Rare Shadow Retail 1.289 Acre Parcel off Midlothian Turnpike

C-3 Zoning | Ideal for Owner User or Small Developer

EXCLUSIVE LISTING

FOR SALE



20 08
ONE SOUTH
COMMERCIAL

9824 MIDLOTHIAN TURNPIKE

NORTH CHESTERFIELD, VA 23235

$850,000

PROPERTY HIGHLIGHTS

- ✓ ADJACENT TO SAUER PROPERTIES REDEVELOPMENT - VILLAGE AT BON AIR
- ✓ PUBLIC UTILITIES AVAILABLE TO SITE
- ✓ C-3 ZONING
- ✓ RECTANGULAR LOT WITH EASY ACCESS TO MIDLOTHIAN TURNPIKE
- ✓ IDEAL FOR DESTINATION-BASED RETAIL/ SERVICE USE OR MEDICAL OFFICE

KEN CAMPBELL | 804.387.8812
ken.campbell@onesouthcommercial.com

ANN SCHWEITZER RILEY | 804.723.0446
ann.schweitzer@onesouthcommercial.com



Positioned along the highly traveled Midlothian Turnpike corridor in the desirable Bon Air submarket, this **1.289-acre vacant land parcel at 9824 Midlothian Turnpike** presents an exceptional opportunity for commercial development in a well-established and evolving retail corridor. The rectangular-shaped parcel offers a versatile configuration suitable for a variety of commercial uses under its C-3 zoning designation, including restaurant, boutique and destination-oriented retail, fitness and wellness concepts, experiential retail, daycare, medical office, or potentially flex development. Strategically located near the **Route 60/Route 76 (Powhite Parkway)** interchange, the property benefits from convenient regional connectivity, proximity to Chesterfield Towne Center, and access to a substantial surrounding residential and commercial population. The corridor is also supported by major healthcare destinations, including Johnston-Willis Hospital and Bon Secours St. Francis Medical Center, along with numerous medical offices and outpatient healthcare providers throughout the Midlothian and Bon Air submarkets.

QUICK FACTS	
ADDRESS	9824 Midlothian Turnpike, North Chesterfield, VA 23235
PID	751-70-82-78-700-000
ZONING	C3
LOT SIZE	1.29
PRICE	$850,000

A particularly compelling feature of this offering is its immediate adjacency to **Sauer Properties' highly anticipated Village at Bon Air**, a large-scale mixed-use redevelopment currently under construction. This transformative project will introduce approximately 200–206 apartment units across two four-story residential buildings while retaining approximately 84,000 square feet of existing restaurant and retail space. The addition of a substantial residential population alongside an established commercial tenant mix is expected to further strengthen the area's appeal as a neighborhood shopping, dining, and service destination. Ideally positioned to capitalize on this significant investment, nearby retail and healthcare anchors, and the continued evolution of the Bon Air corridor, 9824 Midlothian Turnpike offers developers and owner-users a rare opportunity to establish a presence alongside one of the area's most notable redevelopment projects.

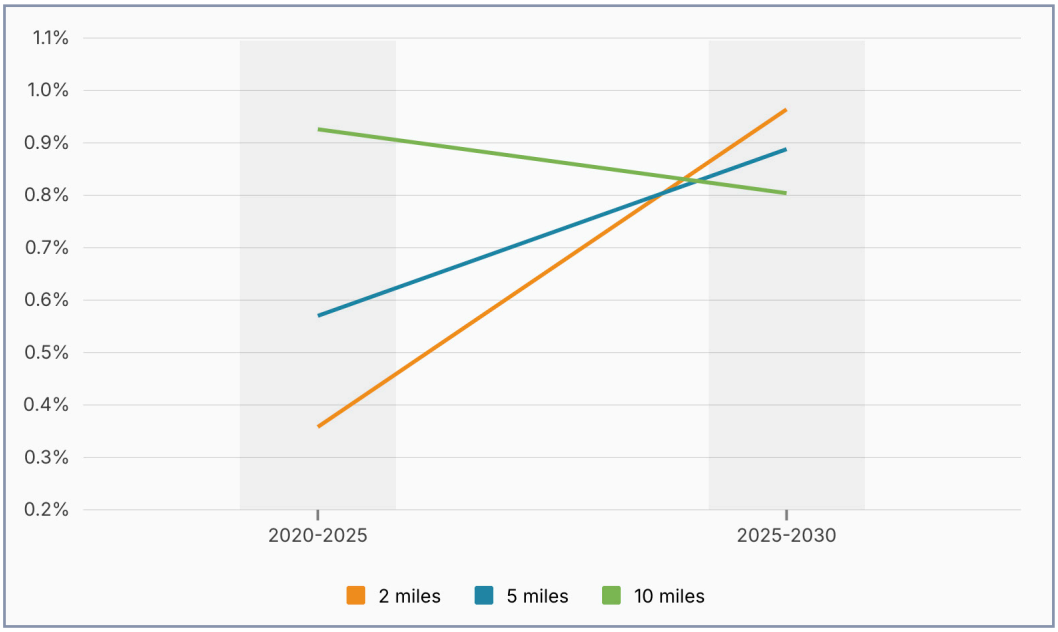




POPULATION

	2 miles	5 miles	10 miles
2020 Population	27,272	159,145	628,550
2025 Population	27,760	163,678	657,648
2030 Population Projection	29,098	170,941	684,085
Annual Growth 2020-2025	0.4%	0.6%	0.9%
Annual Growth 2025-2030	1.0%	0.9%	0.8%
Median Age	41	41	38.6

ANNUAL POPULATION GROWTH



TRAFFIC

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Midlothian Turnpike	Midlothian Turnpike SE	60,037	2026	0.14 mi
Midlothian Turnpike	Midlothian Turnpike NW	60,037	2026	0.17 mi
Redington Court	Redington Dr E	81	2026	0.19 mi
Copperglow Road	Snowhill Rd N	282	2026	0.21 mi
Snowhill Road	Copperglow Rd E	256	2026	0.22 mi
Snowhill Road	Benbow Rd E	266	2026	0.25 mi
Robious Road	Moorefield PkDr S	20,539	2026	0.27 mi
Redington Drive	Redington Ct NW	235	2026	0.27 mi
Benbow Road	Elaine Ave E	397	2026	0.28 mi
Benbow Rd	Elaine Ave E	586	2026	0.28 mi



BON AIR

Bon Air is a submarket in northern Chesterfield County, positioned roughly eight miles west of downtown Richmond. Anchored by affluent, established residential neighborhoods and strong commuter arteries, the area offers stable retail, medical, and neighborhood office fundamentals with limited land for new ground-up development.

Bon Air pulls from some of Chesterfield County's highest-income zip codes (primarily 23235), supported by dense, mature single-family neighborhoods and steady daytime traffic. The submarket is framed by major regional thoroughfares—Midlothian Turnpike (Route 60) to the south, Huguenot Road (Route 147) to the west, and Powhite Parkway (Route 76) to the east—providing direct 10-to-15-minute access to downtown Richmond, Stony Point, and the broader Midlothian corridor.



FOR MORE INFORMATION, CONTACT:

KEN CAMPBELL
804.387.8812
ken.campbell@onesouthcommercial.com

ANN SCHWEITZER RILEY
804.723.0446
ann.schweitzer@onesouthcommercial.com

20 08
ONE SOUTH
COMMERCIAL