

FOR SALE

# 9460 MIDLOTHIAN TURNPIKE

MIDLOTHIAN, VA



CUSHMAN &  
WAKEFIELD

THALHIMER

FOR SALE - 2 PADS REMAINING



UNDER  
CONTRACT

BMP

PAD 1  
AVAILABLE

PAD 2  
AVAILABLE

SHEETZ



Midlothian Turnpike 63,000 VPD



Tuxford Rd

N Arch Rd

N Pinetta Dr

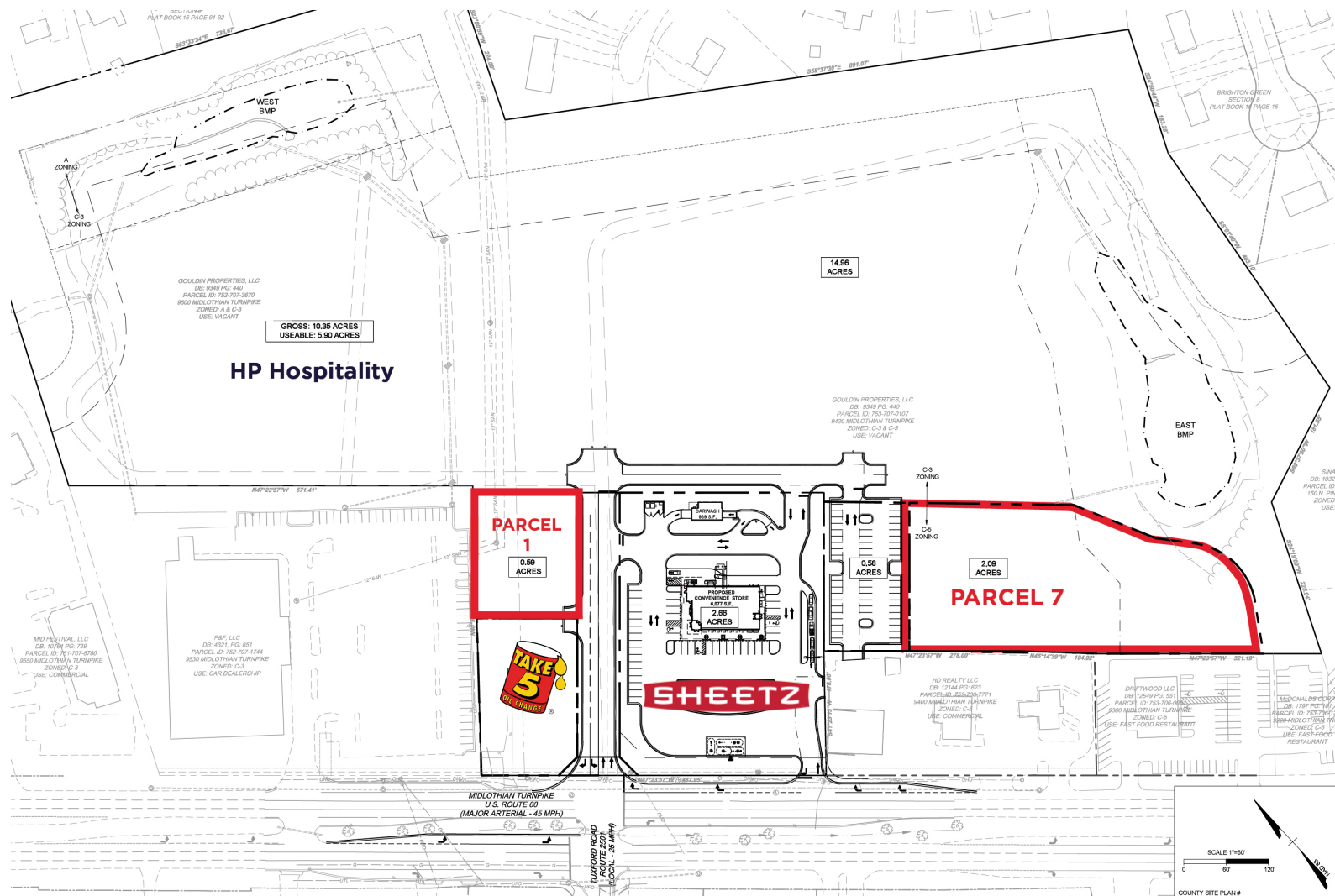
# 9460 Midlothian Turnpike

## PROPERTY FEATURES

- **PARCEL 1 – 0.591 AC**
- **PARCEL 7 – 2.573 AC**  
(approx. 1 usable acre)
- **Great access**
- **Signalized intersection**
- **Utilities to site**
- **Traffic Count: 63,000 VPD**
- **Stormwater to site**
- **Zoned C-5C**

