

# FOR SALE | LEASE | DEVELOPMENT

14300 & 14290 Midlothian Turnpike



**±4+ Acres | ±525' Frontage | Route 60 Corridor**

Prime commercial opportunity in the heart of the Midlothian trade area. Two combined parcels offering scale, visibility, and access rarely available along this highly desirable corridor.

## PROPERTY HIGHLIGHTS

- ±4+ combined acres
- ±525 feet of direct frontage on Midlothian Turnpike (Route 60)
- Dedicated right-in/right-out entrance
- Deceleration & acceleration lanes in place
- Cross access to Winterbreeze Drive
- Flexible acquisition options: Sale | Ground Lease | Build-to-Suit | Investment Hold | Owner-Occupant

## EXCEPTIONAL VISIBILITY & ACCESS

- Positioned along one of the region's most heavily traveled commercial corridors
- Strong average daily traffic counts from 30,000 to 50,000
- Outstanding signage exposure
- Excellent ingress/egress supporting seamless traffic flow

## STRONG DEMOGRAPHICS & MARKET SUPPORT

- Dense and expanding residential population
- Estimated average household incomes exceeding \$110,000
- Affluent consumer base driving retail, medical, and service demand
- Continued residential and mixed-use growth throughout the corridor

## IDEAL FOR

- Retail & Shopping Center Development
- Medical / Professional Office
- Restaurant (QSR or Full-Service)
- Automotive Sales or Service
- Mixed-Use Development
- Redevelopment / Repositioning

## STRATEGIC LOCATION ADVANTAGES

- Directly across from the transformative Midlothian West retail & residential development
- Surrounded by established neighborhoods and new rooftops
- Strong retail synergy within the Midlothian commercial corridor
- Convenient access to major arterial routes serving western Chesterfield County



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