



PROPERTY FOR SALE | SHELL STATION AT MIDLOTHIAN TURNPIKE

8001 Midlothian Turnpike  
Bon Air, VA 23235

***Owner/Operator Opportunity!***

Chris Burnett, Associate  
DENTON REALTY COMPANY

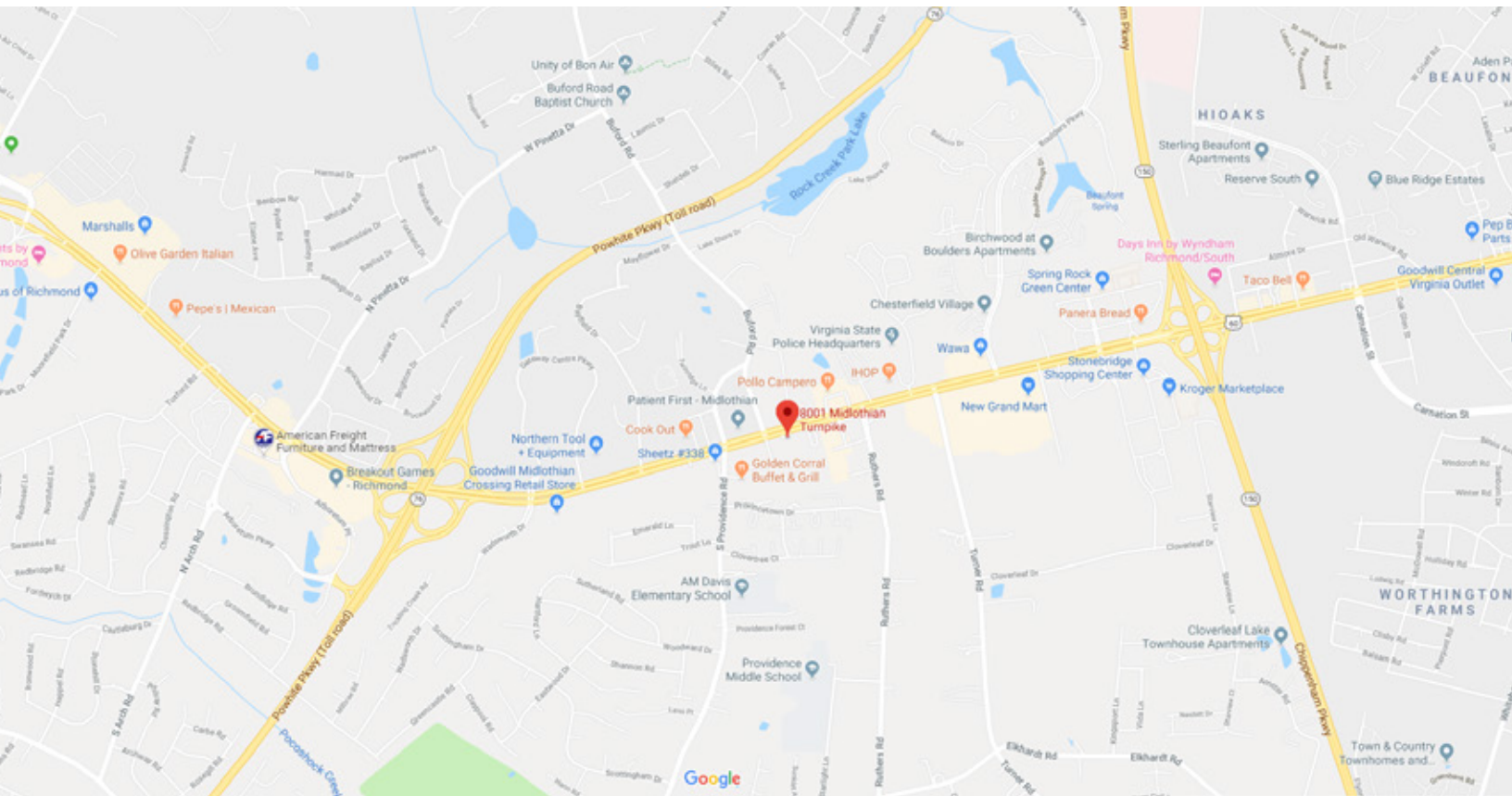
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## The Richmond-Petersburg Metropolitan Statistical Area (MSA)

is composed of 16 counties and 4 independent cities making it the third most populated MSA in Virginia. Richmond is also the state capital and houses the Fifth Federal Reserve District. A handful of Fortune 500 and Fortune 1000 companies are headquartered in the area. Richmond has not only been popular for relocating businesses, but many companies were established in the area and grew into Fortune 1000 players (such as CarMax). The Richmond MSA is a major hub for transportation situated on the northern edge of Virginia's Gateway Region where almost 40% of the U.S. population is accessible within 500 miles. Major US Interstates 64, 85, and 95 all converge in the metropolitan area. The MSA is 100 miles south of Washington, D.C. and 90 miles north of Norfolk, Virginia.



**Offered for \$995,000  
to Purchase or Lease-to-Own  
for \$6,500 per month:**

- High traffic count of +/- 56,000 VPD
- Primary thoroughfare
- 8 fueling stations plus kerosene
- Drive Thru Car Wash