



12531 ROUTE 1, CHESTER, VA 23831

BERMUDA SQUARE OUTPARCEL



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

# BERMUDA SQUARE OUTPARCEL

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

2,800 SF former Sleep Number available at Bermuda Square Outparcel located at Route 1 and West Hundred Road. Excellent access and visibility located off I-95, exit 61. The strong co-tenancy of Burlington, Hobby Lobby, and Petco along with Starbucks, Chipotle, and Raising Cane's consistently drive traffic to the center at all hours of the day. Join the primary retail destination for the growing Chester community.

### PROPERTY HIGHLIGHTS

- Available immediately
- Space dimensions: 46'-5"x59'-3"
- Access to existing 8'x8' monument sign
- High growth corridor
- Access from Rt. 1 and Rt. 10

### OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	2,800 SF
<b>Lot Size:</b>	0.7 Acres
<b>Building Size:</b>	6,300 SF

### TRAFFIC COUNTS

- Rt 1 (Jefferson Davis Hwy): 55,000 VPD
- Rt 10 (W Hundred Rd): 21,000 VPD

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## DEMOGRAPHICS MAP & REPORT



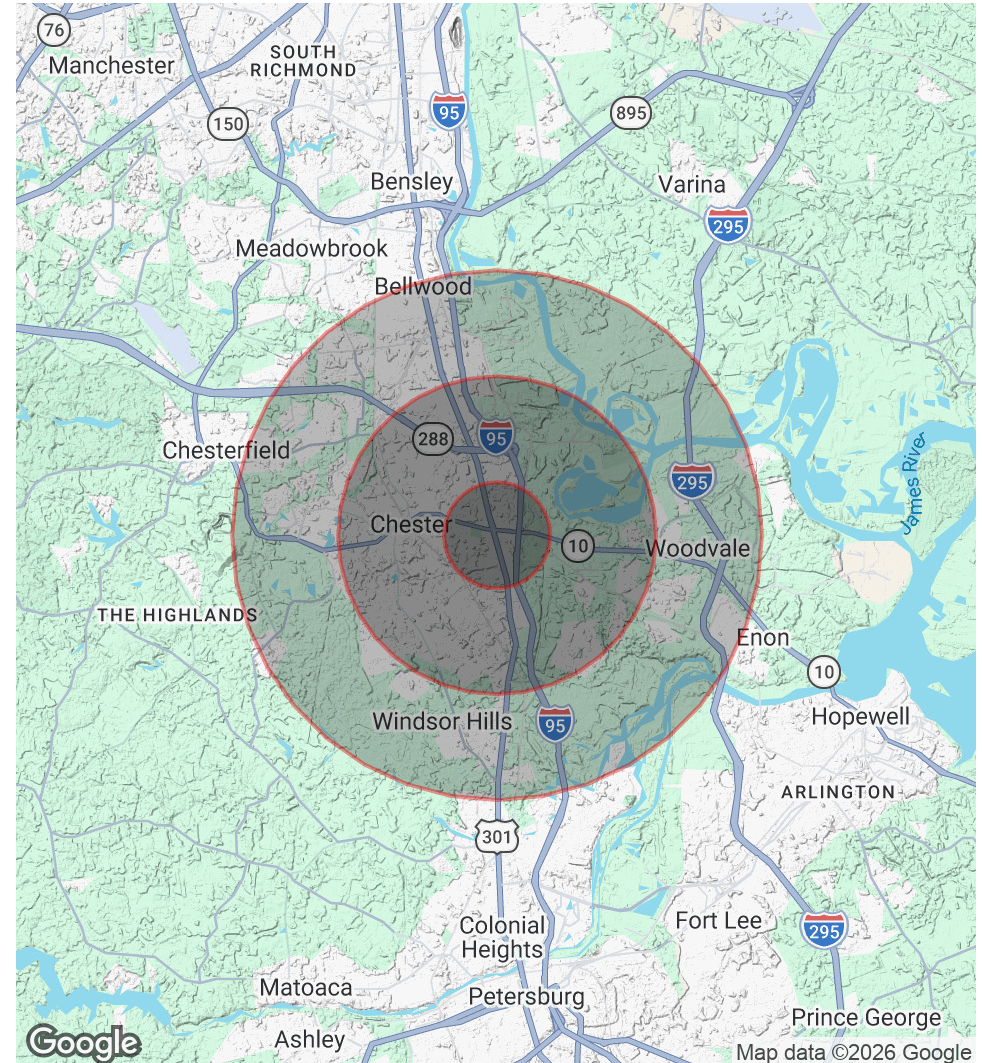
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,870	33,334	77,985
Average Age	41.9	40.7	39.0
Average Age (Male)	45.5	39.0	38.1
Average Age (Female)	39.2	43.2	40.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,159	12,706	28,626
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$99,860	\$105,890	\$105,896

2023 American Community Survey (ACS)





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