

AVAILABLE >
UP TO 6 ACRES

CONTACT > Martin Blum ccim | 804 591 2408 | martin.blum@colliers.com

CenterPointe

Charter Colony Parkway & Brandermill Parkway

Midlothian, VA 23114



PROPERTY FEATURES

- > High profile corner of Charter Colony Parkway and Brandermill Parkway
- > 6 acres - 2 outparcels and one 3 acre site
- > Three designated hotel sites, other options for gas/convenience, restaurant and retail
- > Zoned C-4
- > Large scale residential single family and Multi Family developments in the immediate area
- > Excellent access to major connecting arteries, including Rt. 288
- > Directly across from **ST. FRANCIS MEDICAL CENTER** and other medical office buildings

124  BED COUNT

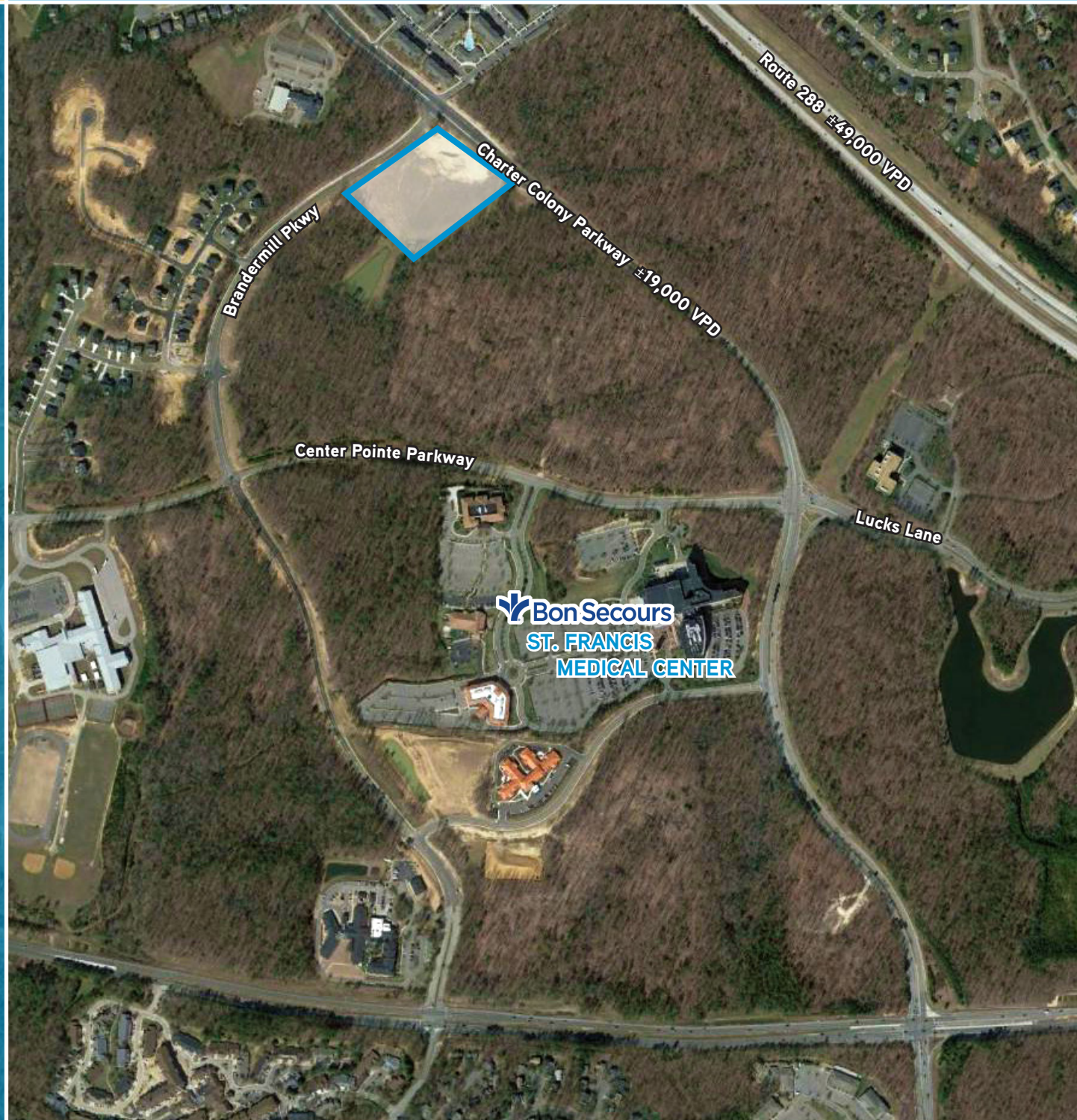
17,539



PATIENTS VISITED THE HOSPITAL'S
EMERGENCY ROOM
(hospital had a total of 9,724 admissions)



