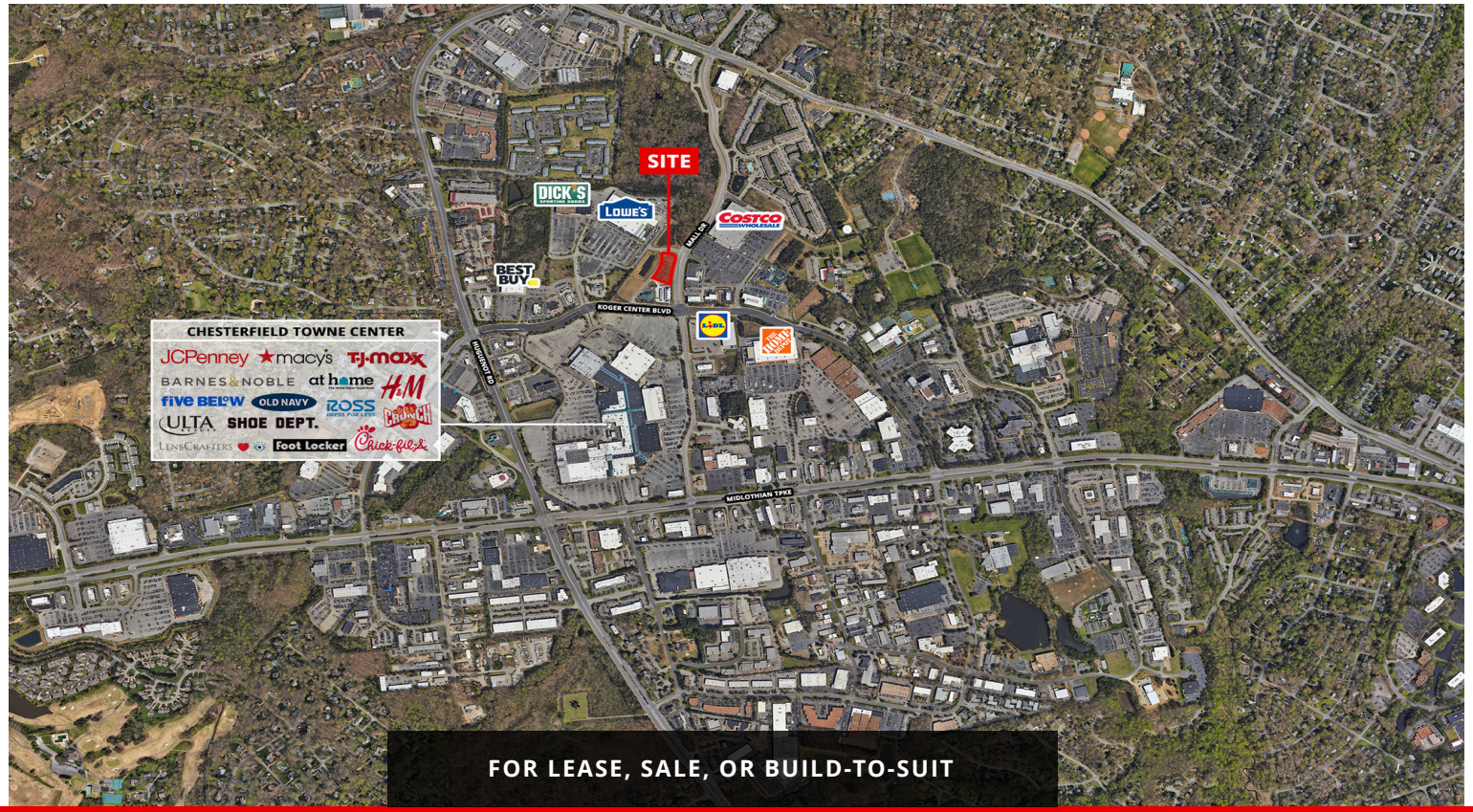

FOR LEASE, SALE, OR BUILD-TO-SUIT

1431 PACKER XING, MIDLOTHIAN, VA 23235

PRIME RETAIL OPPORTUNITY ON MALL DRIVE

DIVARIS REAL ESTATE, INC.

