY HIGHLIGHTS

- Monument signage and Tenant Improvements available subject to Landlord's review of financials.
- Recent exterior and interior renovations.
- Ample parking; 4.3 spaces per 1,000 SF.
- Central location near four major medical centers; 1.7 miles from the Children's Hospital of Richmond Bon Air, 1.8 miles from Johnston-Willis Hospital (292 Beds), 4.0 miles from Chippenham Hospital (446 Beds), and 6.5 miles from Hunter Holmes McGuire VA Medical Center (399 Beds).
- Proximity to two major thoroughfares; 0.5 miles from Powhite Parkway (Rte 76) and 2.5 miles from Chippenham Parkway (Rte 150).

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dre **DIVARIS**
REAL ESTATE, INC.



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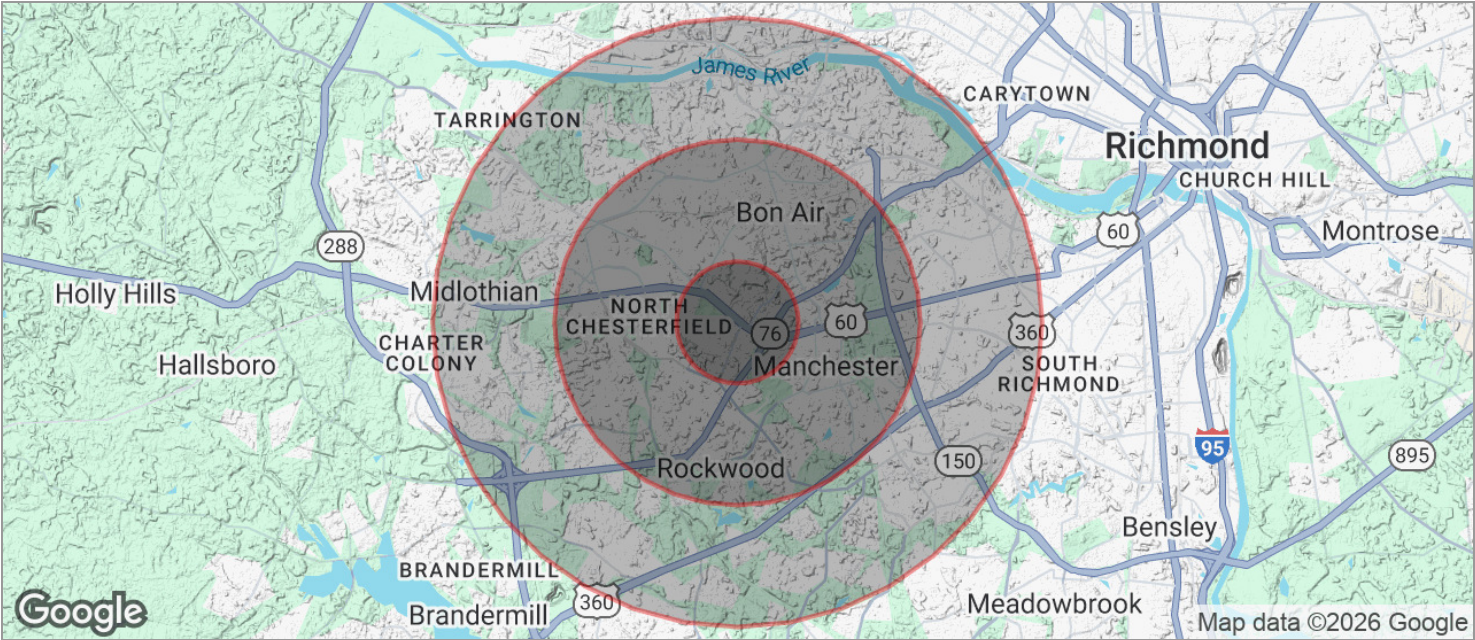
ADDITIONAL PHOTOS