COLLIERS INTERNATIONAL
7200 Glen Forest Drive,
Suite 200
Richmond, VA 23226
www.colliers.com



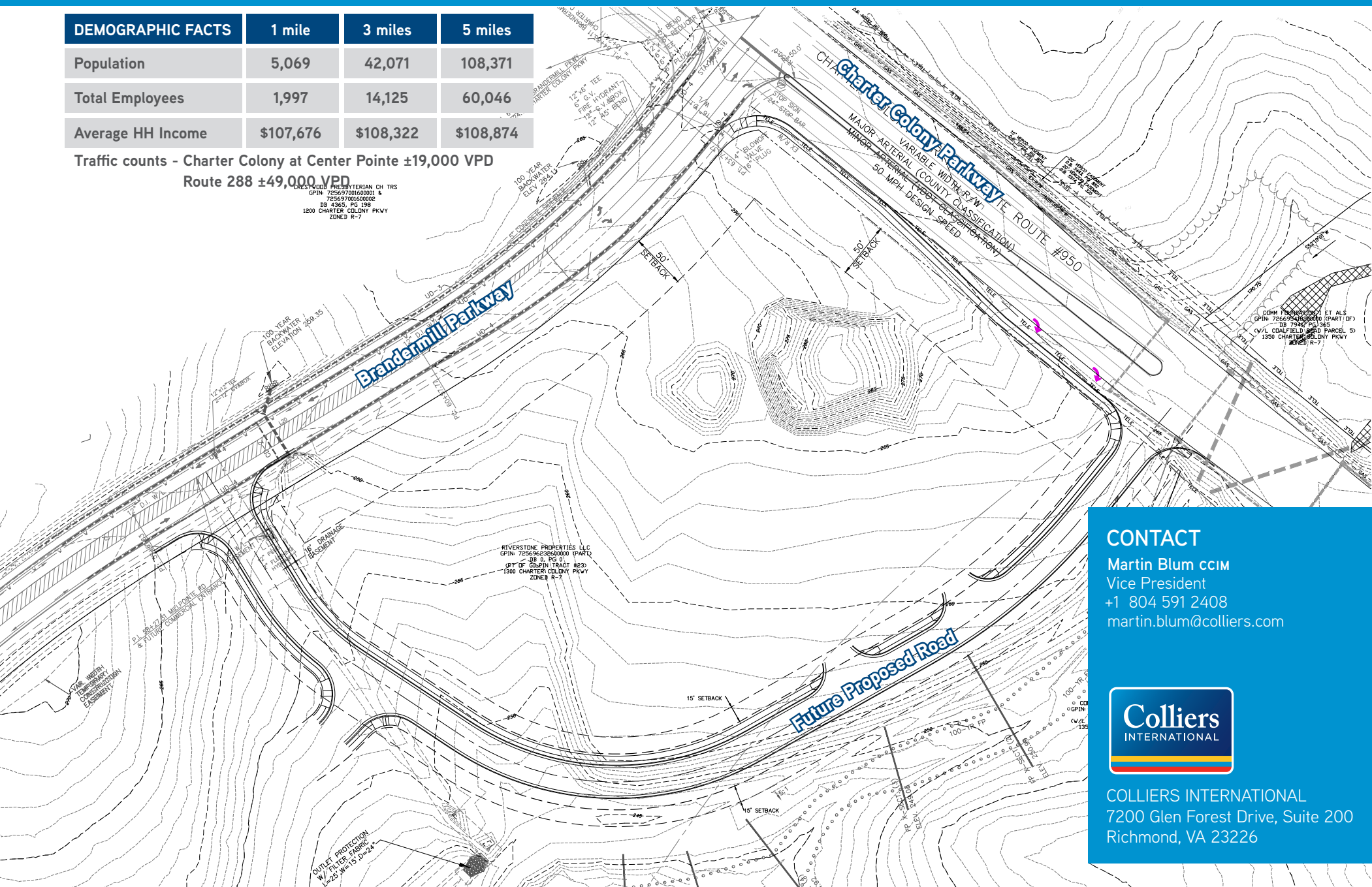
AVAILABLE > CenterPointe - up to 6 acres for retail development

