

# FOR SALE/LEASE

 S.L. NUSBAUM Realty Co.  
Since 1906.

## 42,213 SF COMMERCIAL BUILDING ZONED C-5

7545 MIDLOTHIAN TURNPIKE  
RICHMOND, VA 23225

FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

[ANEWMAN@SLNUSBAUM.COM](mailto:ANEWMAN@SLNUSBAUM.COM)

**NATHAN SHOR**

SENIOR VICE PRESIDENT

804.944.2399

C. 804.539.7404

[NSHOR@SLNUSBAUM.COM](mailto:NSHOR@SLNUSBAUM.COM)

# PROPERTY SUMMARY

7545 MIDLOTHIAN TURNPIKE, RICHMOND, VA 23225



## OFFERING SUMMARY

Lease Rate/Sale Price:	Contact Agent
Main Floor:	34,340 SF
Mezzanine:	7,873 SF
Lot Size:	4.4 Acres
Zoning:	C-5 Unconditional
Technology And Opportunity Zone	Click below

[Chesterfield County Technology Zone Map](#)

[Chesterfield County Technology Zone Info](#)

[Virginia Designated Opportunity Zone Map](#)

## PROPERTY OVERVIEW

42,213 SF Former Insurance Call Center and Retail Building

## PROPERTY HIGHLIGHTS

- Highly visible location with outstanding accessibility
- Abundant natural light
- Located within an Enterprise Zone
- 290 parking spaces - 6.9/1,000 SF
- Located on GRTC bus line
- Flexible zoning allows for a wide array of uses
- Outstanding accessibility

S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

PROPERTY SUMMARY | 2

FOR MORE INFORMATION, PLEASE CONTACT:

