



# 1.5 AC BUILD-TO-SUIT IN MIDLOTHIAN

13601 E BOUNDARY RD | MIDLOTHIAN, VA 23112

## FEATURES

- **1.5 ACRES: BUILD-TO-SUIT; EXCELLENT OPPORTUNITY FOR FLEX, OFFICE, OR RETAIL**
- Less than a mile from The Lake, a 105-Acre prime mixed-use development under construction (retail, entertainment, dining & Office)
- Located in the highly desirable Chesterfield County off Route 288
- Adjacent to Sheetz, and close to Clover Hill High School
- Brandermill 19,000 VPD on the intersection of Old Hundred Rd & Charter Colony Pkwy

Space Type	Build-to-Suit - Flex/Office/Retail For Lease
Available Space	1.5 Acres
Lease Rate	Ask Agent

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	5,607	56,996	136,957
Average HH Income	\$124,096	\$134,404	\$137,101



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**Taylor Long**  
**PROPERTIES**  
 Commercial Real Estate





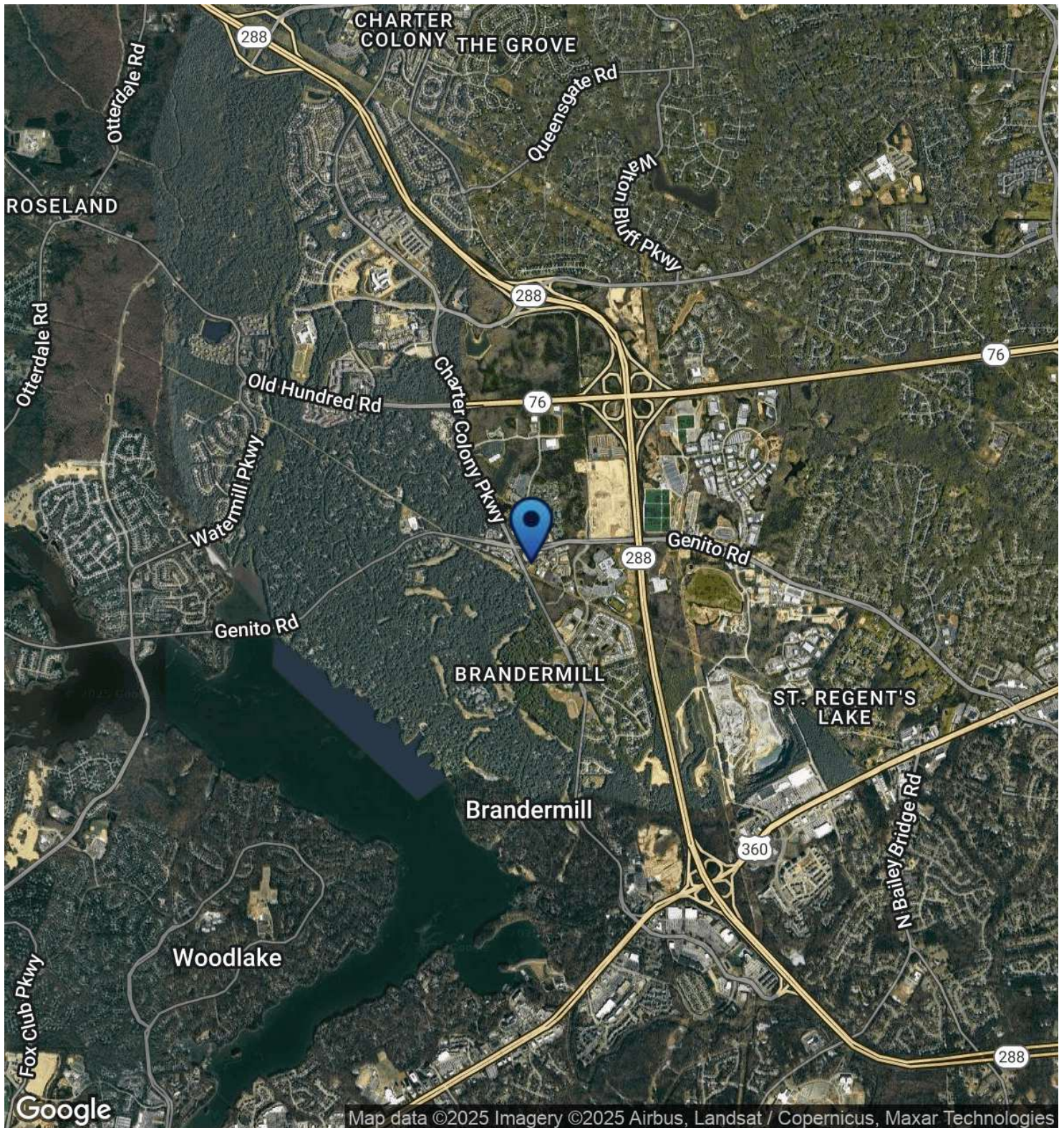
## ADDITIONAL PHOTOS







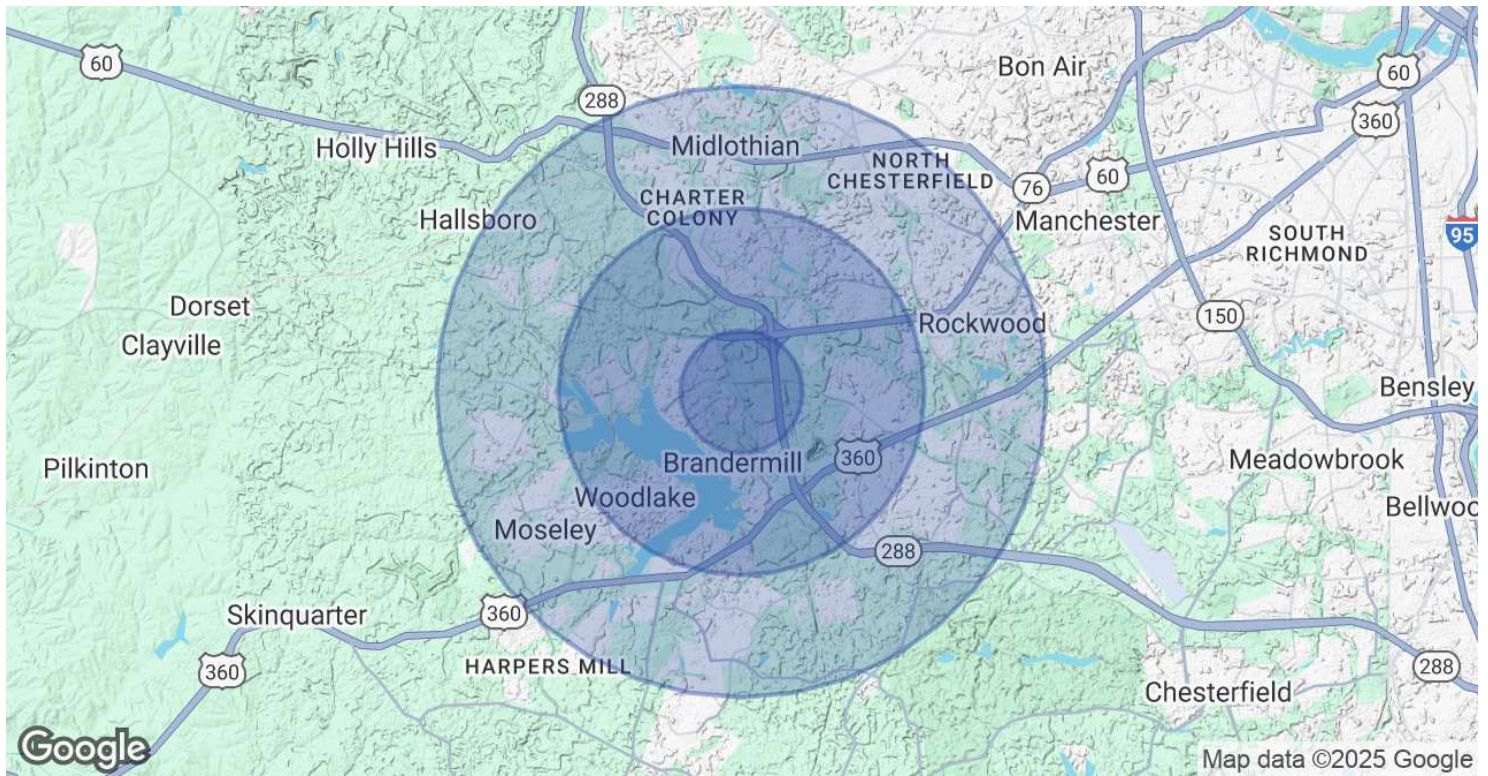
## LOCATION







# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,607	56,996	136,957
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,201	21,837	50,875
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$124,096	\$134,404	\$137,101
Average House Value	\$393,443	\$435,077	\$442,922

Demographics data derived from AlphaMap