



CHESTER VILLAGE SHOPPING CENTER

4408 W HUNDRED RD | CHESTER, VA 23831

FEATURES

- **4,900 SF Retail & 2,500 SF Outparcel Available**
- Located in Chester Village Shopping Center
- Apartments in rear
- Zoned: C-3
- Located on Route 10 - W Hundred Rd (23,000 VPD)
- Nearly 37,000 Daytime employees in a 5-mile radius

SPACE TYPE	Retail and Outparcel Available		
AVAILABLE SPACE	4,900 & 2,500 SF		
ASKING PRICE	Retail: Ask Agent. Outparcel: \$495,000		
DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2024 Population	45,527	82,461	301,209
Avg HH Income	\$83,767	\$87,804	\$79,412
Daytime Employment	12,880	36,940	106,517
Traffic Count	23,000 on W Hundred Road		

* Detailed demographics upon request



Ellen Long: President / Principal Broker
804-864-9788 ext. 101 (o)
804-539-7793 (m)
ellenlong@taylorlongproperties.com

Robert Marshall: Commercial Sales and Leasing
804-864-9788 ext. 106 (o)
804-437-4323 (m)
robertmarshall@taylorlongproperties.com

Chester-Village

Page 1 of 4

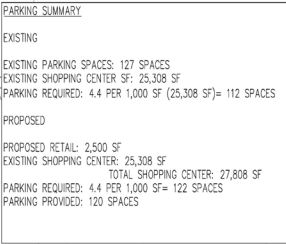
CoStar
POWERBROKER
Top Broker Award



Taylor Long
PROPERTIES
Commercial Real Estate

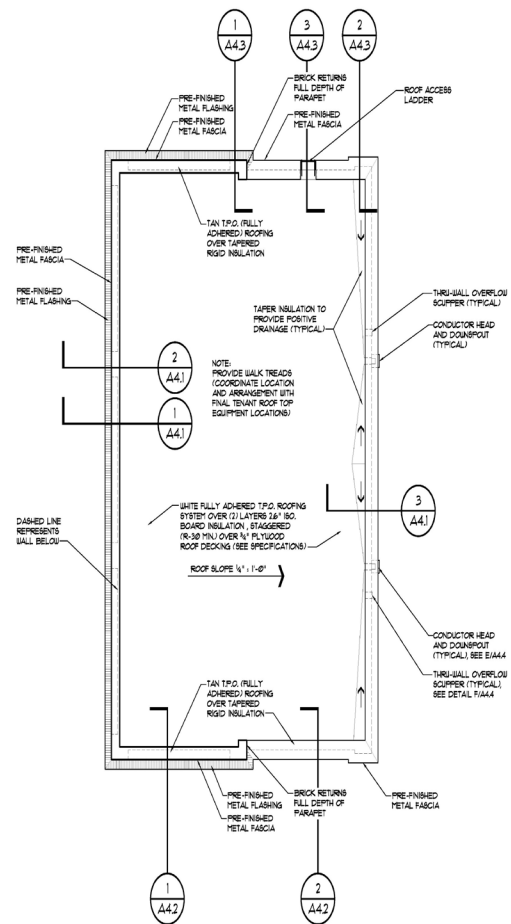
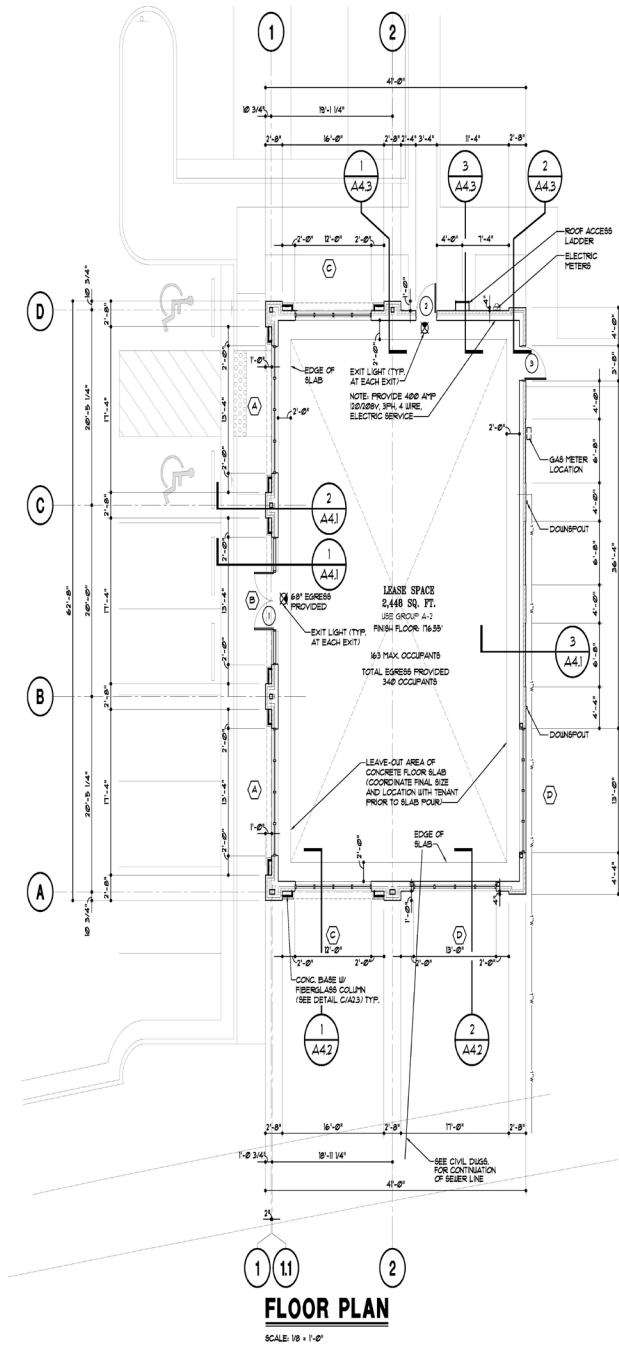
Last Modified 10/17/24

