

# 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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## 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



37,370  
**POPULATION**



\$122,401  
**AVERAGE  
INCOME**



32,204  
**DAYTIME  
POPULATION**

## 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



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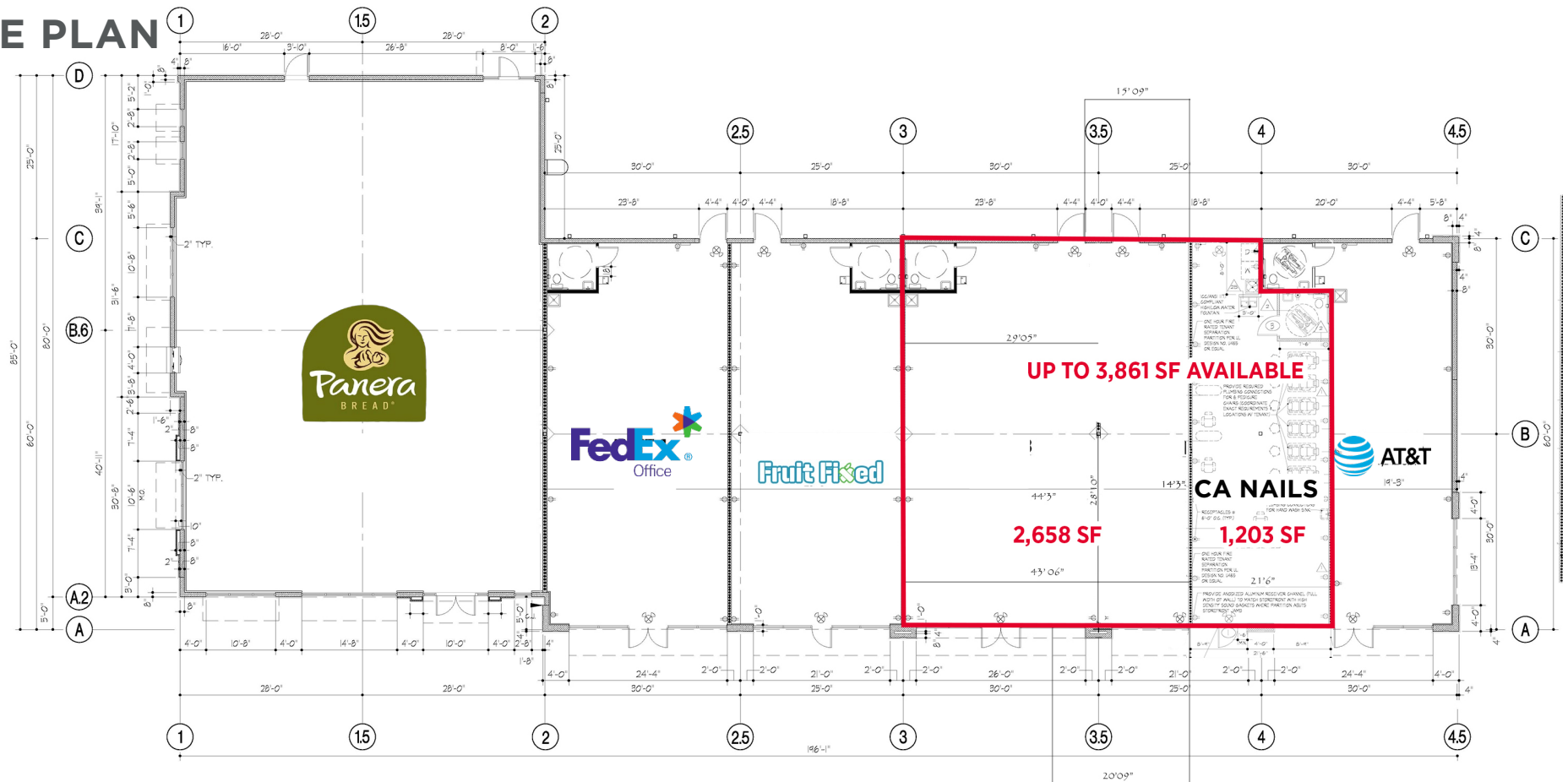
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## TENANTS & NEARBY RETAILERS



## SITE PLAN





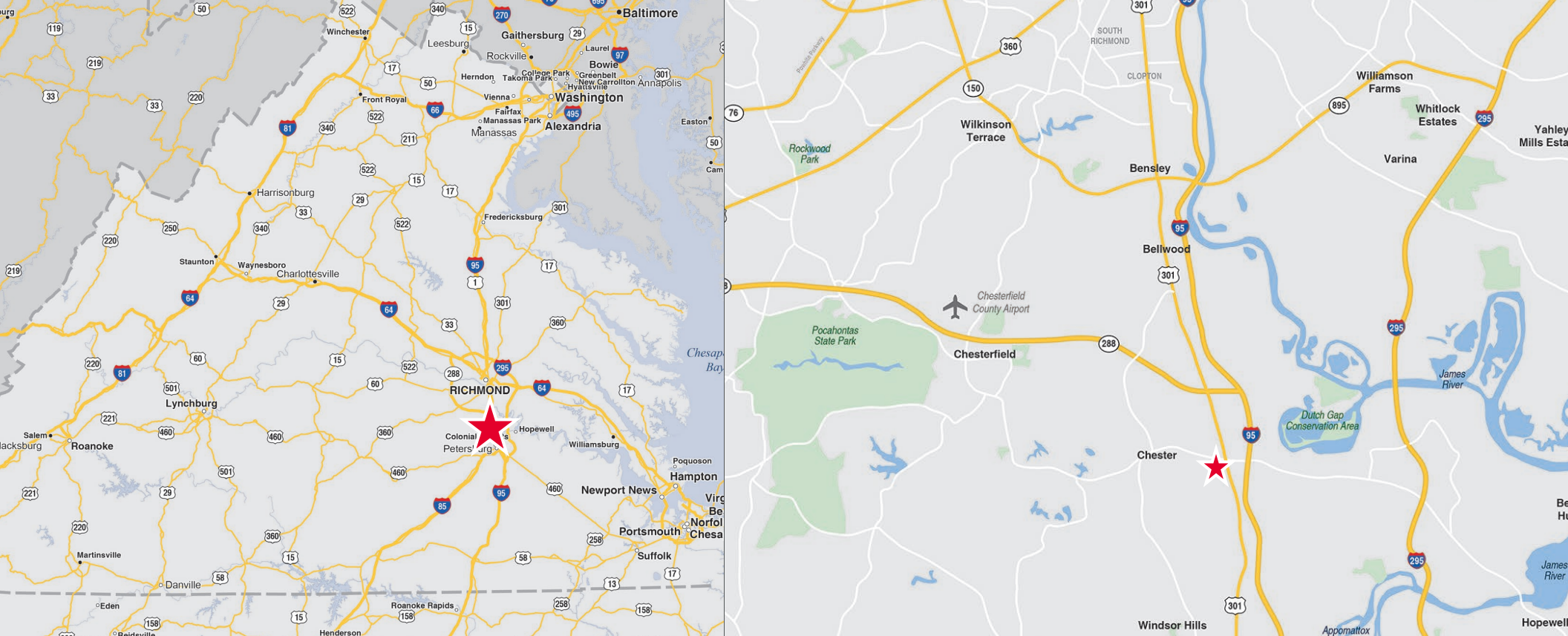
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