



2,255 - 11,037 SF AVAILABLE

17 & 41 LE GORDON DRIVE | MIDLOTHIAN, VA 23113

FEATURES

- **NOW LEASING - RETAIL/OFFICE/MEDICAL**
- **Join Tenants: Capriotti's, Seven Brew Coffee & New Veterinary Clinic!**
- Zoned: O, B, C.
- Perfect for Medical, Office and Retail.
- Located in the heart of The Village of Midlothian retail corridor. Architecture
- Approved as shown.
- Pad Ready with water, sewer and entrance.
- Corner of Le Gordon and Midlothian Turnpike.
- Direct Frontage with Excellent Visibility on Midlothian Turnpike. Conveniently Located to Rt. 288.
- 33,600 VPD on Midlothian Tpk & Le Gordon Dr

Space Type	Retail/Office/Medical
Available Space	2,255 & 11,037 SF
Lease Rate	\$45.00 PSF + NNN

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,430	41,500	95,960
Average HH Income	\$105,831	\$140,934	\$136,295

JOIN TENANTS



Ellen Long: President / Principal Broker
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Robert Marshall: Commercial Sales and Leasing
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Taylor Long
PROPERTIES
 Commercial Real Estate



LATEST CONSTRUCTION PHOTOS



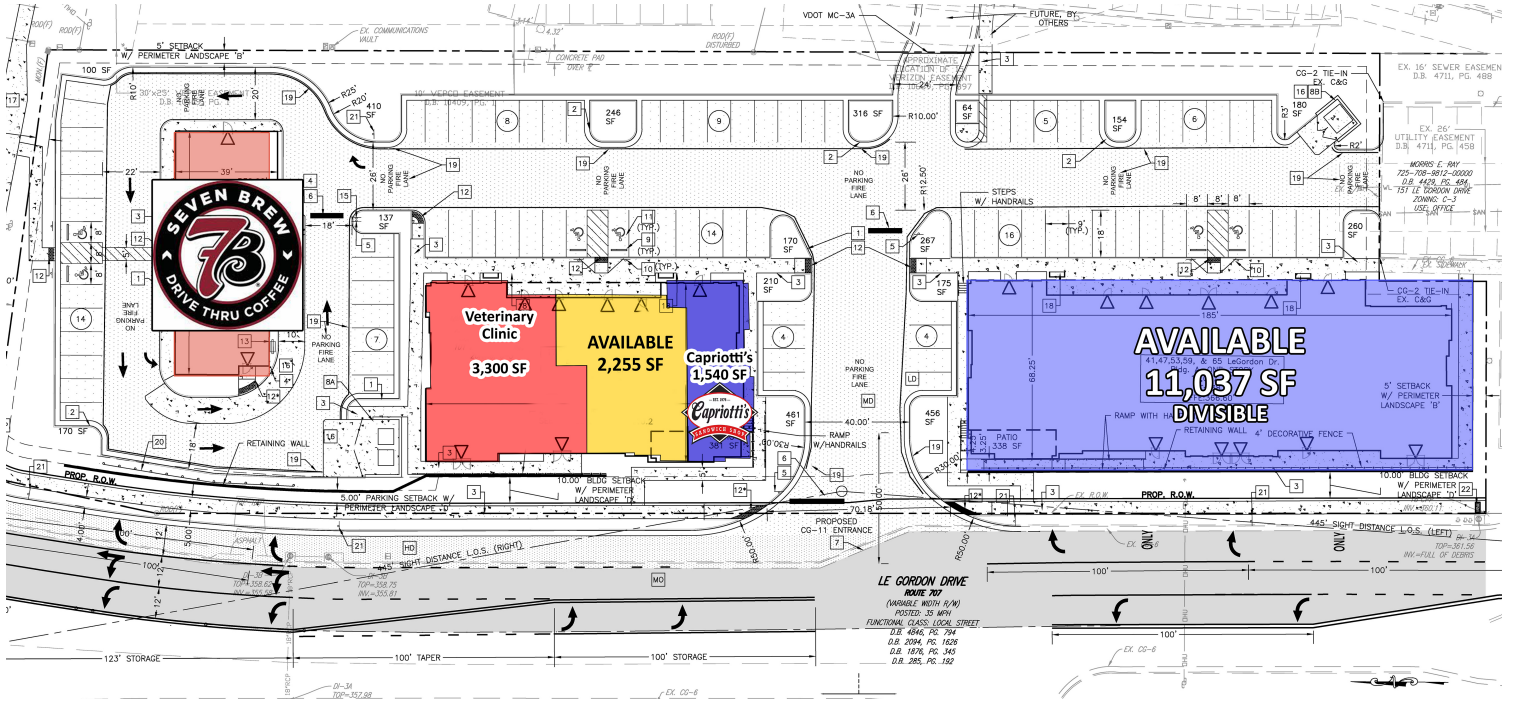


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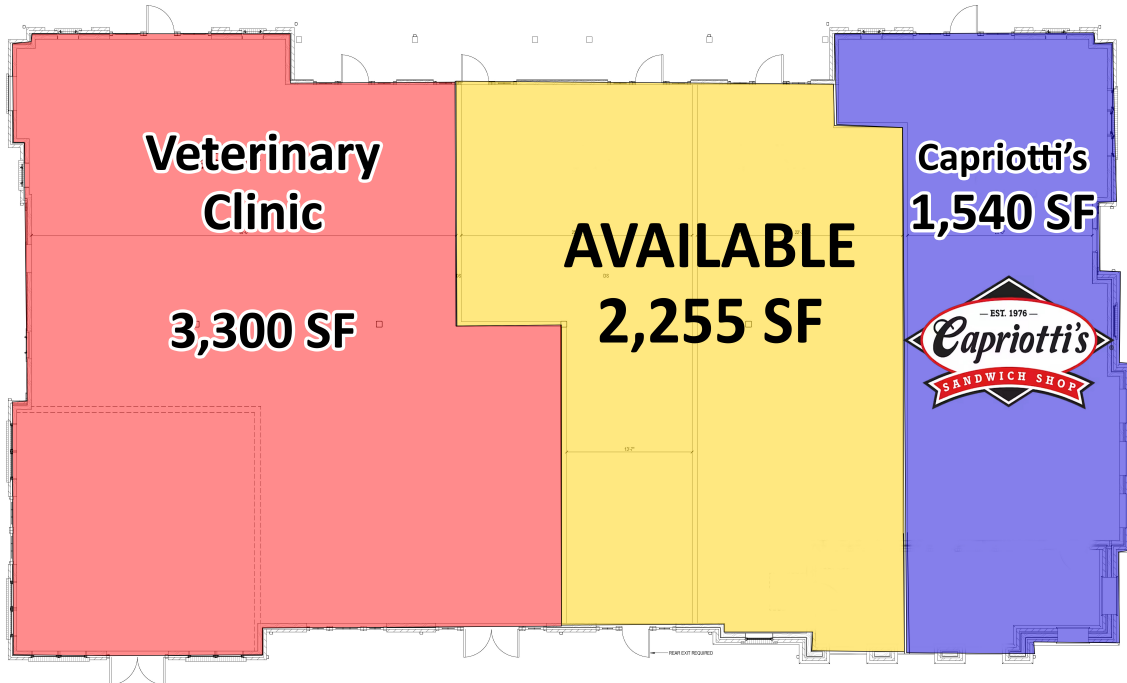




SITE PLAN & SEVEN BREW COFFEE



SITE PLAN



FLOOR PLAN

BASED ON DESIGN BY AND USED WITH PERMISSION FROM DOUGLAS BOLLINGER & ASSOCIATES, PC



AERIAL / SEVEN BREW

