



OFFICE/MEDICAL BUILDING FOR LEASE

FOUNTAIN PARK

9321-9327 MIDLOTHIAN TURNPIKE , MIDLOTHIAN, VA 23235



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PROPERTY OVERVIEW



OFFERING SUMMARY

First Floor:	\$14.50/FS
Second Floor:	\$13.50/FS
Building Size:	66,867 SF

AVAILABLE SPACES

SF

9323-P	2,429 SF
9323-R	2,149 SF
9323-T	1,509 SF
9327-1G	2,404 SF
9327-1L & 1R	3,892 SF
9327-2A	1,364 SF
9327-2F	1,167 SF
9327-2B	2,197 SF

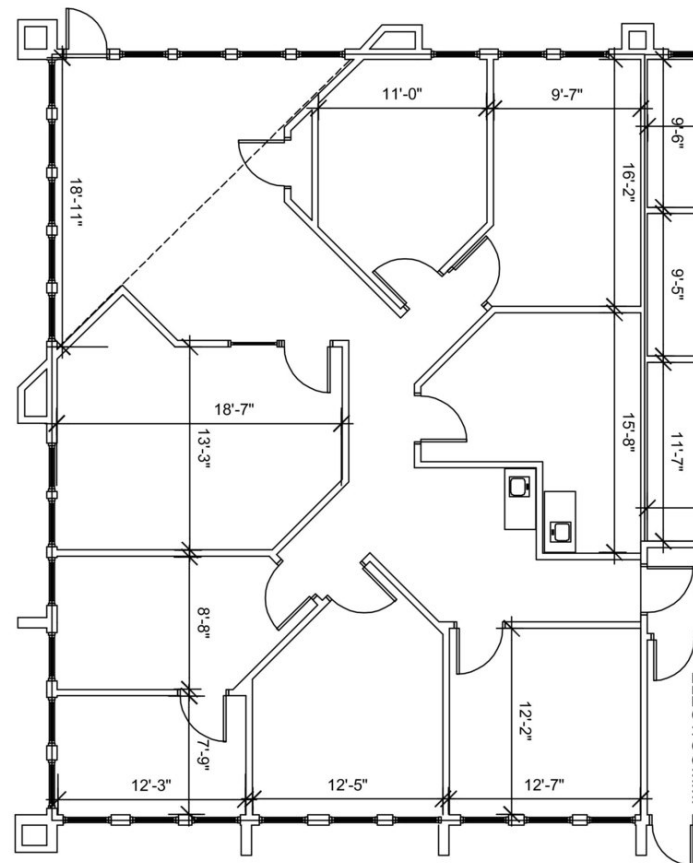
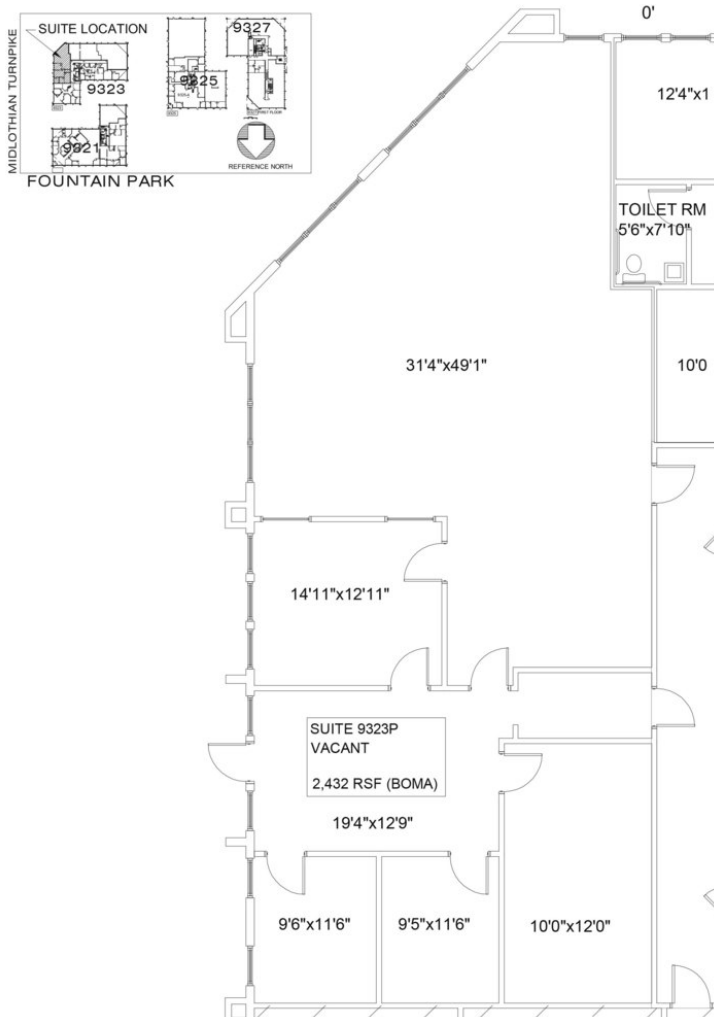
PROPERTY HIGHLIGHTS

