

FOR LEASE



Chippenham Square

7415-7485 Midlothian Turnpike / Richmond, VA 23225

Overview

Prominently positioned at the signalized intersection of Midlothian Turnpike (US-60) & Boulders Parkway with 56,000 AADT, this 184,324-square-foot shopping center offers outstanding visibility, multiple access points, and a regional trade-area draw. The property is within Chesterfield County's Technology Zone, providing qualifying new businesses with permit fee reductions and local tax incentives to accelerate opening timelines and lower occupancy costs.

The gateway to Chesterfield County, Chippenham Square is west of Springline and Stonebridge—two of the county's signature mixed-use/economic-development projects—and immediately proximate to Chippenham Parkway with 81,000 AADT. The site benefits from strong commuter and destination traffic patterns and seamless connectivity to the Richmond. Surrounded by many vibrant neighborhoods with a mix of existing and new housing.

Quick Facts

Availability	Immediate
Size	1,600 - 85,018 square feet (can be demised)
Rental Rate	TBD

2024 Demographics	1 mile	3 miles	5 miles
POPULATION	7,892	77,700	193,667
HOUSEHOLDS	3,537	31,881	79,603
AVG. HH INCOME	\$65,364	\$84,312	\$103,279
DAYTIME POPULATION	15,789	81,760	185,184
TRAFFIC COUNT	56,000 AADT (Midlothian Tpk)	11,500 AADT (Turner Rd)	