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

MALL DRIVE RETAIL STRIP OR PAD SITES

1431 PACKER XING, MIDLOTHIAN, VA 23235

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Prime retail parcel available for lease, sale, or build-to-suit. Both pad sites and in-line space are available. The developer will sell or lease the entire site, smaller pad sites, or develop in-line space. Up to 11,400 SF of retail space is available on 1.45 acres. The site is zoned for a drive thru. Excellent visibility from Koger Center Boulevard and Mall Drive. Potential for 3 access points on Packer Crossing. Great co-tenancy situated between Costco and Lowe's and adjacent to the Chesterfield Towne Center. Join Chik-Fil-A, Dick's, CAVA, Popeyes, Best Buy, Texas Roadhouse, Truist, Lidl, Express Oil Change, Discount Tire, Virginia Physicians for Women, Pet Paradise, and more!

PROPERTY HIGHLIGHTS

- Estimated Delivery: Q2 2027
- Drive-thru and outdoor seating
- Zoning: C-4
- 57 parking spaces - 5/1,000 SF

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,500-11,400 SF
Lot Size:	1.45 Acres (will subdivide)
Building Size:	11,400 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	21,547	51,280	250,977
Total Population	54,934	129,520	607,650
Average HH Income	$137,660	$134,904	$120,427

READ GOODE
804.335.0554
RGOODE@DIVARIS.COM

RACHEL JAMES
540.322.6627
RACHEL.JAMES@DIVARIS.COM

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MARKET AERIAL

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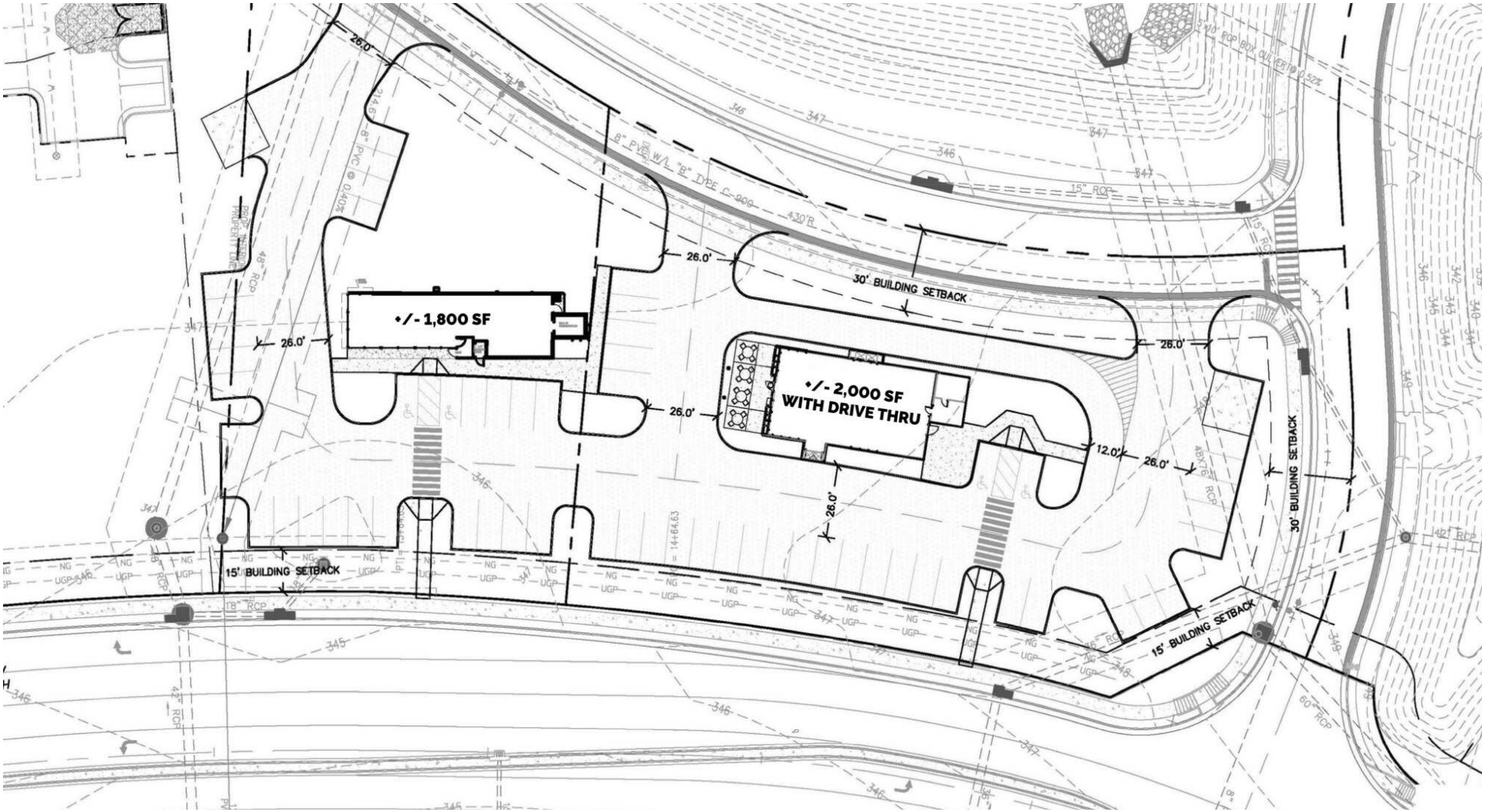
PROPOSED PAD SITES