### AUSTIN NEWMAN, SIOR

VICE PRESIDENT

804.944.9270

C. 804.869.3492

ANEWMAN@SLNUSBAUM.COM

### NATHAN SHOR

SENIOR VICE PRESIDENT

804.944.2399

C. 804.539.7404

NSHOR@SLNUSBAUM.COM

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

# AERIAL

7545 MIDLOTHIAN TURNPIKE, RICHMOND, VA 23225



**S.L. NUSBAUM REALTY CO.** | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

AERIAL | 3

FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

ANEWMAN@SLNUSBAUM.COM

**NATHAN SHOR**

SENIOR VICE PRESIDENT

804.944.2399

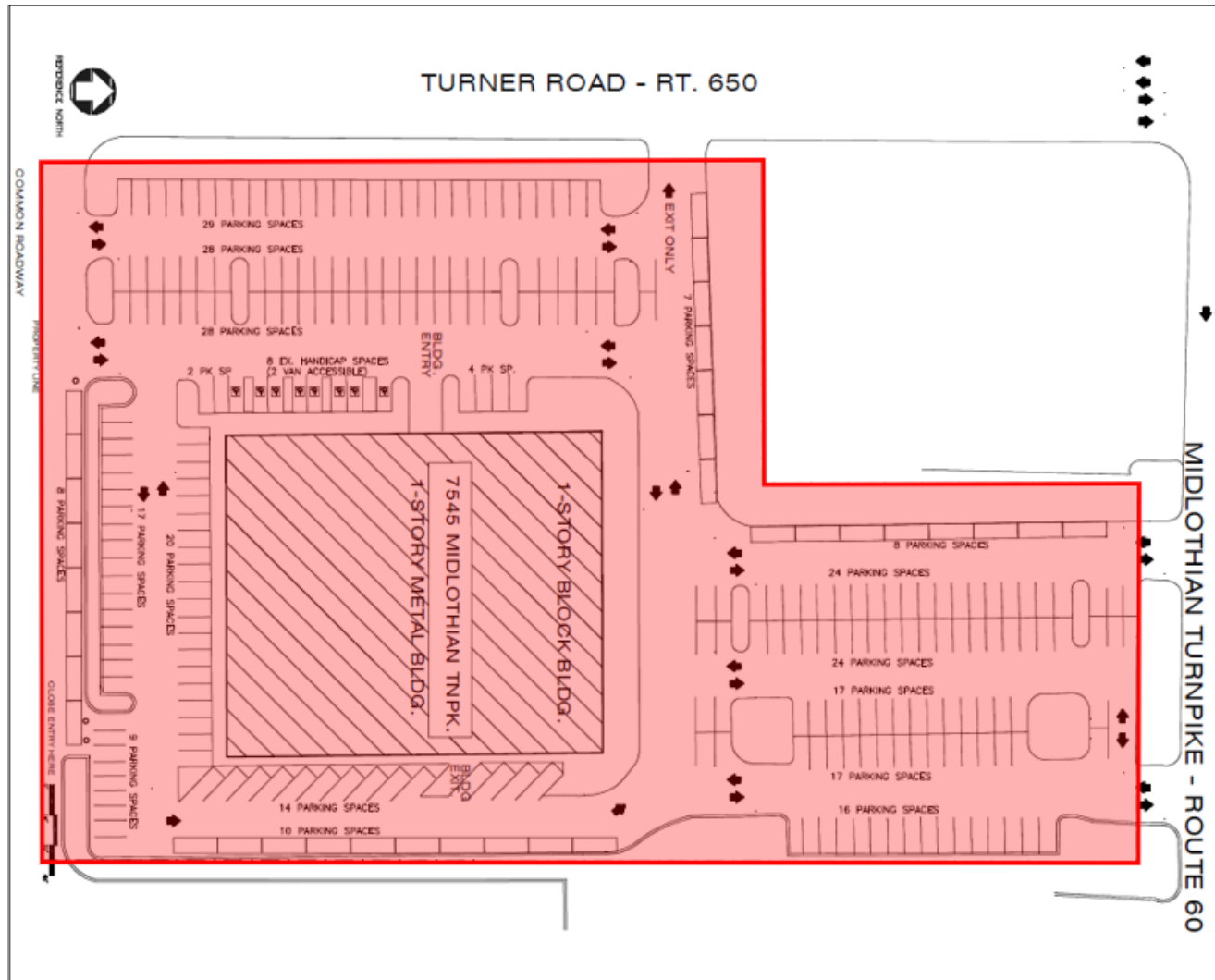
C. 804.539.7404

NSHOR@SLNUSBAUM.COM

**PROUD PARTNER**  
**XTEAM**  
RETAIL ADVISORS

# SITE PLAN

7545 MIDLOTHIAN TURNPIKE, RICHMOND, VA 23225



S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

SITE PLAN | 4

FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

ANEWMAN@SLNUSBAUM.COM

**NATHAN SHOR**

SENIOR VICE PRESIDENT

804.944.2399

C. 804.539.7404

NSHOR@SLNUSBAUM.COM

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

# AREA RETAIL

7545 MIDLOTHIAN TURNPIKE, RICHMOND, VA 23225



S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

AREA RETAIL | 5

FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

ANEWMAN@SLNUSBAUM.COM

**NATHAN SHOR**

SENIOR VICE PRESIDENT

804.944.2399

C. 804.539.7404

NSHOR@SLNUSBAUM.COM

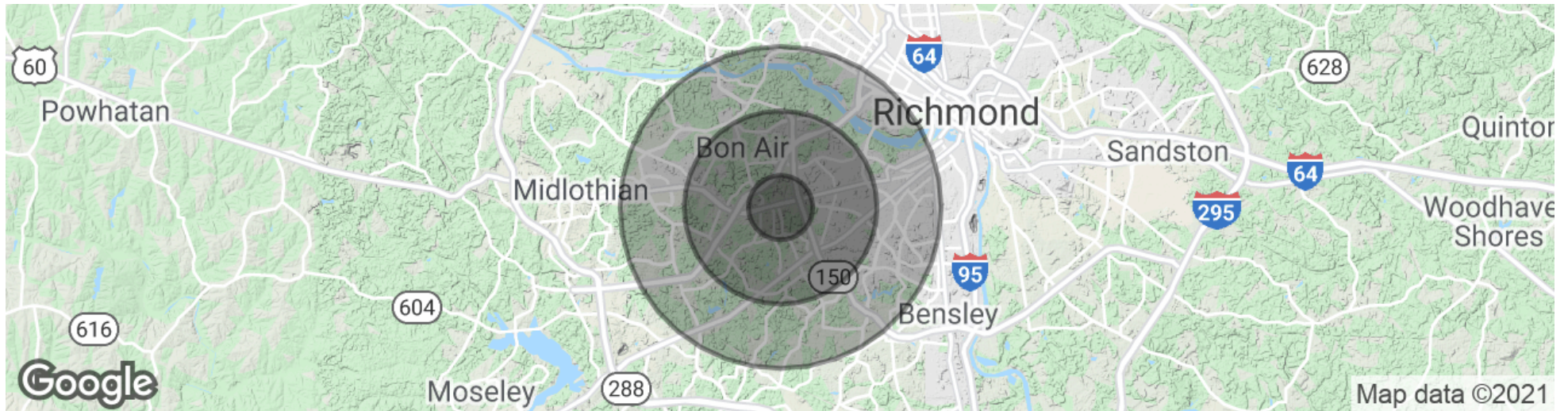
PROUD PARTNER



# DEMOGRAPHICS MAP & REPORT



7545 MIDLOTHIAN TURNPIKE, RICHMOND, VA 23225



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,053	74,888	184,017
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,595	30,459	74,646
Average HH Income	\$59,711	\$72,426	\$86,133

\* Based on 2021 ESRI data

FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

ANEWMAN@SLNUSBAUM.COM

**NATHAN SHOR**

SENIOR VICE PRESIDENT

804.944.2399

C. 804.539.7404

NSHOR@SLNUSBAUM.COM



# CONTACT US

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

ANEWMAN@SLNUSBAUM.COM

**NATHAN SHOR**

SENIOR VICE PRESIDENT

804.944.2399

C. 804.539.7404

NSHOR@SLNUSBAUM.COM

**S.L. NUSBAUM REALTY CO.**

7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226

804.320.7600

SLNUSBAUM.COM

**DISCLAIMER:**

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



S.L. NUSBAUM Realty Co.  
Since 1906.

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