DEMOGRAPHIC FACTS	1 mile	3 miles	5 miles
Population	5,069	42,071	108,371
Total Employees	1,997	14,125	60,046
Average HH Income	\$107,676	\$108,322	\$108,874

Traffic counts - Charter Colony at Center Pointe ±19,000 VPD

Route 288 ±49,000 VPD

100% WOOD PRESBYTERIAN CH TRS
GPN: 725697001600001 &
725697001600002
DB 4365, PG 198
1200 CHARTER COLONY PKWY
ZONE R-7

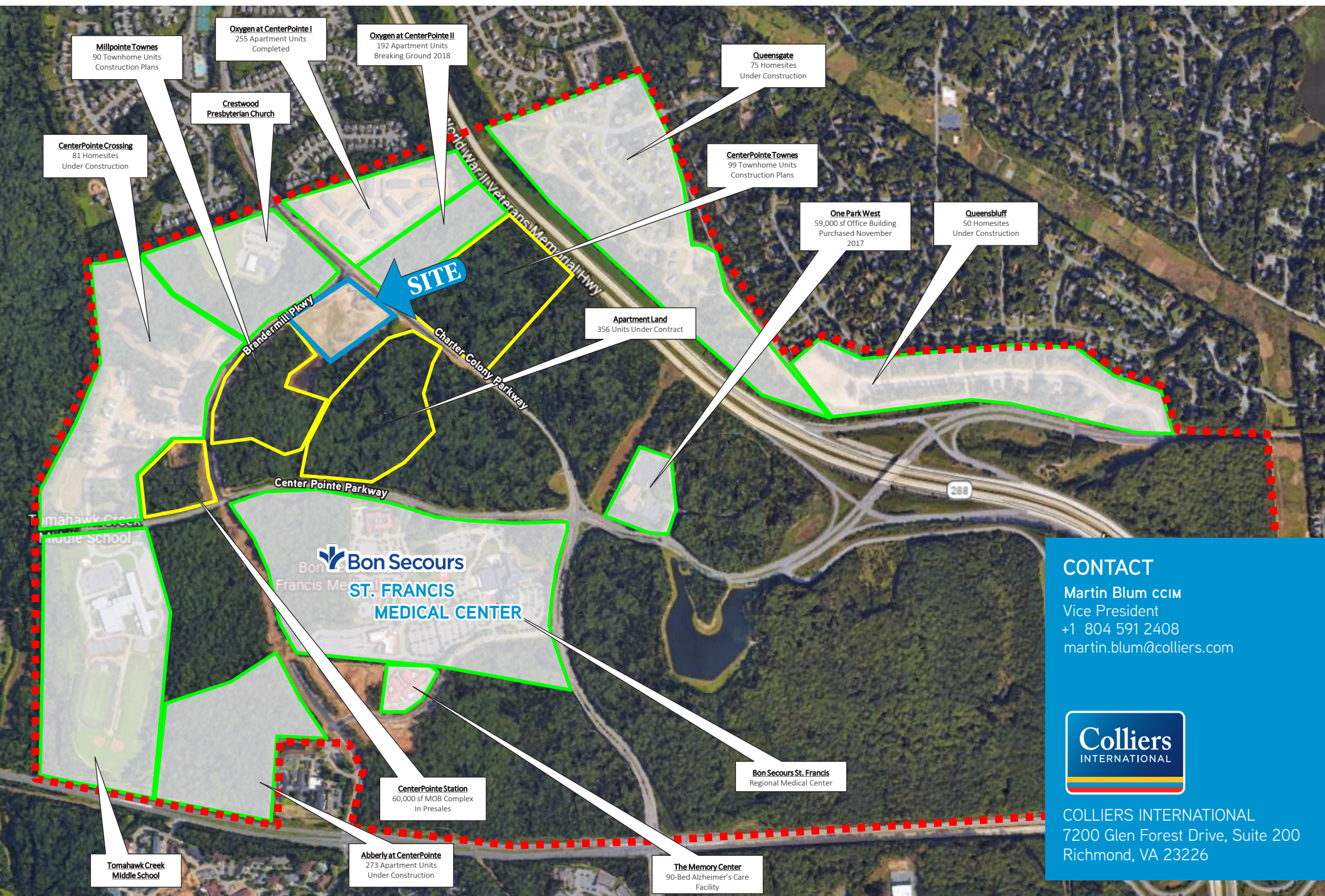


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