SITE PLAN





SITE PLAN

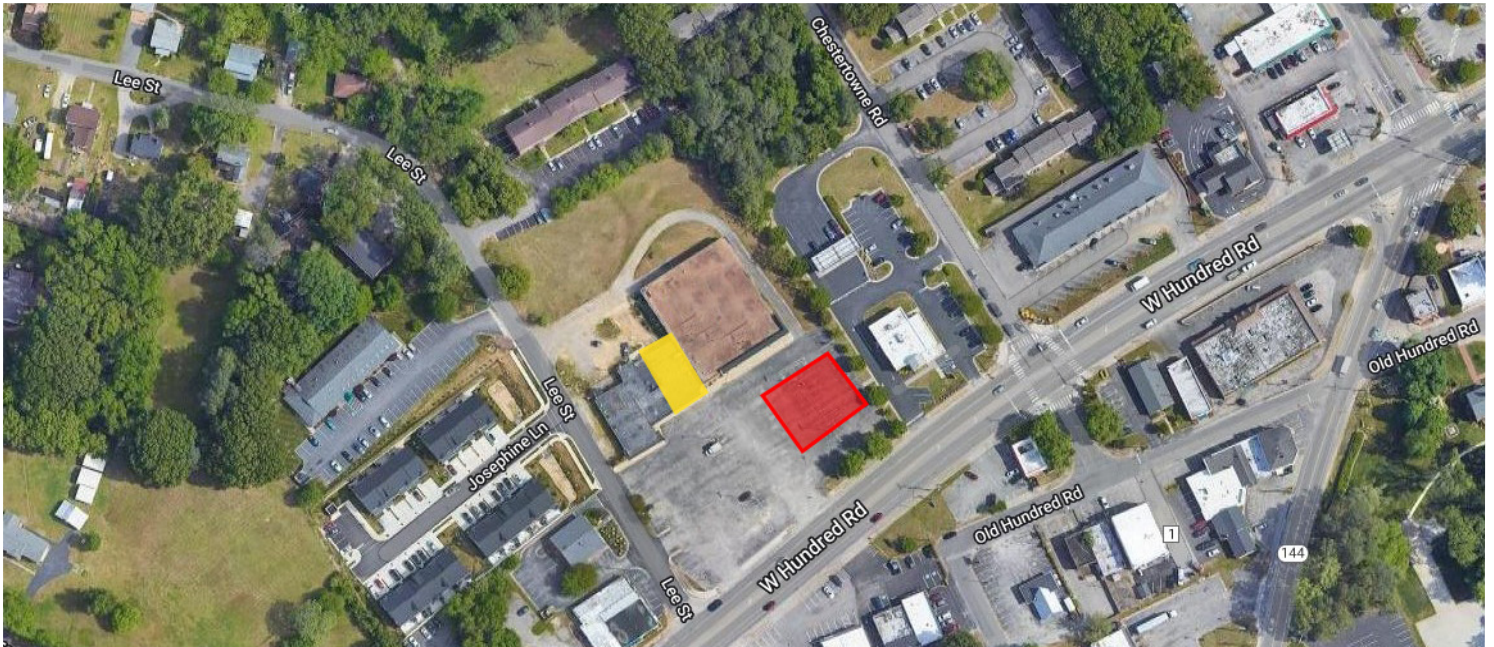


NOTE:
1. USE TAN COLORED TPO ROOFING MEMBRANE ON THE VERTICAL AND HORIZONTAL ROOF SURFACES AT ALL PARAPETS.
2. TENANT TO ENSURE THERE ARE WALK PADS TO SERVICE THEIR ROOFTOP EQUIPMENT.
3. THERE SHALL BE DURA-BLOCK ROOFTOP SUPPORTS FOR ALL PIPING AS REQUIRED.

ROOF DRAIN CALCULATIONS FROM TABLE 1106.2 AND 1106.3
ROOF AREA - 2,448 SQ. FT.
100 YEAR 1 HOUR RAINFALL - 3.5"
3" DIAMETER LEADER - 1,568 SF (INTERPOLATED) BASED ON 3.5" PER HOUR
2,448 x (1.5) 3" LEADER REQUIRED
(2) 3" DIAMETER RAIN LEADER/CONDUCTOR PROVIDED
(2) OVERFLOW SCUPPERS PROVIDED



MAP



AERIAL

