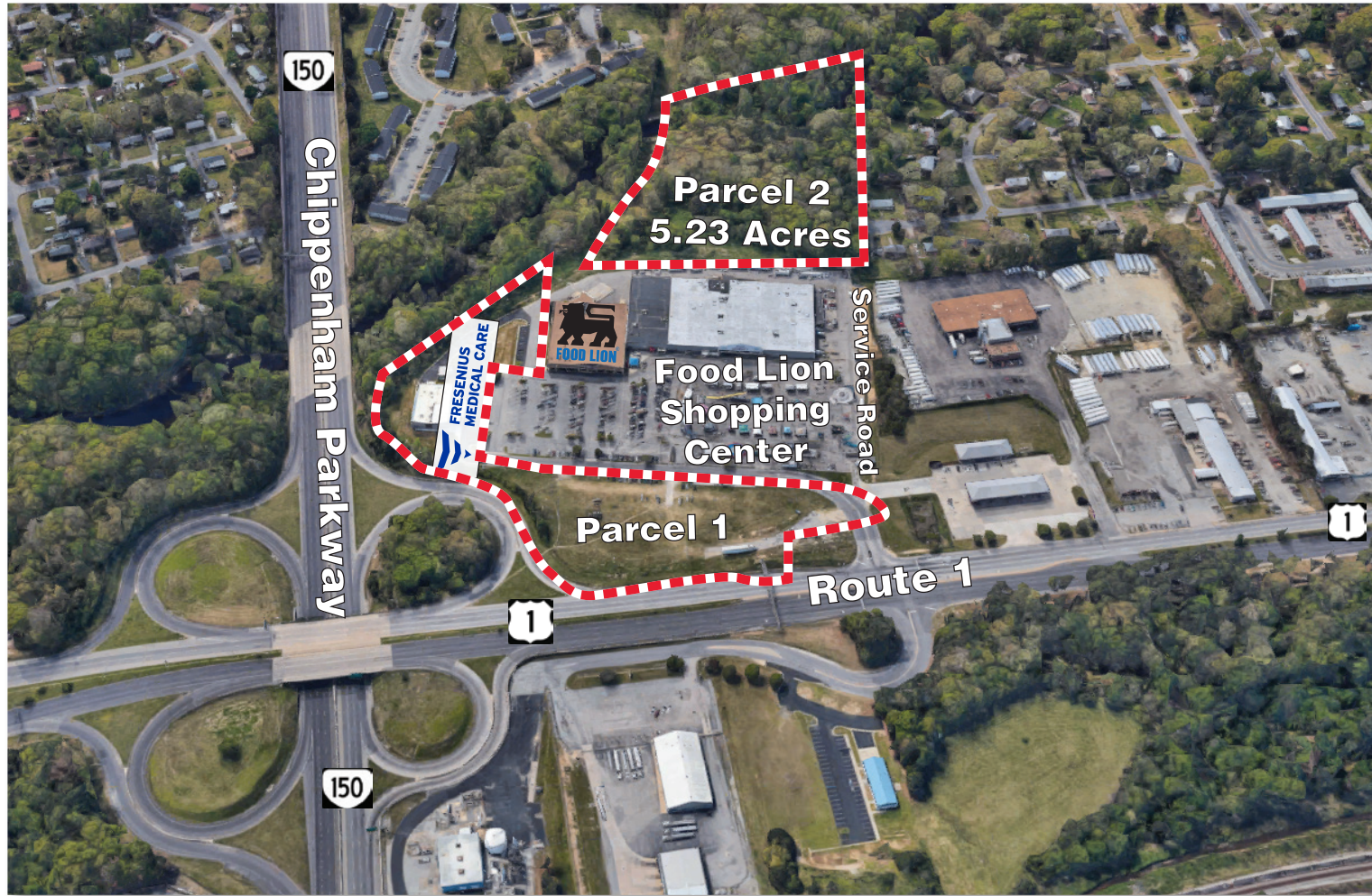


Food Lion Shopping Center Richmond, Virginia 23234

RD MANAGEMENT LLC

Richmond, Virginia Food Lion Shopping Center



Demographics	3 mile	5 mile	7 mile
Population			
2021 (estimate)	40,296	129,089	257,993
2026 (projection)	40,482	131,262	268,104
2010 (census)	38,277	118,949	225,879
Number of HH			
2021 (estimate)	14,741	46,320	100,680
2026 (projection)	14,927	47,411	105,459
2010 (census)	14,154	43,637	89,077
Average HH Income			
2021 (estimate)	\$65,402	\$69,938	\$71,620
2026 (projection)	\$76,884	\$82,254	\$81,123
2010 (census)	\$50,981	\$53,667	\$55,799
Median Age			
2021 (estimate)	36.5	35.7	36.0
Daytime Population			
2021 (estimate)	27,025	78,051	228,405

Location:

Food Lion Shopping Center is located in Chesterfield County at 5802 Route 1, North Chesterfield, Virginia 23234.

Type:

Neighborhood Strip Center

Parking:

960 cars

Traffic:

Two way average daily traffic ±30,000 cars per day

Major Tenants:

Food Lion 32,160 sf
Fresenius Medical 8,360 sf

Vital Statistics:

Fresenius Medical has more than 2,200 dialysis facilities, outpatient cardiac and vascular labs, and urgent care centers, as well as the country's largest practice of hospitalist and post-acute providers and provides renal services to hundreds of thousands of people throughout the United States, Mexico and Canada.

Available:

- Parcel 1: 4,500 sf & 1,500 sf Pads Available with excellent visibility to Route 1
- Parcel 2: 5.23 Acres with service road connector to Route 1 ideal for storage and other commercial uses



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 810 Seventh Avenue, 10th floor
 New York, NY 10019

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

Food Lion Shopping Center

5802 Route 1

North Chesterfield, Virginia 23234



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Fresenius Medical



Parcel 1:
 Fresenius Medical
 Future Pad Building
 Future Pad Building

±8,360 sf
 up to ±4,500 sf
 up to ±1,500 sf

Parcel 2: ±5.23 Acres