- Up to 6,087 SF of contiguous space.
- Monument signage and Tenant Improvements available subject to Landlord's review of financials.
- Recent exterior and interior renovations.
- Ample parking; 4.3 spaces per 1,000 SF.
- Central location near four major medical centers; 1.7 miles from the Children's Hospital of Richmond Bon Air, 1.8 miles from Johnston-Willis Hospital (292 Beds), 4.0 miles from Chippenham Hospital (446 Beds), and 6.5 miles from Hunter Holmes McGuire VA Medical Center (399 Beds).
- Proximity to two major thoroughfares; 0.5 miles from Powhite Parkway (Rte 76) and 2.5 miles from Chippenham Parkway (Rte 150).

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BUILDING 9323



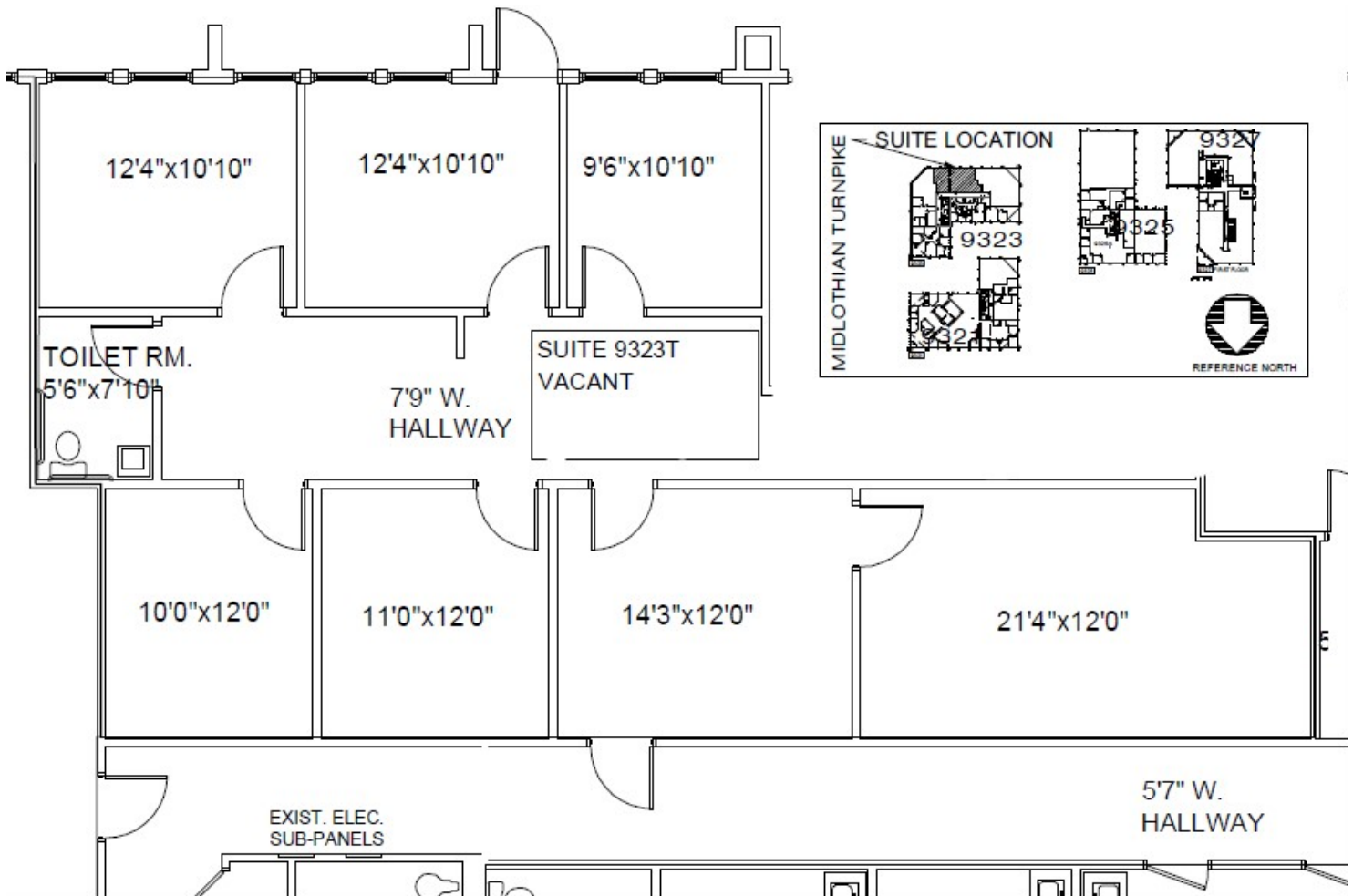
Building 9323 P | 2,429 SF

Building 9323 R | 2,149 SF

FOUNTAIN PARK

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BUILDING 9323

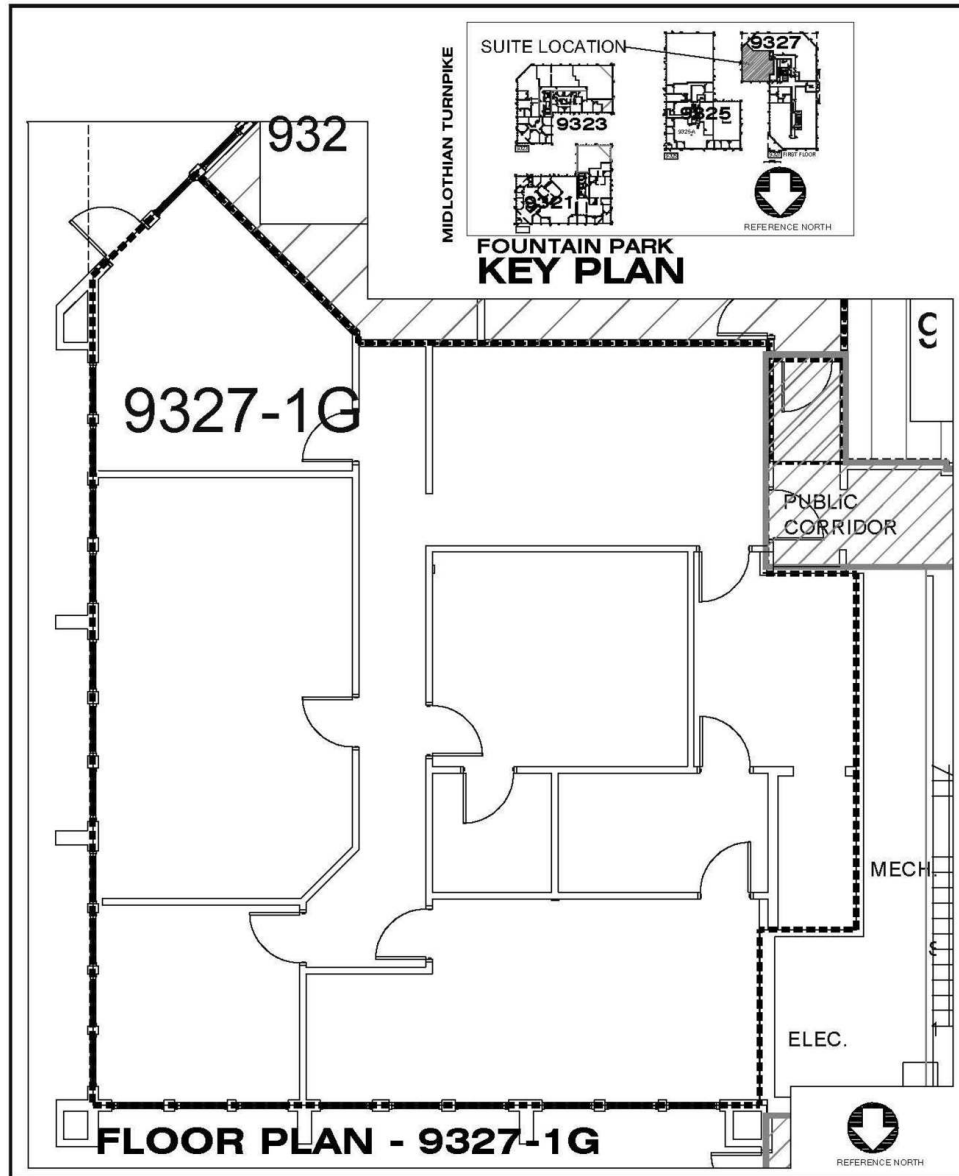


Building 9323 T | 1,570 SF

FOUNTAIN PARK

9321-9327 MIDLOTHIAN TURNPIKE , MIDLOTHIAN, VA 23235

BUILDING 9327



**ARCHITECTURAL &
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**RECORD DRAWINGS OF
SUITE 9327-1G**
**FOUNTAIN PARK
MIDLOTHIAN, VIRGINIA**

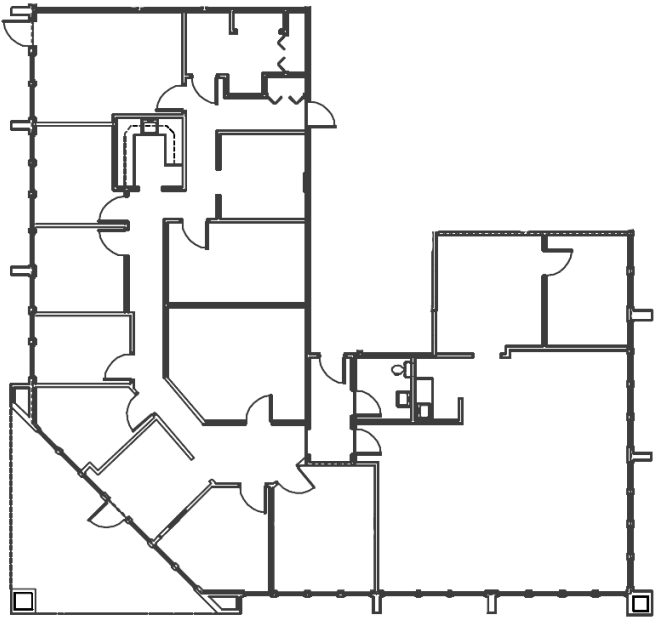
PLAN SCALE: 1/8"=1'-0"
PROJECT NO: 2270.00
DATE: 20 NOV. 2020
SHEET NO: 1 OF 1

