

# St. Francis CenterPointe Medical Office Building

13701 BON SECOURS DRIVE, MIDLOTHIAN, VA 23114



**New On-Campus Class A Medical Office**  
Up to 15,929 SF | Available Now

Remedy 

 JLL

# PROJECT OVERVIEW

This 87,790 square-foot medical office building is situated on a 7-acre site across from Bon Secours St. Francis Medical Center in Midlothian, VA.

Hospital-Adjacent. Community-Connected. Patient Focused.

## BUILDING HIGHLIGHTS



On-site ASC  
with operating and procedure rooms



Diverse tenancy  
enables referral partnerships



Covered building canopy  
for patient drop-off



Flexible demising options  
from 5,000 sf and up



**Remedy**  
Strong operational partner with extensive experience and  
proven track record of tenant retention and success

## Location Highlights



Superior Site/Visibility  
Dedicated parking field insulated from campus traffic offering patients  
clear wayfinding, and an enhanced arrival experience



Strategic Accessibility  
Established patient traffic and visits with funded infrastructure  
reducing travel time and improved connectivity to new homesites



Easy access  
to 288, and Powhite Pky



# DOCTOR DEMAND WITH PRIME LOCATION

Join a diverse mix of established practices in one of the fastest growing counties in Virginia.

## WITHIN 5 MILES



132,678

2025 Total  
Population



140,506

2030 Projected  
Population



1.1%

2025-2030 Population:  
Annual Growth Rate



40.7

Median  
Age



50,344

Total  
Households



\$116,714

Median  
Household Income



4,623

Total  
Businesses



53,879

Total  
Employees



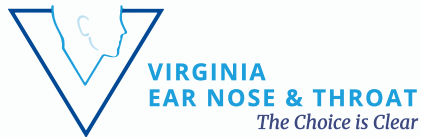
125,079

Total Daytime  
Population

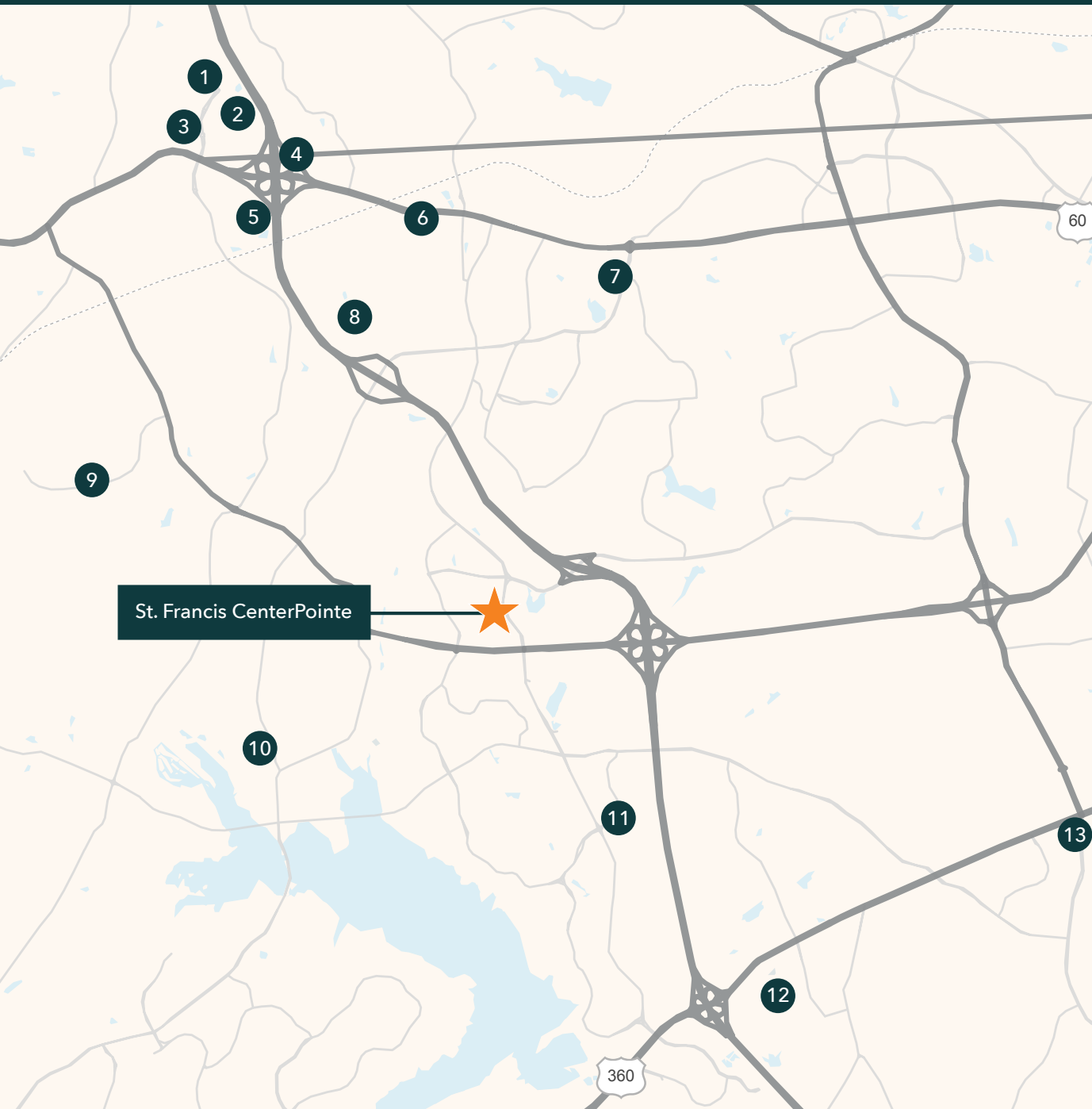
| Physician Specialty             | Patient Volume |                         |                         |
|---------------------------------|----------------|-------------------------|-------------------------|
|                                 | Current Volume | 5-Year Projected Volume | 5-Year Projected Growth |
| Endocrinology                   | 829            | 1,095                   | 33.0%                   |
| Podiatry                        | 6,317          | 7,838                   | 25.4%                   |
| Cardiovascular                  | 38,629         | 47,037                  | 22.7%                   |
| Physical Therapy/Rehabilitation | 97,475         | 118,824                 | 22.6%                   |
| Psychiatry                      | 51,023         | 62,084                  | 22.2%                   |
| Ophthalmology                   | 35,442         | 42,415                  | 20.6%                   |
| Oncology                        | 11,371         | 13,310                  | 17.8%                   |
| Orthopedics                     | 11,371         | 13,310                  | 17.8%                   |
| ENT                             | 12,430         | 14,565                  | 17.7%                   |
| Emergency Department            | 4,809          | 5,623                   | 17.6%                   |
| Nephrology                      | 2,026          | 2,306                   | 14.7%                   |
| Primary Care                    | 234,287        | 264,578                 | 13.5%                   |
| Neurology                       | 6,828          | 7,673                   | 12.9%                   |
| Dermatology                     | 16,494         | 18,426                  | 12.4%                   |
| Radiology                       | 95,180         | 105,864                 | 12.0%                   |
| Pathology                       | 35,808         | 39,835                  | 11.6%                   |
| Women's Health                  | 17,111         | 18,832                  | 10.8%                   |
| Plastic Surgery                 | 2,974          | 3,277                   | 10.8%                   |
| Gastroenterology                | 9,257          | 10,149                  | 10.5%                   |
| Urology                         | 3,706          | 4,050                   | 10.3%                   |
| General Surgery                 | 2,119          | 2,301                   | 9.3%                    |
| Pediatrics                      | 49,027         | 52,580                  | 7.4%                    |
| Allergy                         | 10,159         | 10,416                  | 3.0%                    |
| Pulmonology                     | 4,071          | 4,172                   | 2.6%                    |