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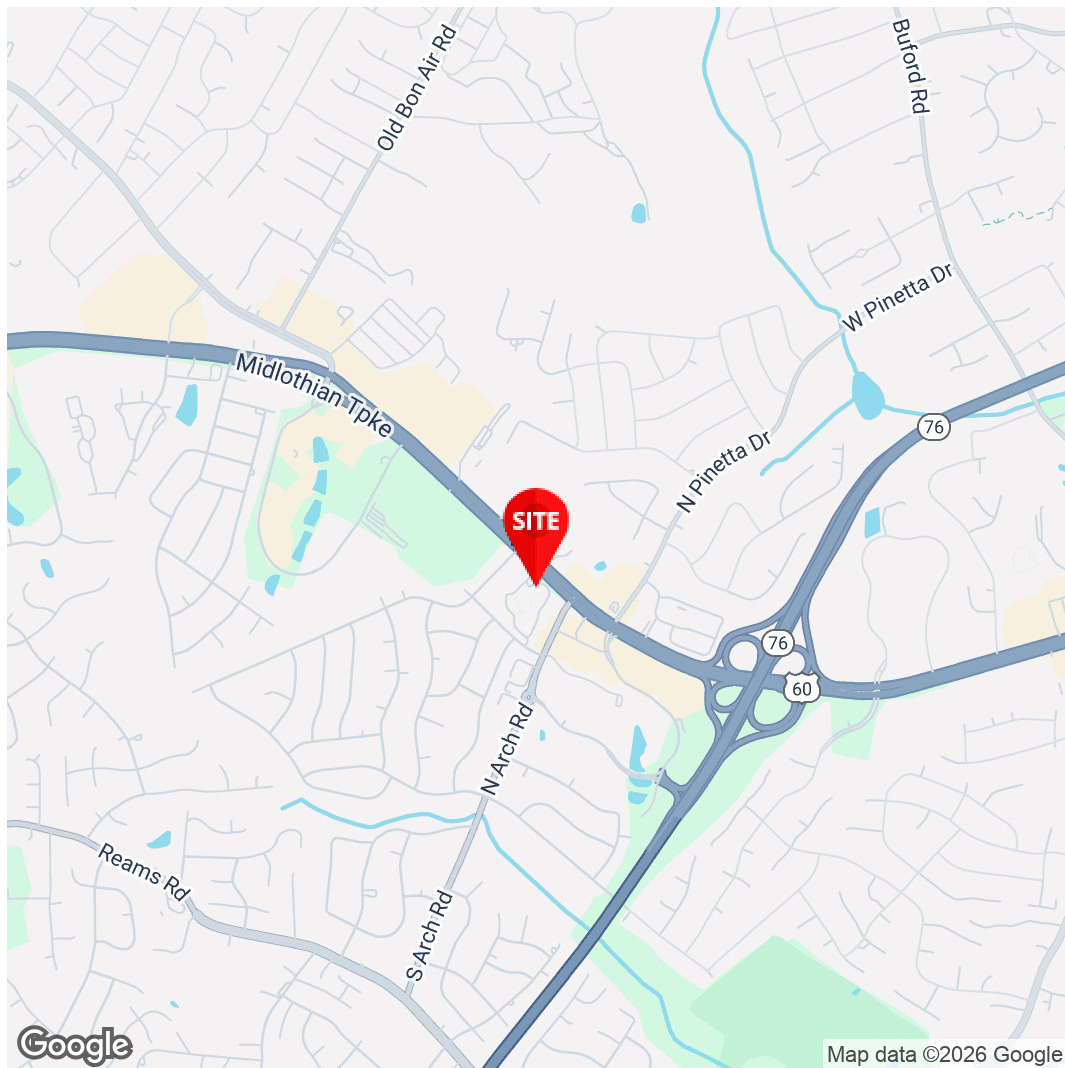
DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,783	58,623	167,106
MEDIAN AGE	38.7	40.0	38.4
MEDIAN AGE (MALE)	37.7	38.5	37.0
MEDIAN AGE (FEMALE)	40.6	41.3	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,514	23,496	66,681
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$79,366	\$91,582	\$93,915
AVERAGE HOUSE VALUE	\$175,025	\$275,377	\$293,566

* Demographic data derived from 2020 ACS - US Census

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