### DEMOGRAPHICS

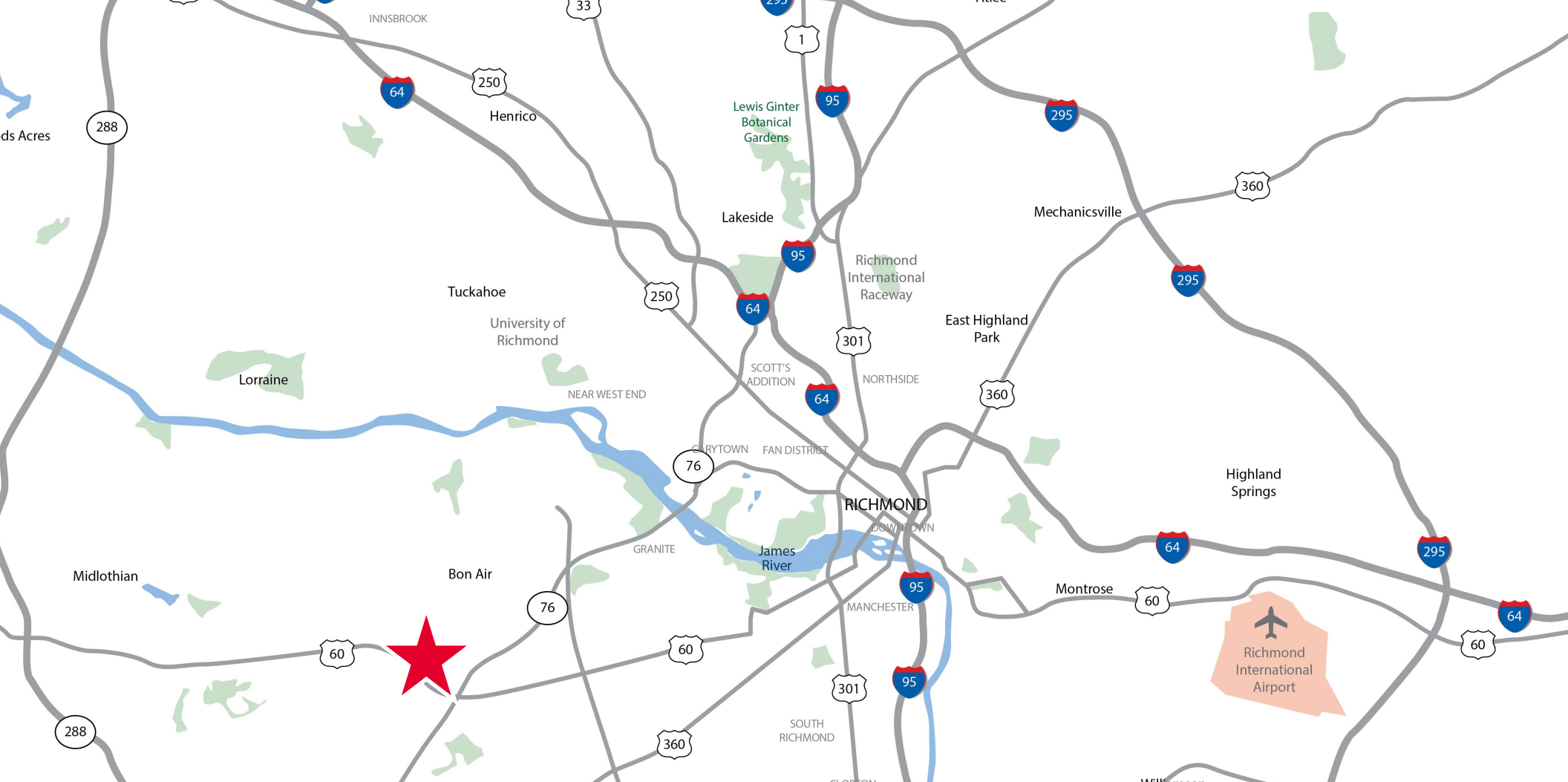
|                    | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------|-----------|-----------|-----------|
| Population         | 7,829     | 62,286    | 165,073   |
| Daytime Population | 11,046    | 78,456    | 161,442   |
| Households         | 2,840     | 25,505    | 67,025    |
| Average HH Income  | \$107,124 | \$114,211 | \$117,765 |



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## RETAIL AERIAL





**FOR MORE INFORMATION, CONTACT:**

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