

SHOPPES AT BRECKENRIDGE

12540 Jefferson Davis Highway/Route 1 @ Route 10 | Chester, VA 23831

968 SF - 3,861 SF FOR LEASE



As Owner/Agent:

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 CUSHMAN &
WAKEFIELD
THALHIMER

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PROPERTY OVERVIEW



FEATURES

- 958 SF - 3,861 SF AVAILABLE (66.75' X 60')
- 2,658 SF AVAILABLE IMMEDIATELY
- 12,900 SF shadow shops to Kroger, Kohl's, TJMaxx, HomeGoods & Ulta Beauty
- Pylon signage available
- Excellent visibility on Route 1
- Minutes to Interstate 95
- Serves 1,000+ hotel rooms
- 1 Million SF Retail Trade Area
- High growth corridor



UP TO
3,861
AVAILABLE SF



22,000
VPD - Route 1



HIGHLIGHTS - 3 MILES



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,216	37,370	76,806
Daytime Population	7,881	32,204	78,322
Households	1,730	14,331	29,443
Average HH Income	\$108,220	\$122,401	\$118,993

SHOPPES AT BRECKENRIDGE

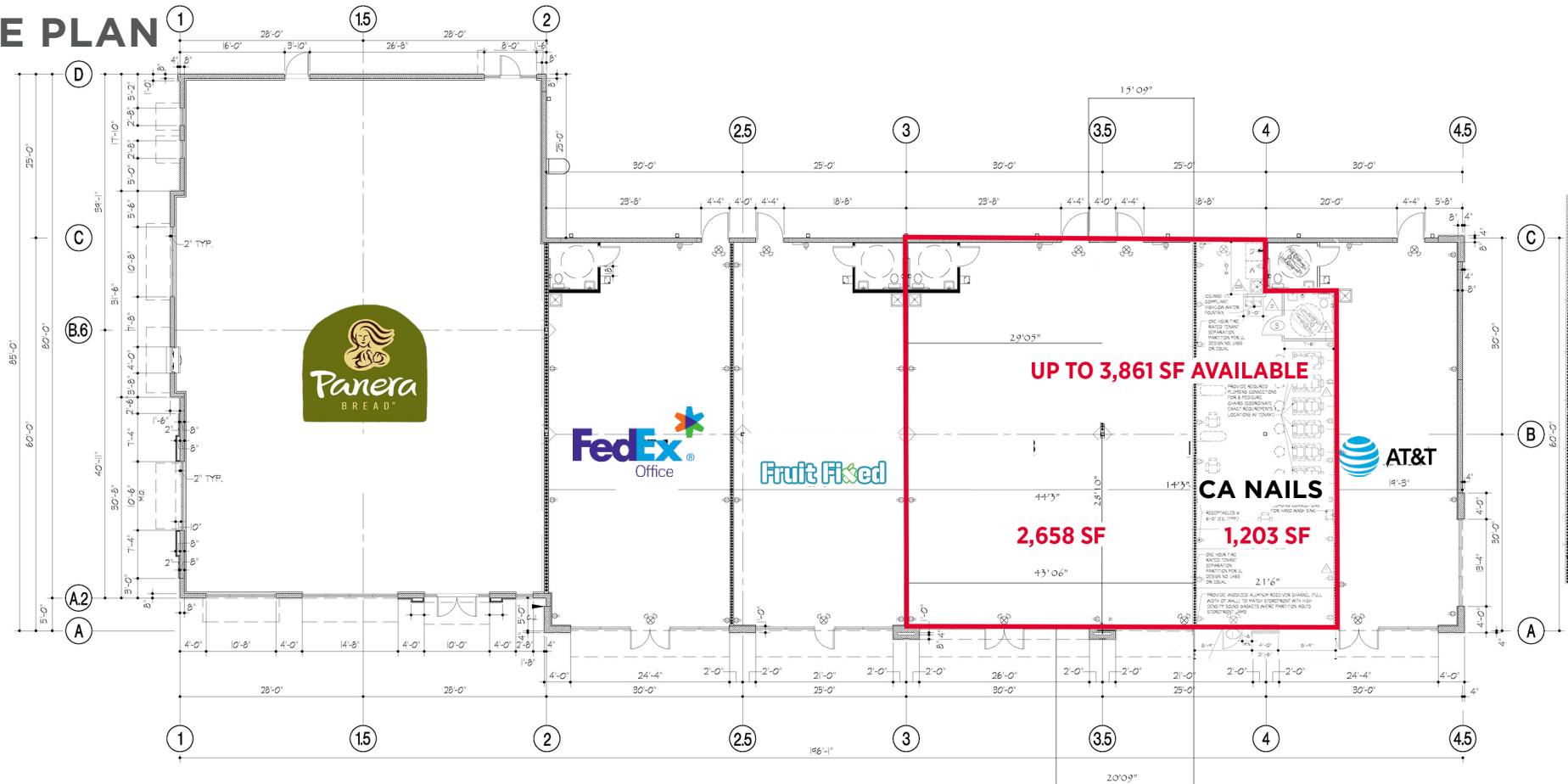
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TENANTS & NEARBY RETAILERS