# CENTRALLY LOCATED

## Healthcare Neighbors



# THRIVING RESIDENTIAL COMMUNITY



|    | Residential Development  | Units | Status             |
|----|--------------------------|-------|--------------------|
| 1  | The Aire at Westchester  | 2,220 | Under construction |
| 2  | Vue at Westchester       | 238   | Delivered 2020     |
| 3  | The Bella at Westchester | 250   | Delivered 2023     |
| 4  | 288 Lofts                | 160   | Delivered 2023     |
| 5  | Hamlet Watkins Centre    | 283   | Delivered 2025     |
| 6  | Midlo West               | 425   | Under construction |
| 7  | Coalfield Station        | 343   | Under construction |
| 8  | Charter Colony           | 413   | Delivered 2016     |
| 9  | Hallsley                 | 800   | Under construction |
| 10 | RounTrey                 | 2,120 | Under construction |
| 11 | Towns at Swift Creek     | 200   | Delivered 2021     |
| 12 | Wescott Condos           | 120   | Delivered 2026     |
| 13 | Rockwood Square          | 322   | Delivered 2026     |

**±10,000 new homes planned  
and under construction**

# INVESTING IN THE FUTURE OF HEALTHCARE

Two new hospitals and an expansion of another hospital totaling **\$672 million** have been approved in fast-growing Chesterfield County, setting the stage for a major expansion of care by multiple health systems in the region. The approved projects include VCU Health's plan to build a new 66-bed hospital, HCA's proposed 60-bed Magnolia Hospital and **Bon Secours' expansion of St. Francis**.

## BON SECOURS

Bon Secours's 58,400-square-foot expansion would add 36 medical and surgical beds and four ICU beds to St. Francis Medical Center at 13170 St. Francis Blvd. The \$106 million project involves adding two floors and renovating existing space.

*"This approval represents an important step as we continue planning to support access to care, advance health equity and responsibly respond to the growing health care needs of Chesterfield County – one of the fastest-growing regions in Virginia – and the surrounding communities that St. Francis Medical Center has served for more than two decades," a Bon Secours spokesperson said in a statement. "We will continue to move thoughtfully through the next phases of the process and look forward to sharing additional information as plans are finalized."*

Source: [Virginia Business](#)



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