

**5301 OLD MIDLOTHIAN TURNPIKE**Richmond, Virginia  
Assessment Grant***Rehabilitated Site Provides New Opportunity for Small Business Owner***

|                                                                                                                  |                                                                                                            |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <b>ADDRESS:</b>                                                                                                  | 5301 Old Midlothian Turnpike,<br>Richmond, VA 23224                                                        |
| <b>PROPERTY SIZE:</b>                                                                                            | 0.6 Acres                                                                                                  |
| <b>FORMER USE:</b>                                                                                               | Gas station, Church                                                                                        |
| <b>CURRENT USE:</b>                                                                                              | Limousine Service                                                                                          |
| <b>EPA GRANT RECIPIENT:</b>                                                                                      | <b>PROJECT PARTNERS:</b>                                                                                   |
| The City of Richmond,<br>Virginia received a \$200,000<br>EPA Petroleum Brownfields<br>Assessment grant in 2004. | Virginia Department of<br>Environmental Quality;<br>City of Richmond; Property<br>owner Randy Throckmorton |



For additional data and geographic information for this and other Brownfields Grants, please visit EPA's **Cleanups in My Community**:  
<http://iaspub.epa.gov/Cleanups/>

**PROJECT BACKGROUND:**

The rehabilitation of the property at 5301 Old Midlothian Turnpike was key to the revitalization of the Midlothian Corridor in Richmond, Virginia, as it represented the Corridor's last vacant building. The property was formerly used by a church that vacated the property in 2002 after they were unable to keep up with current building codes. The City of Richmond, Virginia conducted a Phase I Assessment of the property in December 2007, which raised concerns about four above ground storage tanks (ASTs) and petroleum in the property's soil. Next door neighbor Randy Throckmorton expressed interest in the property as the potential location for his limousine business, which he had been operating out of his home for the past 22 years. In order to receive a loan from the bank for this new business venture, he was first required to resolve the site's contamination uncertainties. Throckmorton removed the ASTs and funded a Phase II Assessment, which revealed that soil removal was not necessary. Upon the site's inspection by the Virginia Department of Environmental Quality in 2008, Throckmorton received a No Further Action Letter that allowed him to secure a loan from the bank and purchase the property.

**KEY ACCOMPLISHMENTS:**

- Property owner leveraged \$1,600 in assistance from Richmond's Enterprise Zone Program, and expects to receive \$9,000 from the city's Commercial Area Revitalization Effort.
- Allowed the expansion of a small business that employs six people.
- Created a new storefront that has attracted additional business to the area.

**OUTCOME:**

The property's existing building has been renovated in order to bring it up to code. In purchasing the site and making these renovations, Throckmorton has invested approximately \$280,000 in the property, providing a critical piece in the Corridor's revitalization and helping to improve this commercial zone of the city. The 12,000-square-foot building is now used for Throckmorton's limousine service, operating as a new storefront and a warehouse for the company's limousines. The new storefront has helped to advertise the business, which has allowed it to expand to include a reception hall that will host weddings and birthday parties. In addition to growing his small business, Throckmorton was able to clean up his neighborhood; the transformation of the Midlothian Corridor has led to a noticeable reduction in blight and crime within the neighborhood.



Commercial activity is restored on the Midlothian Corridor.