

ROBIOUS

MEDICAL OFFICE BUILDING

11601 Robious Rd, Midlothian, VA 23113



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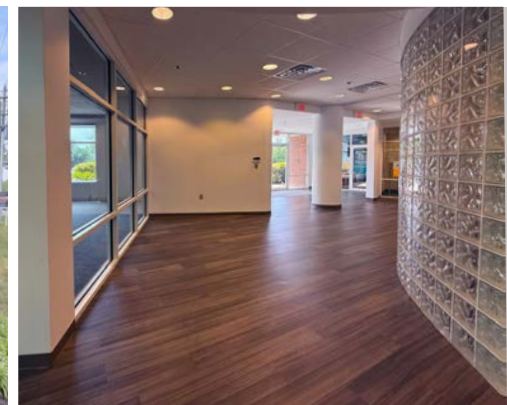
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Building Highlights

- ±4,313 SF available
- Prime glass-front lobby suite entrance creating a modern, professional first impression
- Newly renovated lobby
- Premier medical office opportunity in the highly desirable Midlothian submarket
- Convenient access to Route 288 and Huguenot Road, providing regional connectivity
- Minutes from Bon Secours St. Francis Medical Center, Johnston-Willis Hospital other major healthcare providers
- Surrounded by dense residential neighborhoods ensuring a strong patient base
- Join Capital Pediatrics and Robious Crossing Pediatric



MONUMENT AND BUILDING
SIGNAGE OPPORTUNITY



AMPLE ON-SITE PARKING FOR
PATIENTS AND STAFF



FRONTAGE ALONG ROBIOUS
ROAD WITH EXCELLENT VISIBILITY

Ideal For

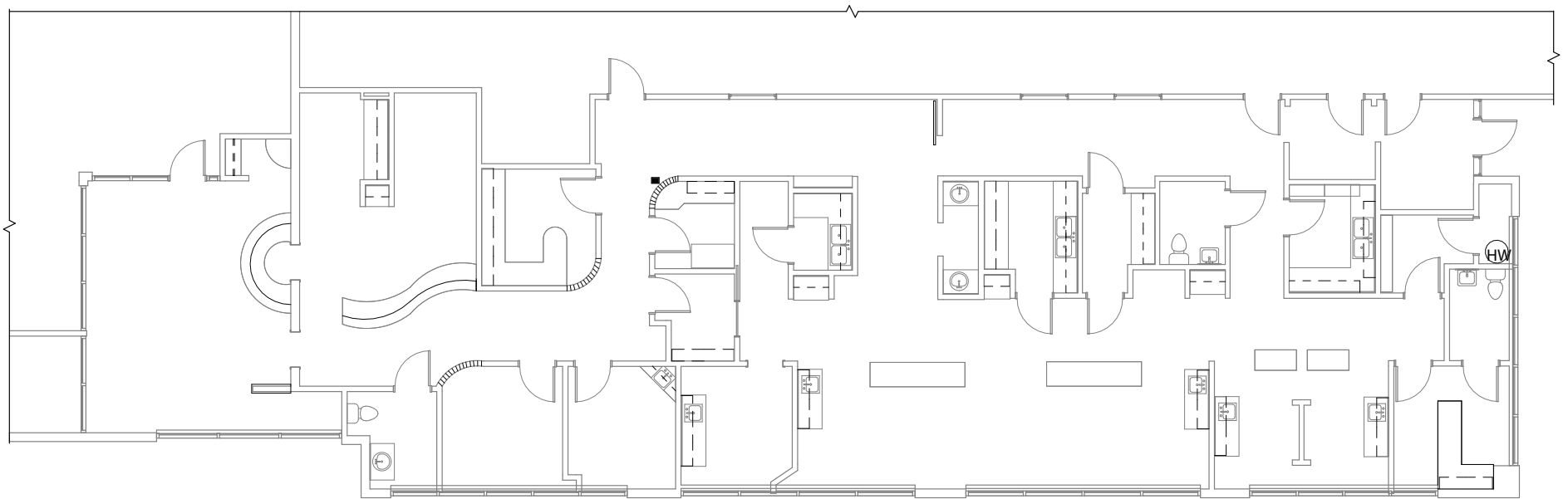
- Primary care / family medicine
- Pediatrics or urgent care
- Physical therapy / rehabilitation
- Dental / orthodontics
- Behavioral health / counseling
- Med spa or wellness services