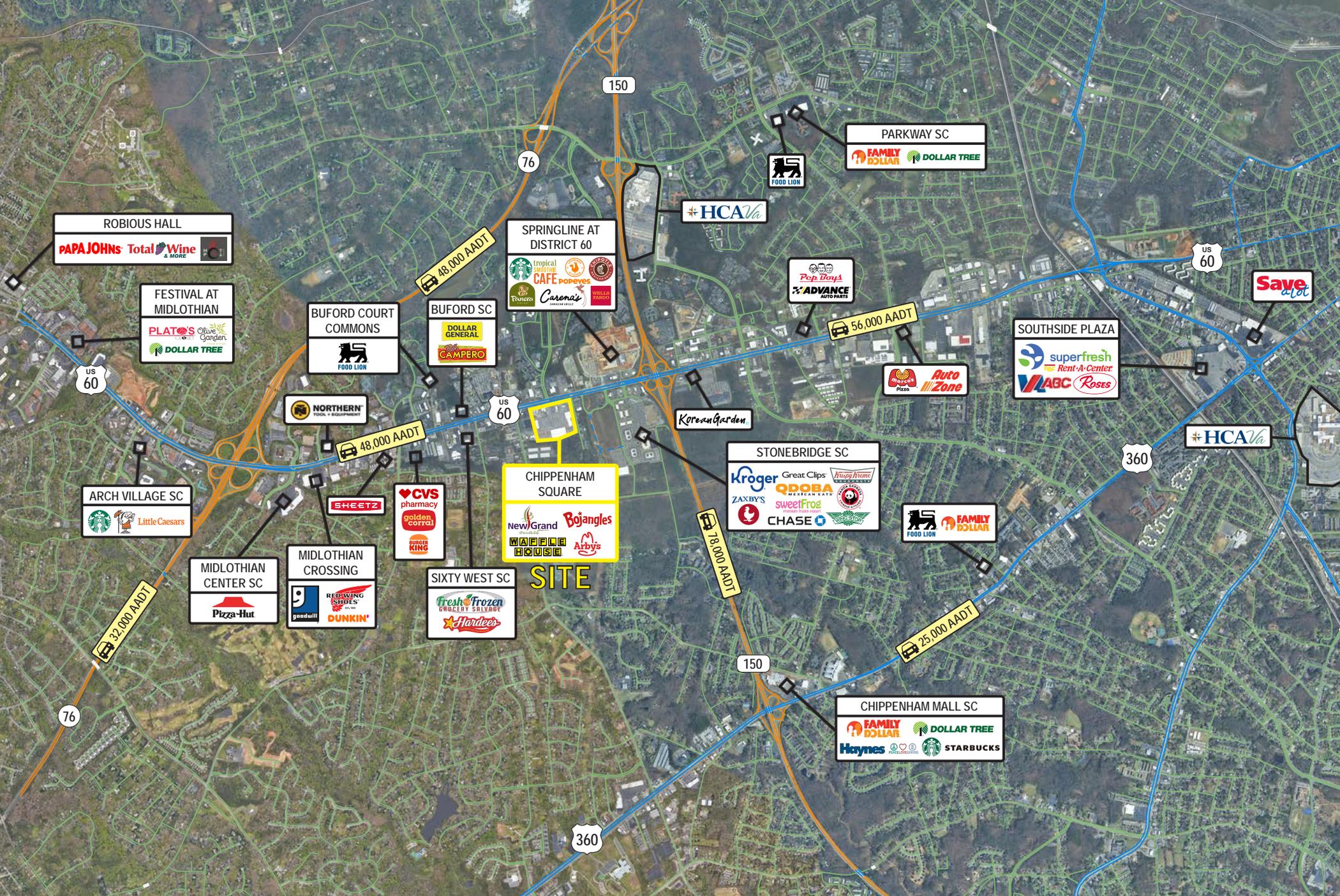
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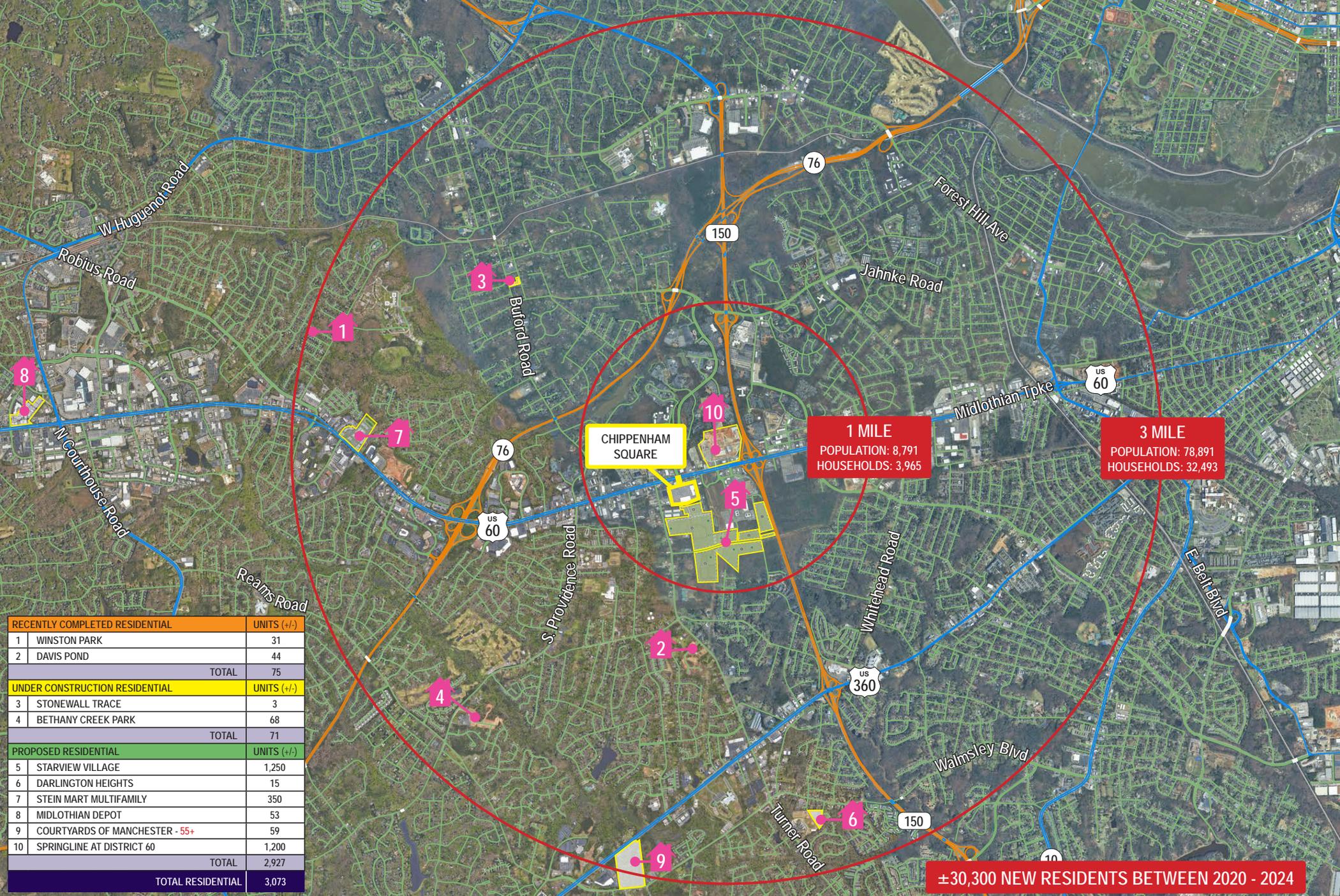
COMMERCIAL REAL ESTATE



SUITE #	TENANT	SF
7415	NEW GRAND MART	28,000
7417	AVAILABLE	2,800
7419	AVAILABLE	4,000
7425	RENT-A-CENTER	4,000
7429	TACOS EL INGENIERO	3,200
7433	RVA WIRELESS	1,650
7435	AVAILABLE	1,600
7437	AVAILABLE	5,000
7439	FRESA SHOP	3,200
7443	AVAILABLE	2,550
7445	AVAILABLE	2,500
7447	AVAILABLE	85,018
7449	NAIL WRAP	1,600
7451	FU WAH CHINESE RESTAURANT	1,696
7453	CHURCH	3,100
7457	USA FLOWERS	4,000
7459	SALON UNIVERSAL	2,280
7461	EL VAQUERO RESTAURANT	1,600
7463	EL VAQUERO RESTAURANT	1,640
7465	THE FRUIT LADY VENUE	3,290
7469	RVA FLEA MARKET	6,300
7477	VICKY'S NAILS	1,300
7479	VICKY'S NAILS	1,300
7481	LUNA BELLA	2,600
7485	THE HIDDEN SPOT	10,050

PARKING SPACES 117 SPACES





Interested? Contact:

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