



# FESTIVAL PARK

AT CHESTER VILLAGE GREEN  
3700 FESTIVAL PARK PLAZA, CHESTER VA

## NOW LEASING!



RETAIL & PROFESSIONAL OFFICE SPACE IN UNIQUE MIXED-USE DEVELOPMENT

### PROPERTY FEATURES

- ▶ **New Performing Arts Center – NOW OPEN!**
- ▶ Well-known destination area in the heart of Chester
- ▶ Innovative, mixed-use “live, work, play” community
- ▶ Instant foot traffic from surrounding homes, apartments, retail businesses and restaurants
- ▶ Professionally-managed by local property management firm
- ▶ High quality construction and landscaping design
- ▶ Excellent access to main interstates in area (I-95 < 3 miles, I-288 < 3 miles)
- ▶ Over 30,000 vehicles per day
- ▶ Ample on-site parking

### PROPERTY SUMMARY

**LEASED!** ~~Retail / Office – 1<sup>st</sup> Floor 1,100 SF~~  
~~Office – 1<sup>st</sup> Floor 1,846 SF~~  
**AVAILABLE** Office with elevator 1,500 – 2,750 SF

#### Join Tenants

Walgreen’s, Howlett’s Tavern, She Chester Boutique, Allstate, Pizza Express & Bistro, Destro Chiropractic, Baxter Perkinson Center for the Art, Don Papa Grande, Connect Hearing, Deux Amis Med Spa, IvyRehab Physical Therapy, Grant Coffee Co., Children’s Dentistry

