



For Sale - Build to Suit  
**Office Building**  
 Up to 5,000 SF | \$590,625

# 13506 Tredegar

Midlothian, Virginia 23112

## Property Highlights

- 5/1000 Parking
- Last available site in complex
- Built to fit your needs
- Quick turn around and custom fit

## Property Description

.83 AC pad site will accommodate up to a 5,000 SF office building.

OFFERING SUMMARY	
<b>Sale Price</b>	\$590,625
<b>Lot Size</b>	0.83 Acres
<b>Building Size</b>	Up to 5,000 SF

DEMOGRAPHICS		
Stats	Population	Avg. HH Income
<b>1 Mile</b>	3,654	\$98,171
<b>5 Miles</b>	104,585	\$94,630
<b>10 Miles</b>	263,966	\$96,610

For more information

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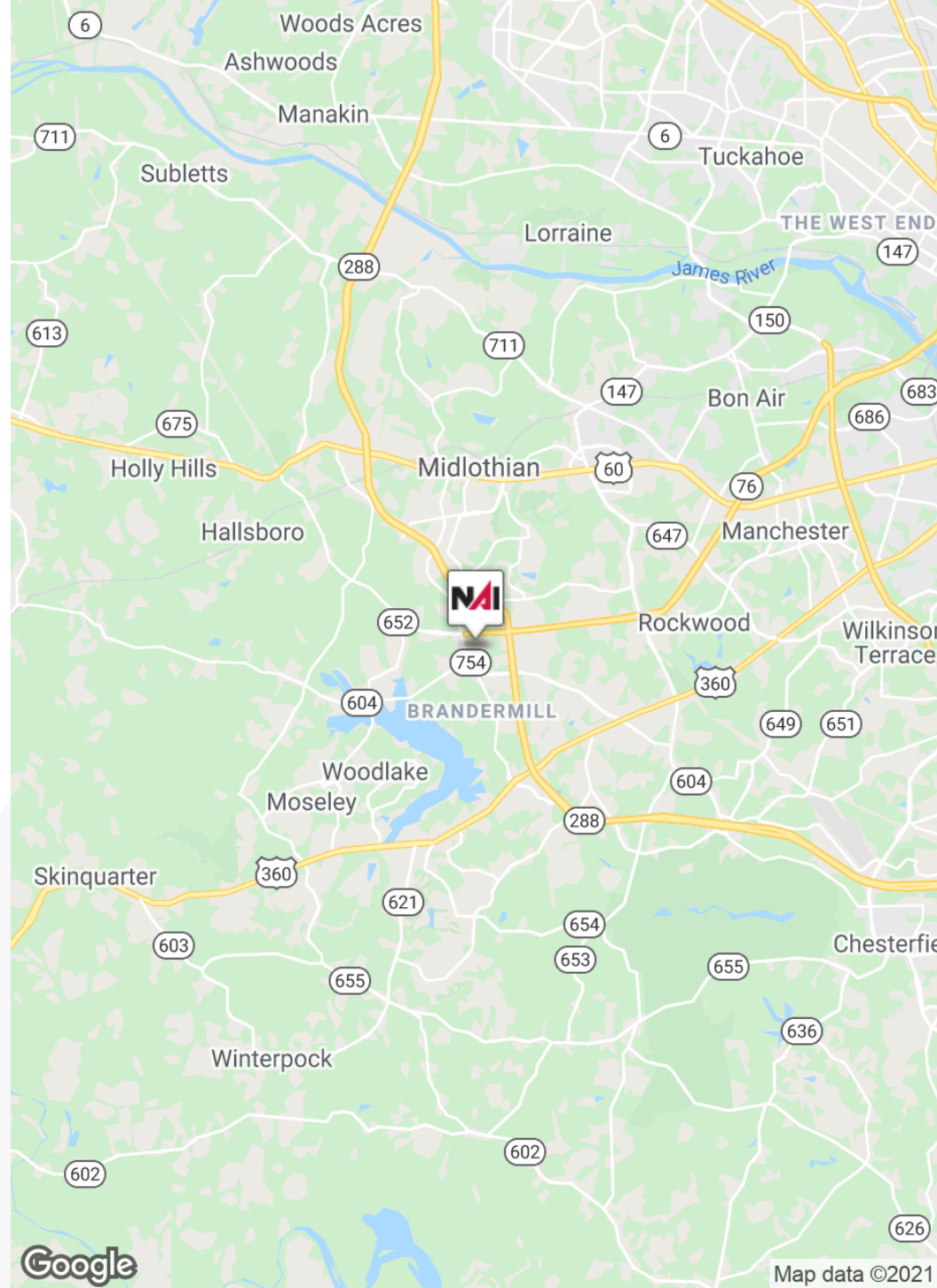
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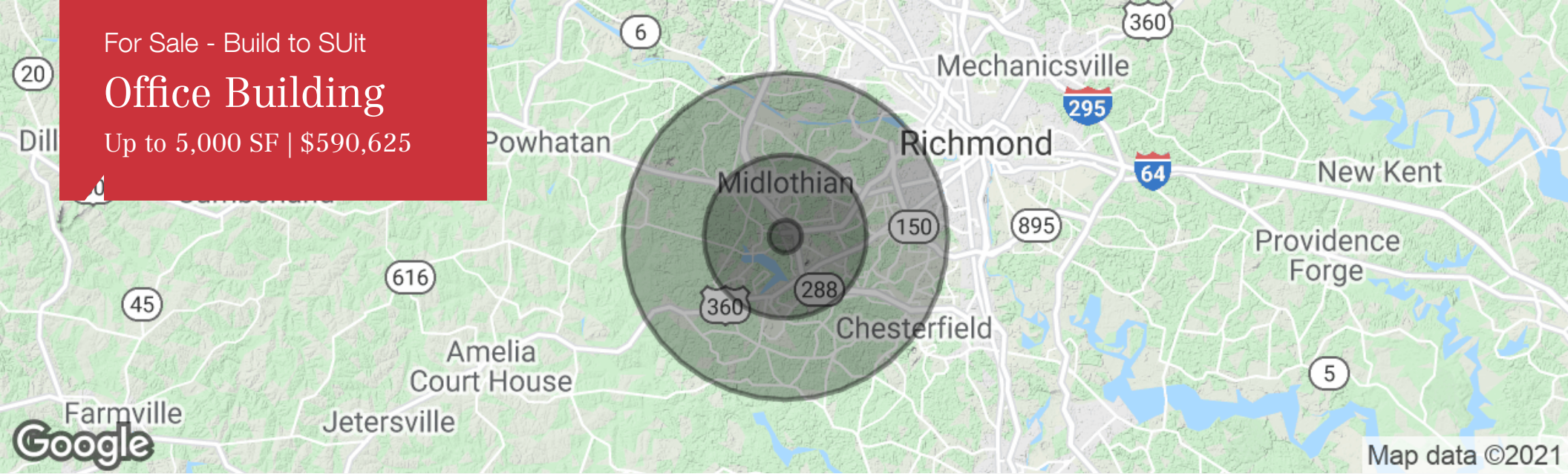
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# Office Building

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	1 Mile	5 Miles	10 Miles
<b>Population</b>			
Total Population	3,654	104,585	263,966
Median Age	36.1	37.4	38.5
Median Age (Male)	33.4	35.9	37.2
Median Age (Female)	37.9	38.7	39.4
<b>Households &amp; Income</b>			
Total Households	1,320	38,250	98,755
# of Persons Per HH	2.8	2.7	2.7
Average HH Income	\$98,171	\$94,630	\$96,610
Average House Value	\$306,204	\$297,849	\$333,247
<b>Race</b>			
% White	81.9%	81.2%	75.6%
% Black	11.9%	12.1%	17.5%
% Asian	3.7%	3.3%	3.3%
% Hawaiian	0.0%	0.1%	0.0%
% Indian	0.1%	0.5%	0.3%
% Other	0.7%	0.7%	1.3%
<b>Ethnicity</b>			
% Hispanic	1.3%	3.7%	5.3%

\* Demographic data derived from 2010 US Census