Building 9327 1G | 2,404 SF

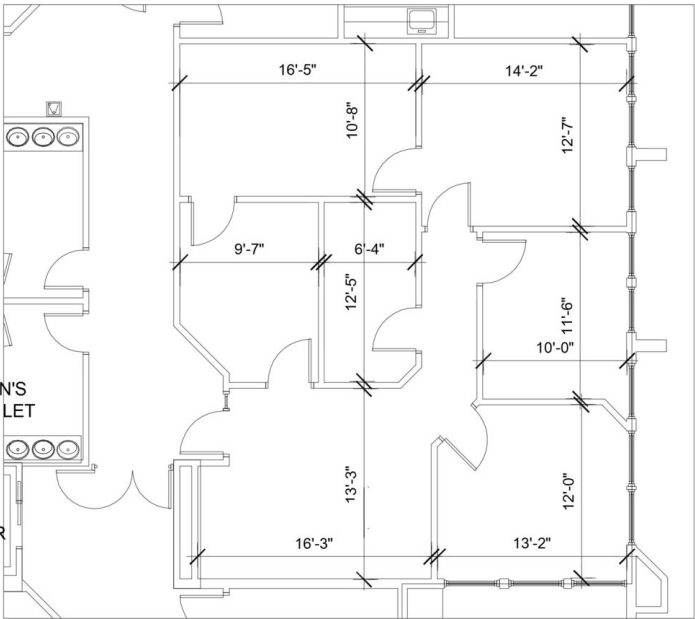
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BUILDING 9327



