



MIDLOTHIAN TPKE. LAND FOR SALE

15601 MIDLOTHIAN TURNPIKE | MIDLOTHIAN, VIRGINIA 23113

FEATURES

- **11.25-Acre Land For Sale.**
- **Zoned I-2.**
- High visibility with 435' of frontage on Midlothian Turnpike (Route 60).
- Southwest corner of Midlothian Turnpike and Route 288.
- Located across from *Westchester Commons*, a 650,000 SF Power Retail Center and *The Aire at Westchester* (2,215 units) new mixed-use development.
- Adjacent to *Watkins Corporate Center*.
- High Income Demographics (\$141,191 Avg. Household Income in a 3-mile radius).

SPACE TYPE	Land for Sale		
AVAILABLE SPACE	11.25 AC		
PRICE	\$2,500,000		
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Population	896	19,580	59,378
Avg HH Income	\$163,152	\$141,191	\$138,130
Daytime Employment	1,355	7,283	19,769
Traffic Count	35,000 VPD on Midlothian Tpk 40,000 VPD on Route 288		

* Detailed demographics upon request



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