



For Lease | Build to Suit

6851 Lake Harbour Drive, Midlothian, VA

 **JLL** SEE A BRIGHTER WAY

Property Overview & Demographics

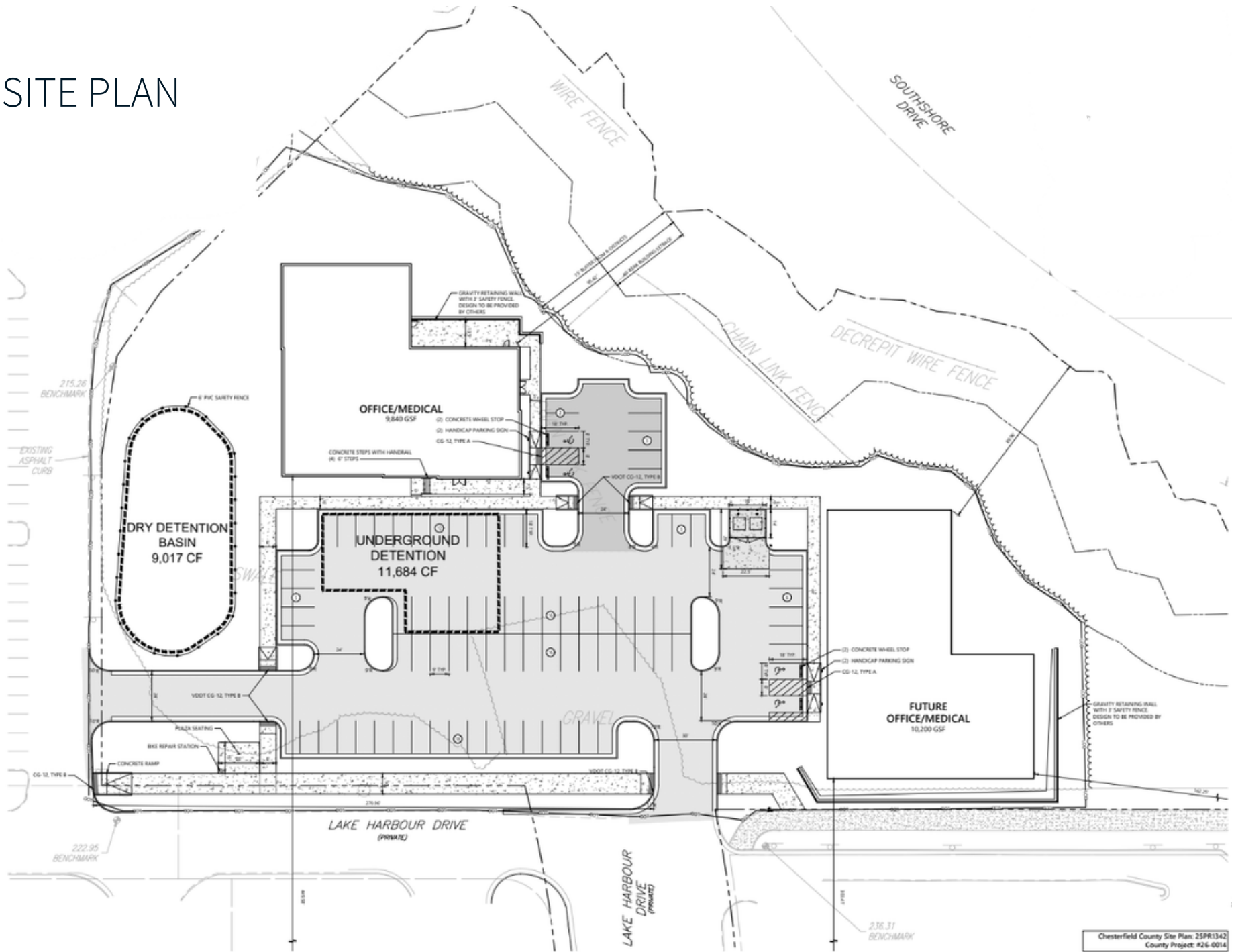
- 2, 10,000 SF build-to-suit opportunities are available for medical, retail, or general office users.
- The property is located at a signalized interchange, providing excellent visibility and access.
- The site plan includes ample parking for employees and visitors.
- Site offers convenient access to a wide array of amenities within the Winterpock Shopping Center.
- The Plan of Development (P.O.D.) is approved, which will streamline the building process.
- Exterior facade options include brick or EIFS to suit tenant specifications.
- Building design is fully customizable to meet a tenant's specific needs.
- Site has direct access off of Hull Street and is close to major arterials including Route 288 and the Powhite Parkway.



