



FREESTANDING PROFESSIONAL OFFICE

17650 MIDLOTHIAN TPKE | POWHATAN, VA 23113

FEATURES

- **FREESTANDING PROFESSIONAL OFFICE BUILDING IN POWHATAN**
- Located at the intersection of Route 60/Anderson Hwy & County Line Rd
- In the Powhatan Retail Submarket - One of the most rapidly growing markets in the Metro Richmond area
- Less than 3 miles from Westchester Commons and Rte. 288
- Approx. 3,000 New Residencies approved or under construction in a 3 mile radius of the property
- 35,000 VPD on Midlothian Tpke

Space Type	Freestanding Professional Office
Available Space	2,600 SF
Lease Rate	\$24.00 SF/yr (NNN)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Population	7,668	44,829	243,499
Average HH Income	\$197,888	\$175,077	\$150,491



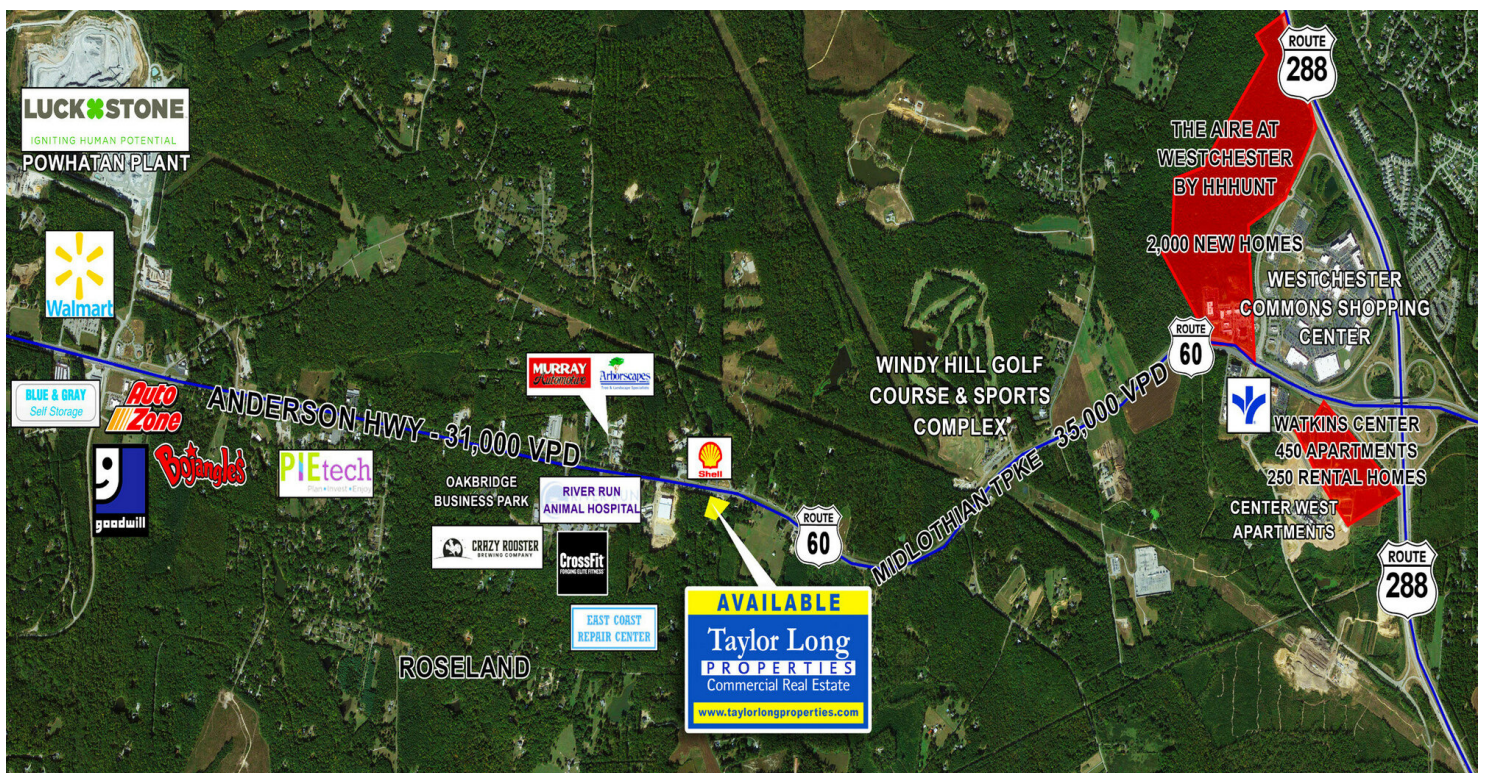
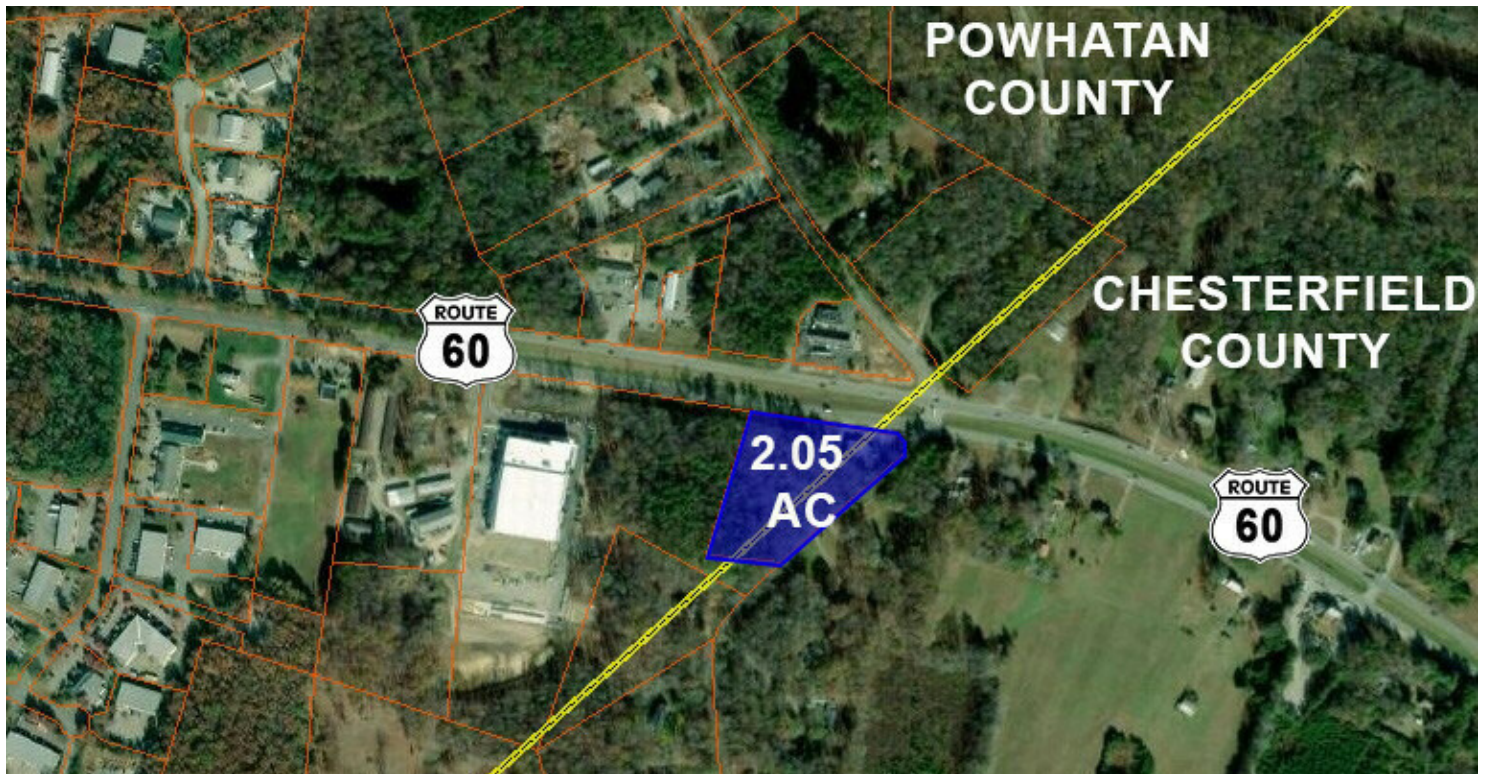
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Taylor Long
PROPERTIES
Commercial Real Estate