Building 9327 1L / 1R | 3,892 SF

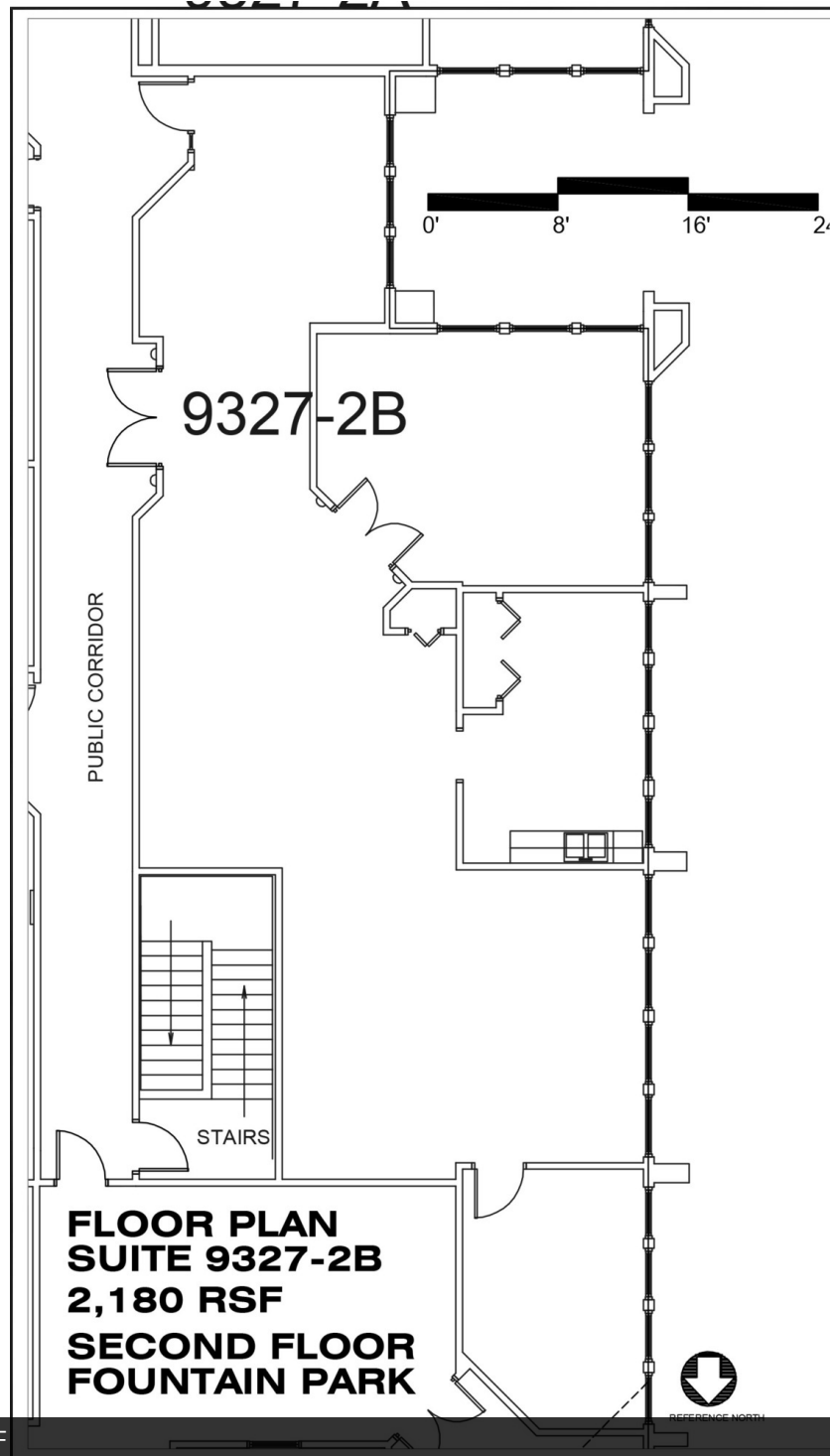


Building 9327 2A | 1,362 SF

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BUILDING 9327

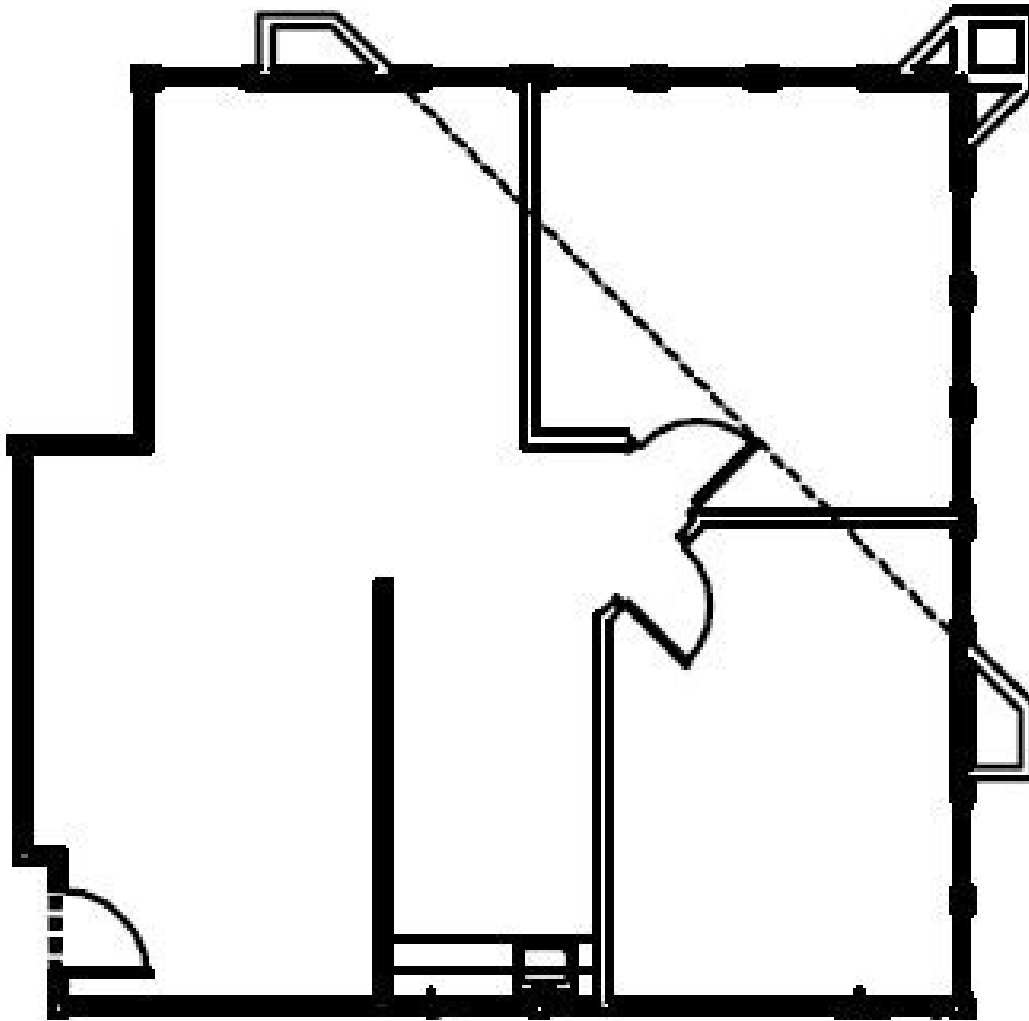


Building 9327 2B | 2,180 SF

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BUILDING 9327