SITE PLAN

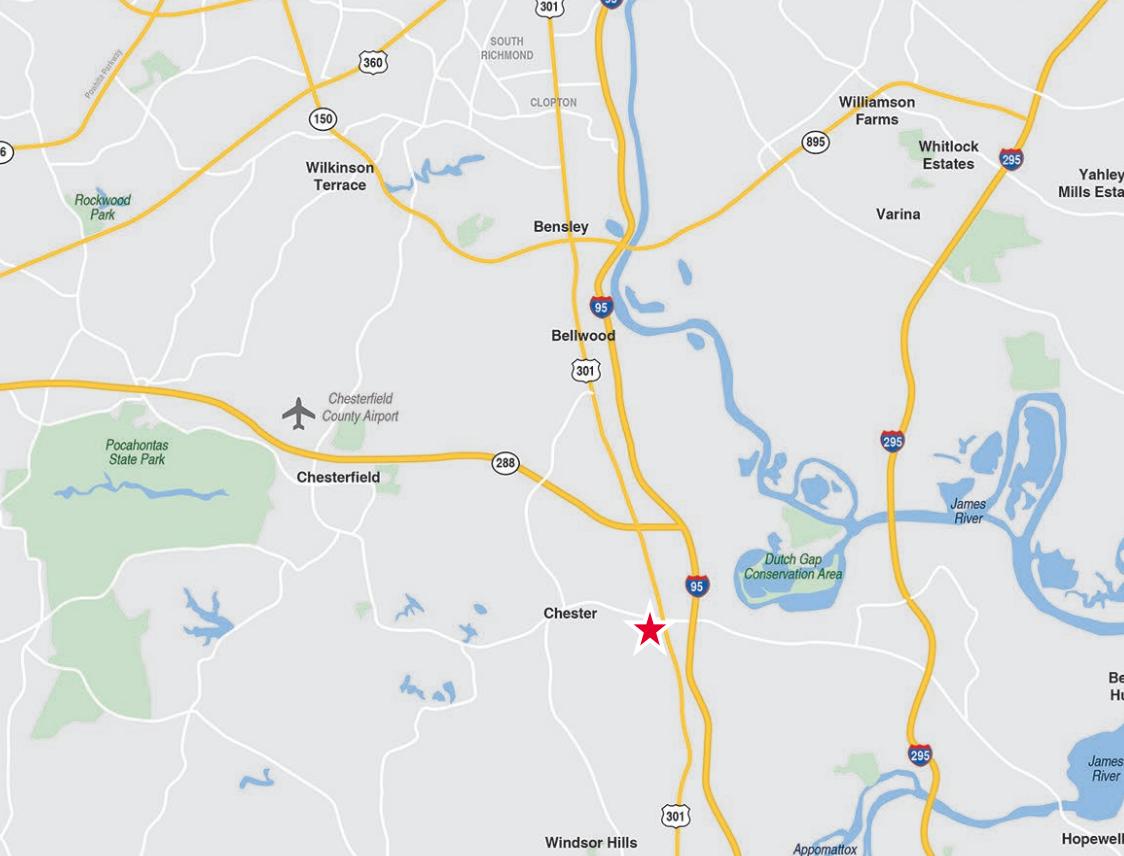
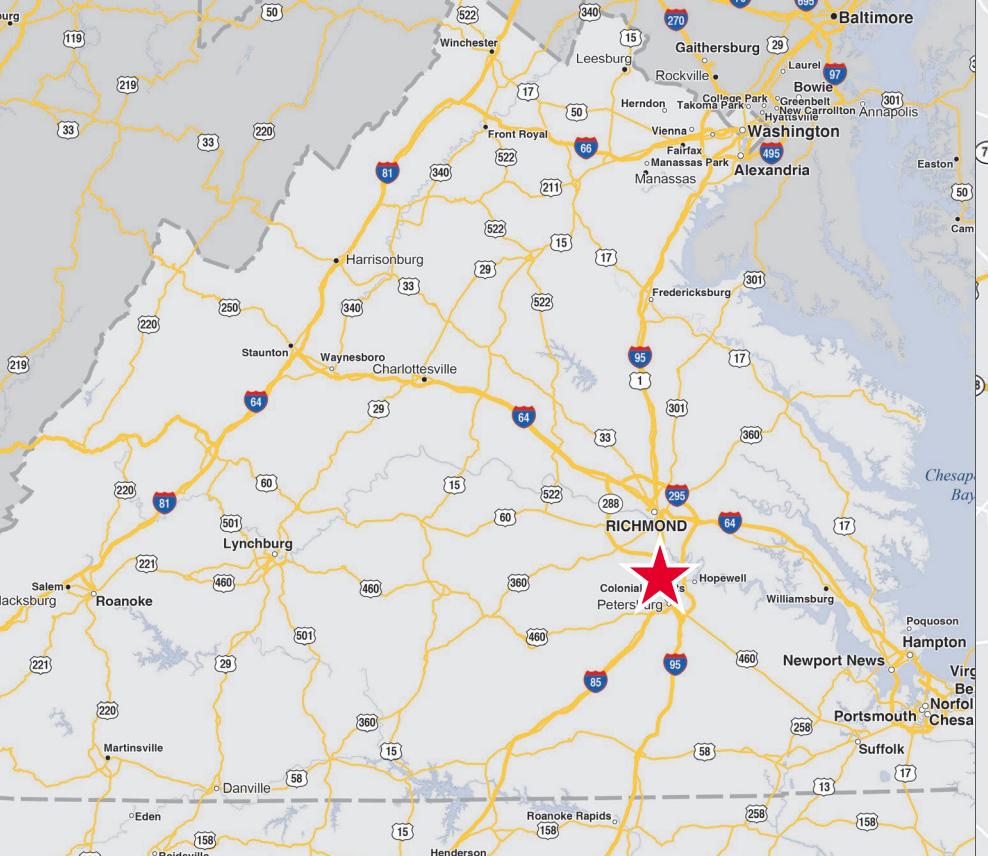


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