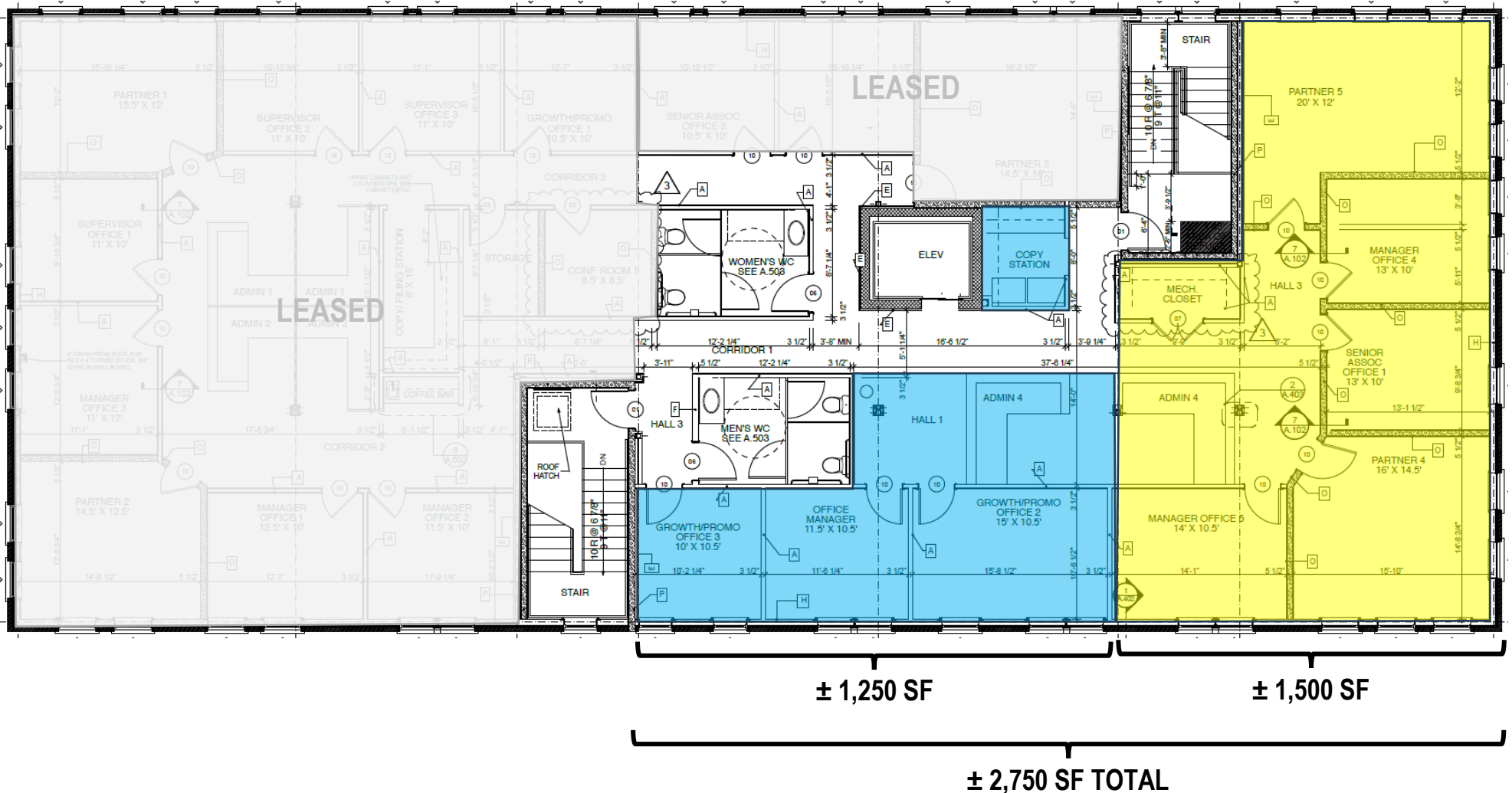


### PROPERTY CONTACT

Sean Eichert, (804) 419-2295  
seichert@plusmgt.com, www.plusmgt.com

Plus Management, LLC  
13281 River's Bend Blvd, Suite 201, Chester, VA 23836

3700 Festival Park Plaza, Third Floor – 1,500 – 2,750 SQ. FT.



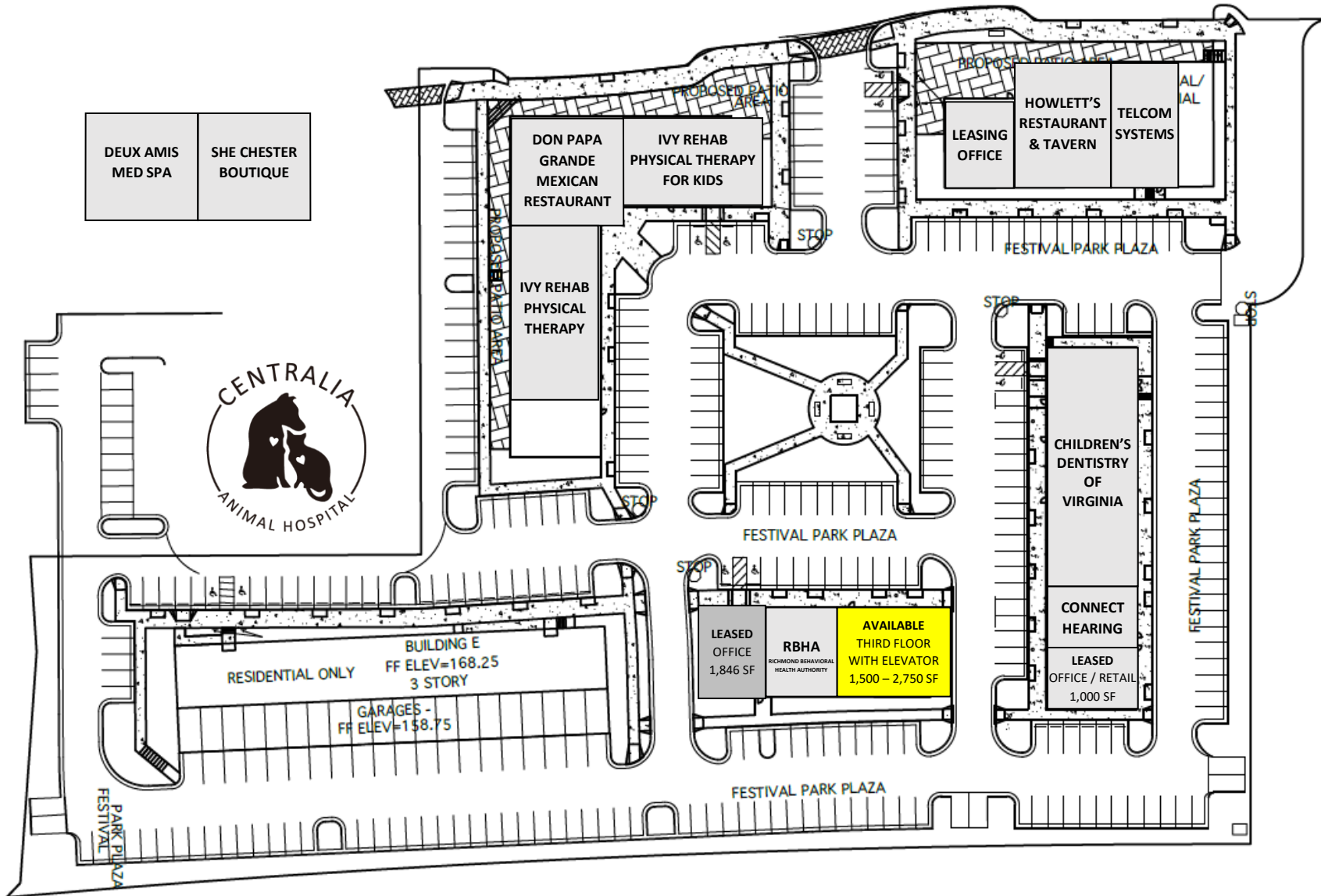
# Walgreens

WALLY'S ICE CREAM SHOP	GRANT COFFEE COMPANY	Q NAILS	HAIR PROS SALON	PIZZA EXPRESS & BISTRO	MR. B'S SOUTHERN CAFE
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PUBLIC LIBRARY	BAXTER PERKINSON CENTER FOR THE ARTS
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CHESTER VILLAGE DRIVE

DEUX AMIS MED SPA	SHE CHESTER BOUTIQUE
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RESIDENTIAL ONLY  
 BUILDING E  
 FF ELEV=168.25  
 3 STORY  
 GARAGES -  
 FF ELEV=158.75

LEASED OFFICE 1,846 SF  
 RBHA RICHMOND BEHAVIORAL HEALTH AUTHORITY  
 AVAILABLE THIRD FLOOR WITH ELEVATOR 1,500 - 2,750 SF

CHILDREN'S DENTISTRY OF VIRGINIA  
 CONNECT HEARING  
 LEASED OFFICE / RETAIL 1,000 SF

DON PAPA GRANDE MEXICAN RESTAURANT

IVY REHAB PHYSICAL THERAPY FOR KIDS

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LEASING OFFICE

HOWLETT'S RESTAURANT & TAVERN

TELCOM SYSTEMS

FESTIVAL PARK PLAZA

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PARK PLAZA FESTIVAL