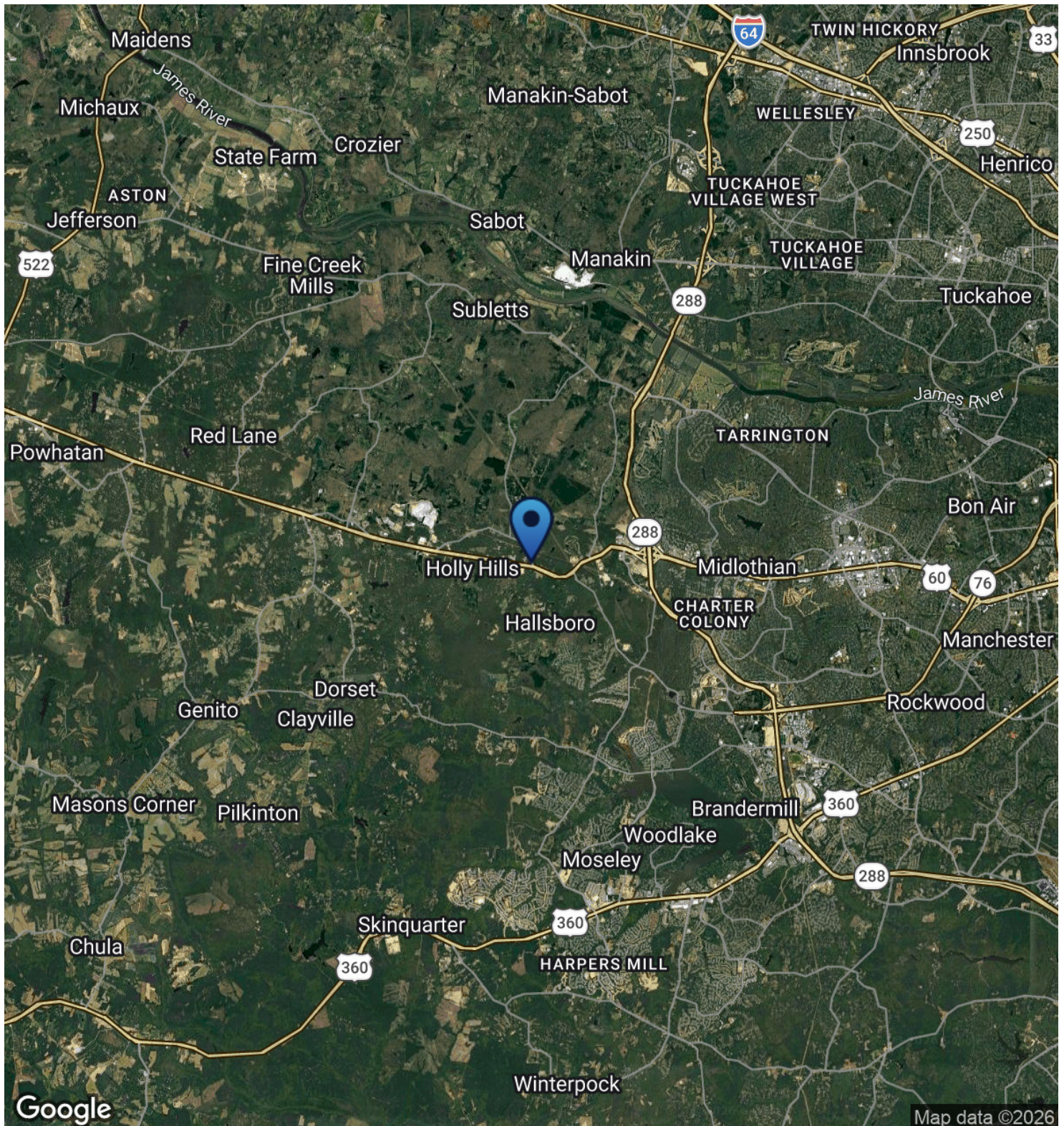


PARCEL / AERIAL



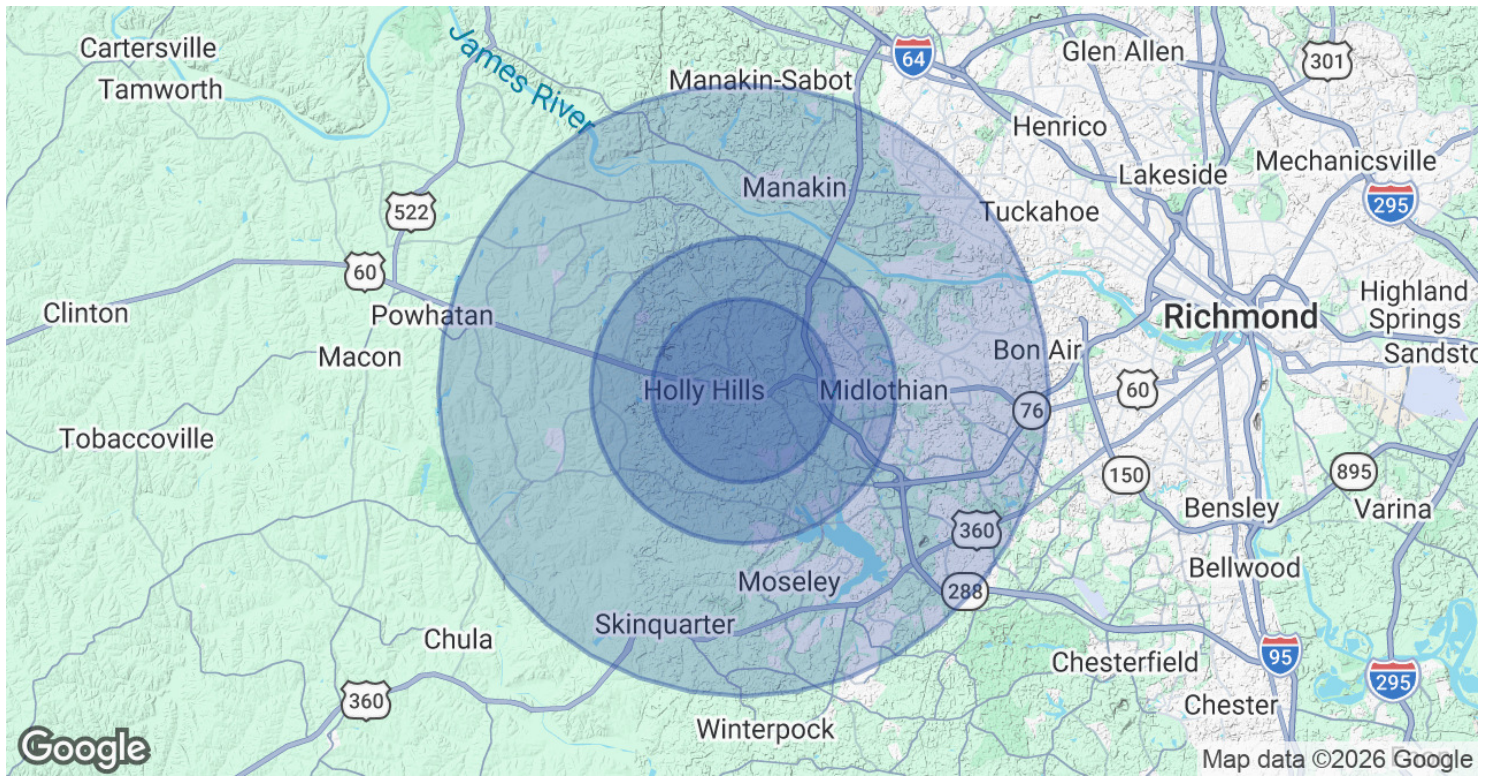


LOCATION MAP





DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,668	44,829	243,499
Average Age	39	41	41
Average Age (Male)	39	40	40
Average Age (Female)	40	42	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,639	16,258	92,825
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$197,888	\$175,077	\$150,491
Average House Value	\$628,457	\$575,969	\$507,540

Demographics data derived from AlphaMap