Building 9327 2F | 1,162 SF

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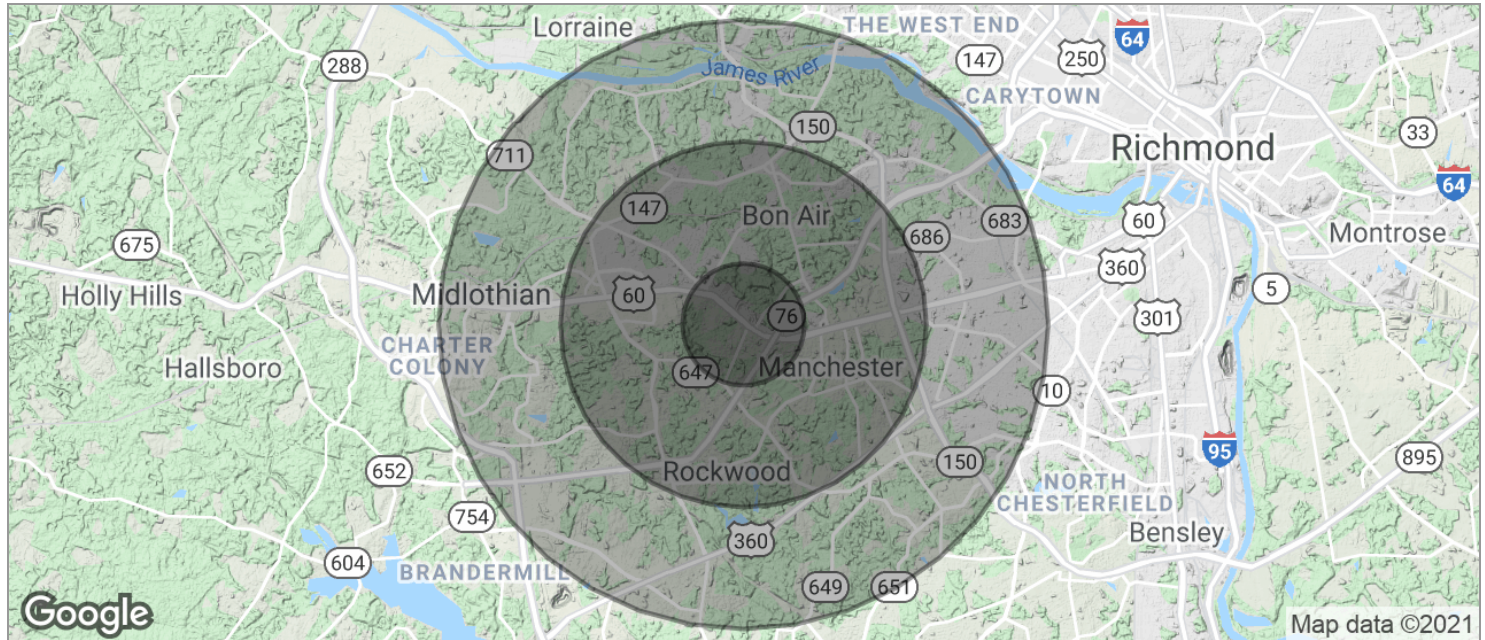
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,783	58,623	167,106
MEDIAN AGE	38.7	40.0	38.4
MEDIAN AGE (MALE)	37.7	38.5	37.0
MEDIAN AGE (FEMALE)	40.6	41.3	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,514	23,496	66,681
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$79,366	\$91,582	\$93,915
AVERAGE HOUSE VALUE	\$175,025	\$275,377	\$293,566

* Demographic data derived from 2010 US Census



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