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

	Patient Volume		
Physician Specialty	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

rva pediatrics

vcad VIRGINIA CENTER FOR ADVANCED DENTISTRY

Commonwealth Dentistry

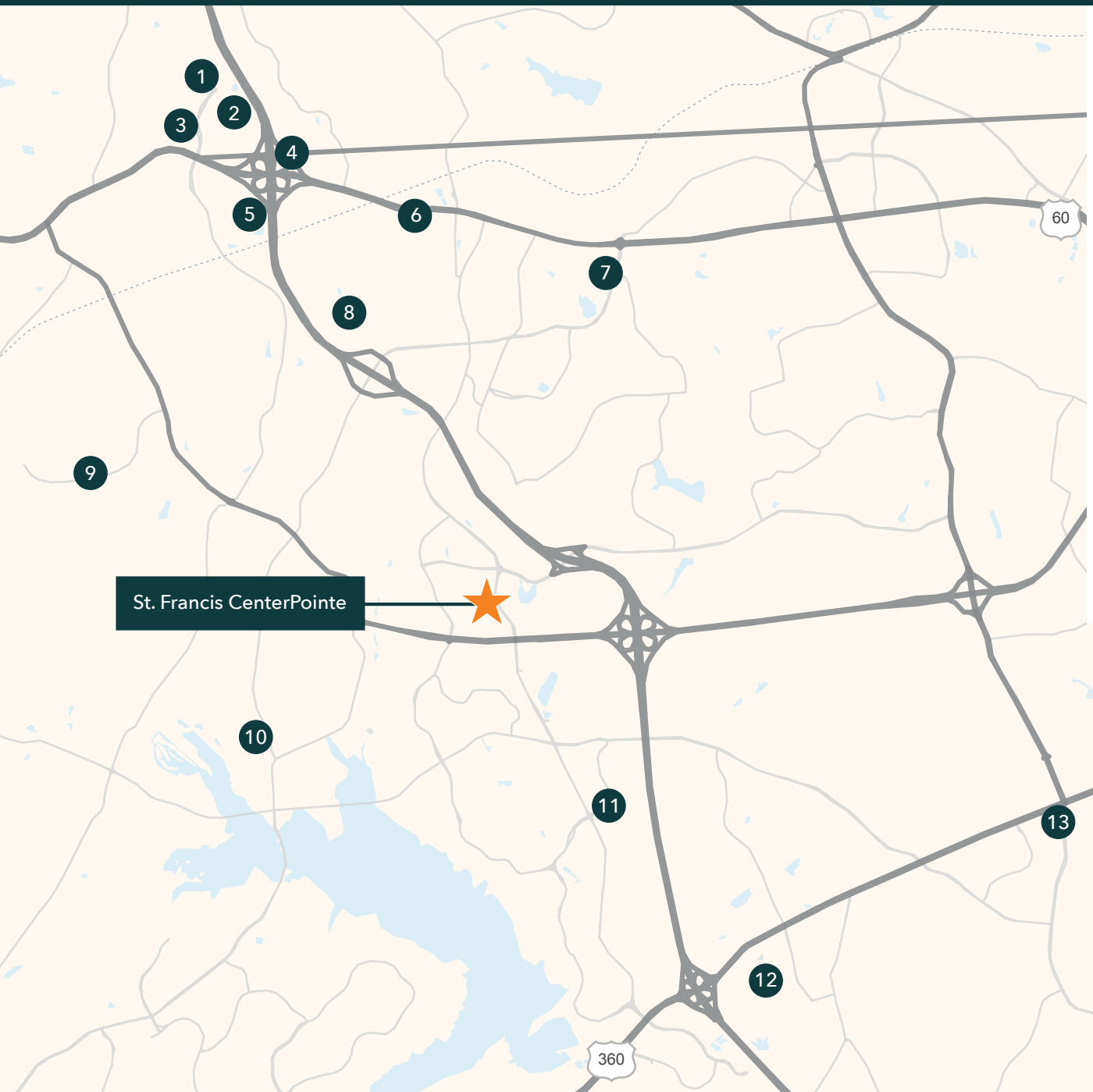
VIRGINIA EAR NOSE & THROAT
The Choice is Clear

COMMONWEALTH PRIMARY CARE, INC.

Pediatric Associates, P.C.
Infants, Children & Adolescents

Virginia Women's Center

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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