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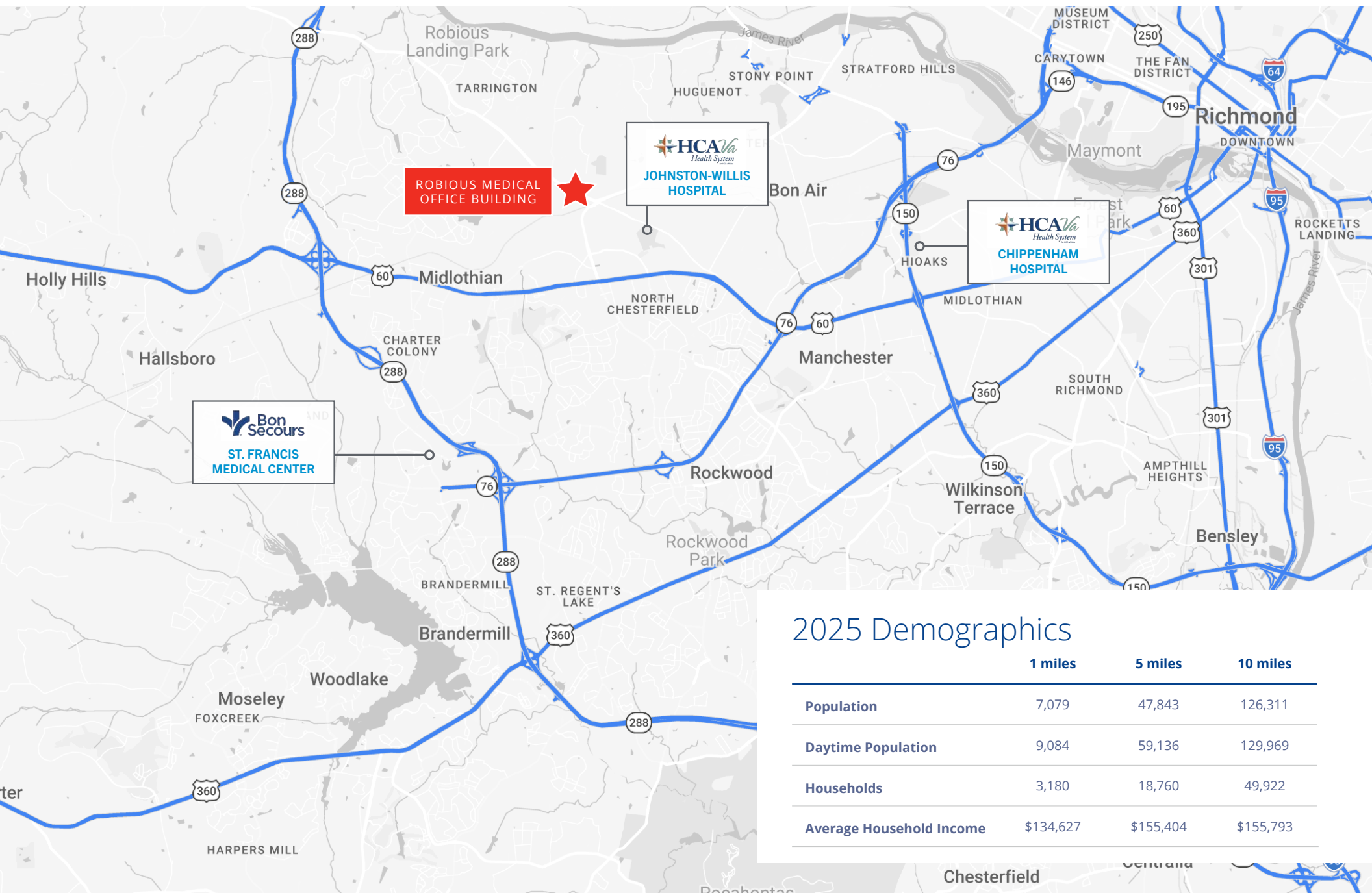
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±4,313 SF AVAILABLE



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2025 Demographics

	1 miles	5 miles	10 miles
Population	7,079	47,843	126,311
Daytime Population	9,084	59,136	129,969
Households	3,180	18,760	49,922
Average Household Income	\$134,627	\$155,404	\$155,793

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