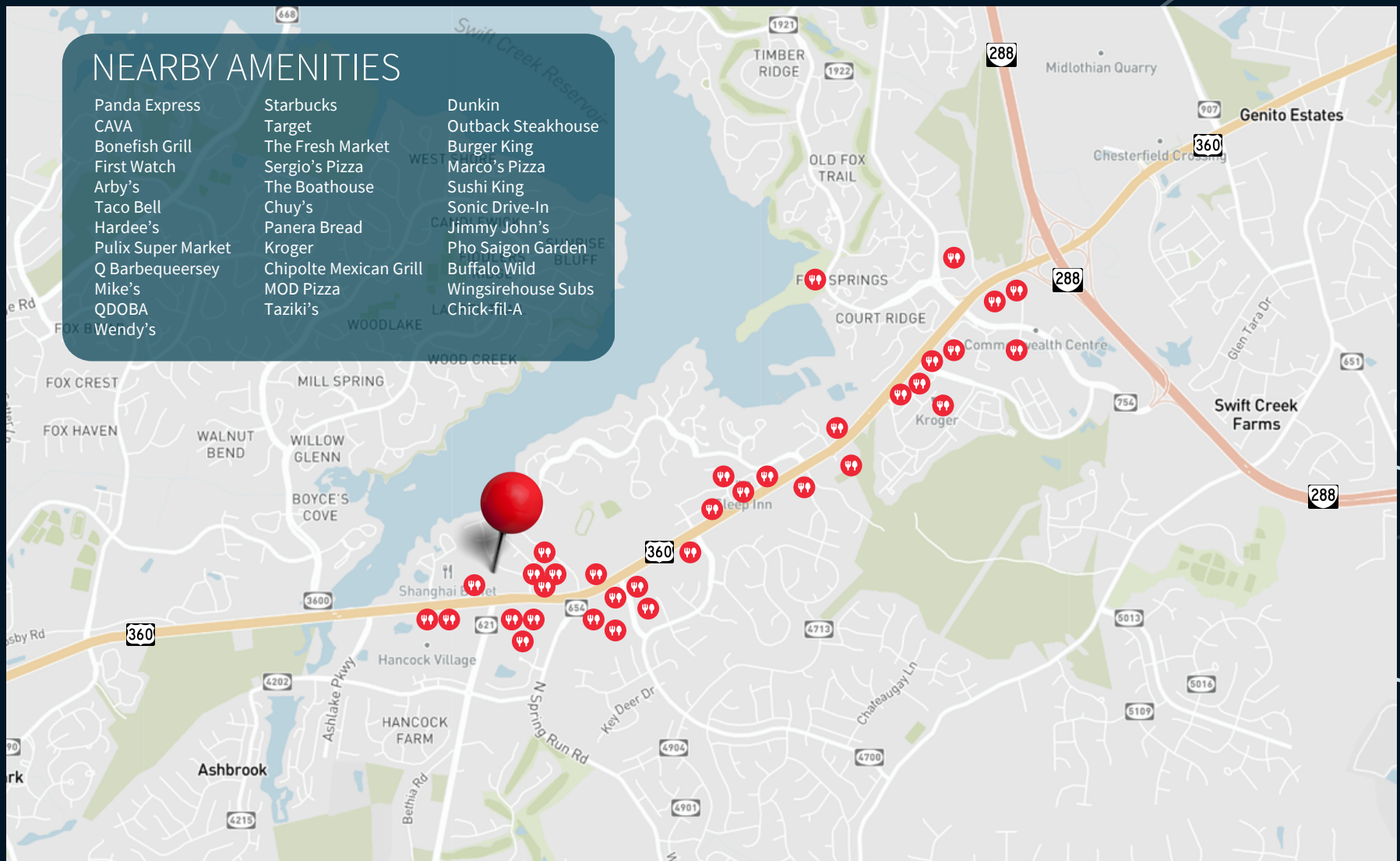
Demographics

	3 mile	5 miles	10 miles
Estimated population	46,981	123,280	320,672
Daytime population	11,324	52,795	111,112
Average HH income	\$126,104	\$123,403	\$112,030

SITE PLAN



Chesterfield County Site Plan: 25PR1342
County Project: #26-0014



Charles Polk, III, SIOR

charlie.polk@jll.com
+1 (804) 200 6419

Grant Holzbach

grant.holzbach@jll.com
+1 (804) 200 6417