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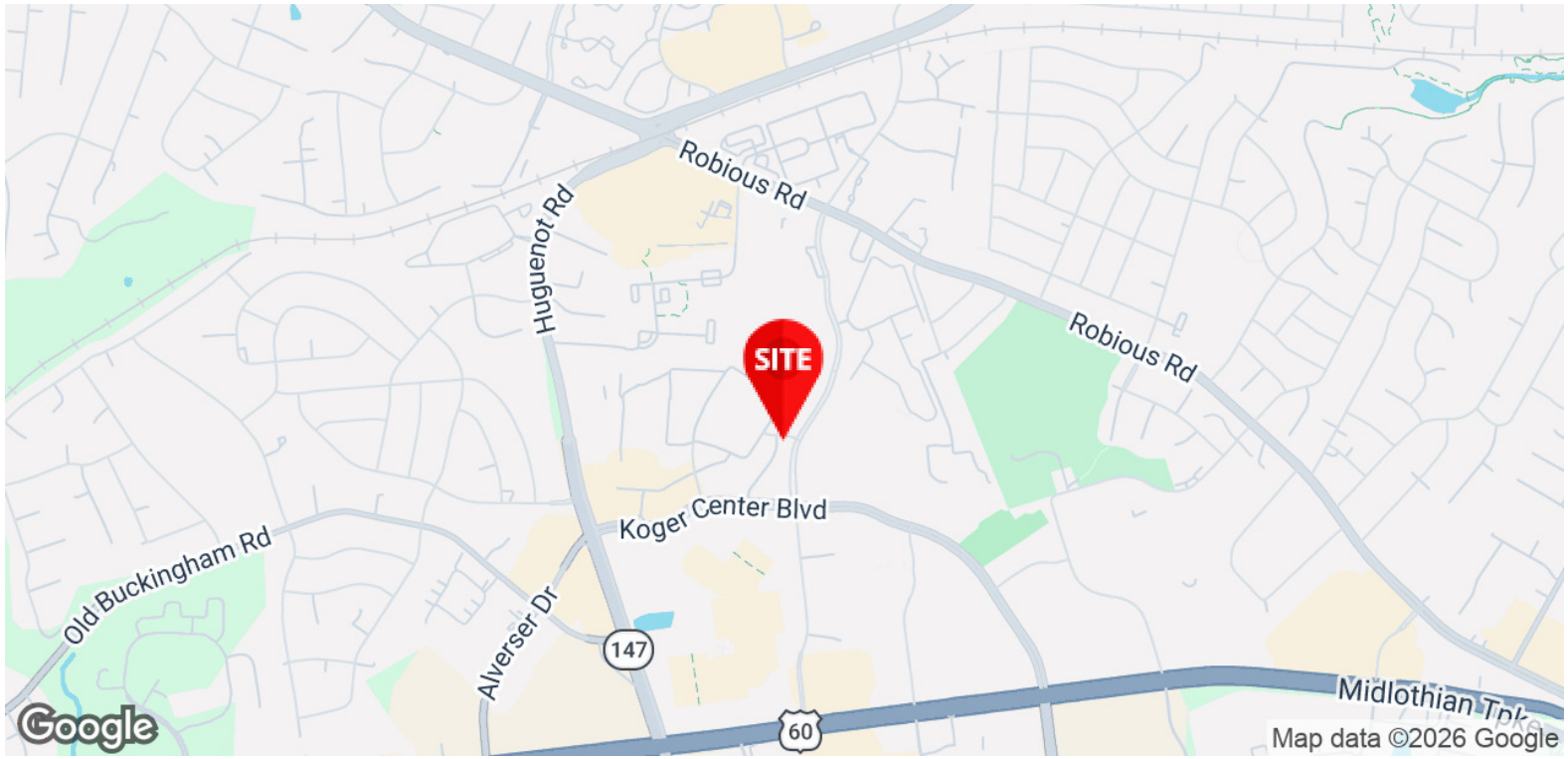

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