

# AVAILABLE

## 5 AC IN CHESTERFIELD

13530 Tredegar Lake Pkwy | Midlothian, VA 23112



**S.L. NUSBAUM**  
REALTY CO.



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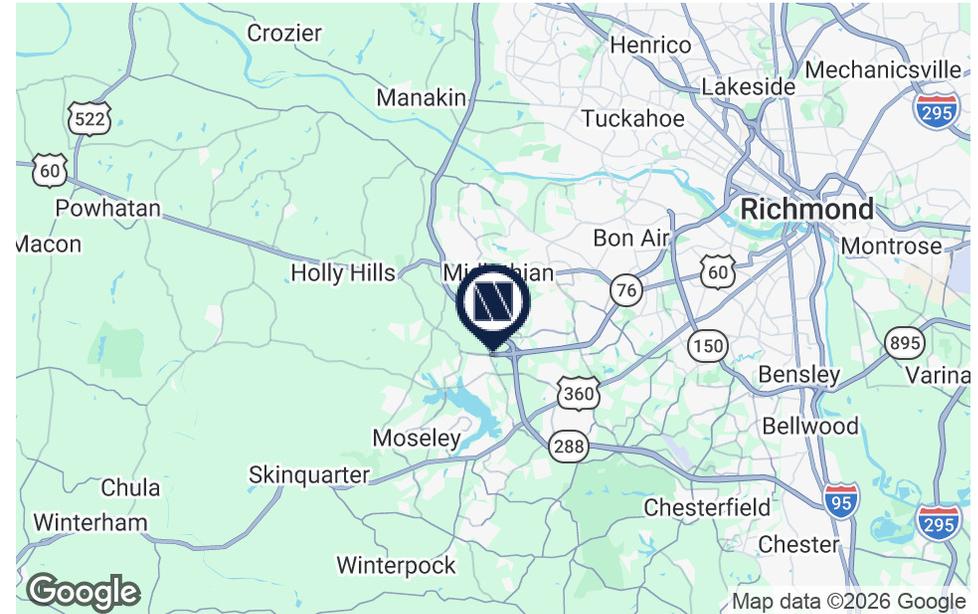
# PROPERTY SUMMARY

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## OFFERING SUMMARY

Sale Price:	Contact Agents
Lot Size:	5 Acres
Zoning:	I-1C/EC (Employment Center)

Original Waterford Park Zoning

Zoning Matrix - Note EC District Uses

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	54,089	135,441	215,775
Total Households	20,704	51,207	80,393
Average HH Income	\$147,020	\$146,909	\$149,967

## PROPERTY OVERVIEW

Rare 5 Acre Commercial Development Site

## PROPERTY HIGHLIGHTS

- High visibility signalized intersection on Charter Colony Pkwy at Powhite Pkwy Interchange
- Hot Residential Growth Area
- Neighbors include Bon Secours Regional Medical Center, River City Sports Complex, The Lake, and other regional destinations
- Regional entertainment destination with over 2.5 Million annual attendance
- Existing I-1C zoning permits by right Gas/C-Store use
- Ideal for medical office use



# AREA DEVELOPMENT

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# CONTACT INFORMATION

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