



S.L. NUSBAUM
REALTY CO. | SINCE 1906

FOR LEASE

CENTRALIA CROSSING SHOPPING CENTER



9801-9898 CHESTER ROAD
CHESTER, VA 23831

NATHAN SHOR
SENIOR VICE PRESIDENT
O. 804.944.2399
C. 804.539.7404
NSHOR@SLNUSBAUM.COM

THOMAS LANGSTON
SENIOR ASSOCIATE
O. 804.944.9257
C. 804.338.1032
TLANGSTON@SLNUSBAUM.COM

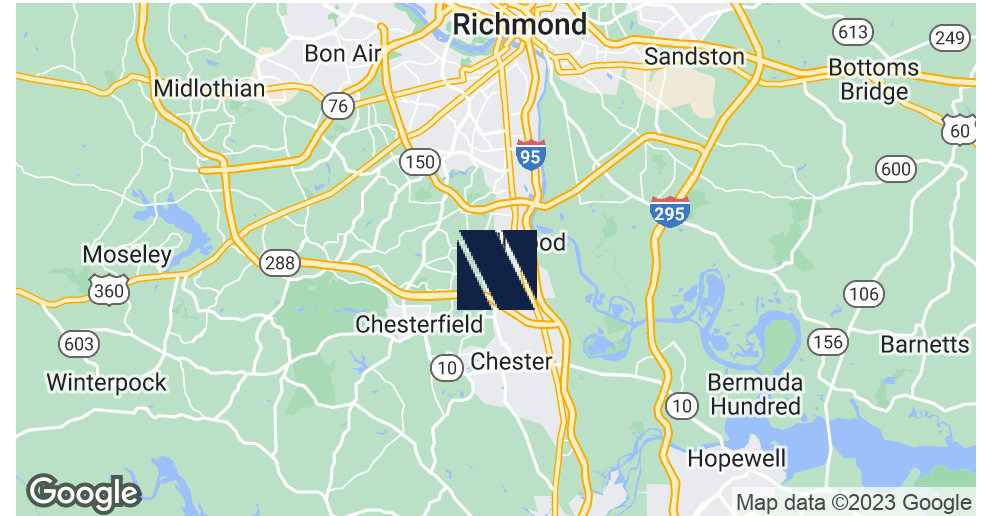
PROUD PARTNER
XTEAM
RETAIL ADVISORS



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PROPERTY SUMMARY

9801-9898 CHESTER ROAD
CHESTER, VA 23831



OFFERING SUMMARY

Lease Rate:	\$18.00 with \$2.25 NNN
Building Size:	50,724 SF
Available SF:	1,200 - 7,100 SF
Zoning:	C-3

Click: Owned & Operated by Genesis Management

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,982	16,970	35,361
Total Population	5,547	43,732	95,141
Average HH Income	\$103,825	\$87,313	\$91,048

PROPERTY OVERVIEW

Grocery store-anchored shopping center within the growing Chester retail market

PROPERTY HIGHLIGHTS

- Ample parking
- Direct access to Rt. 288 on Chester Road, two of the areas busiest corridors
- Adjacent to 400 single-family homes
- Available 3,600 SF space can be divided
- Additional 4,800 build-to-suit end cap
- Pad site suitable for ATM available

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AERIAL

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EXTERIOR PHOTOS

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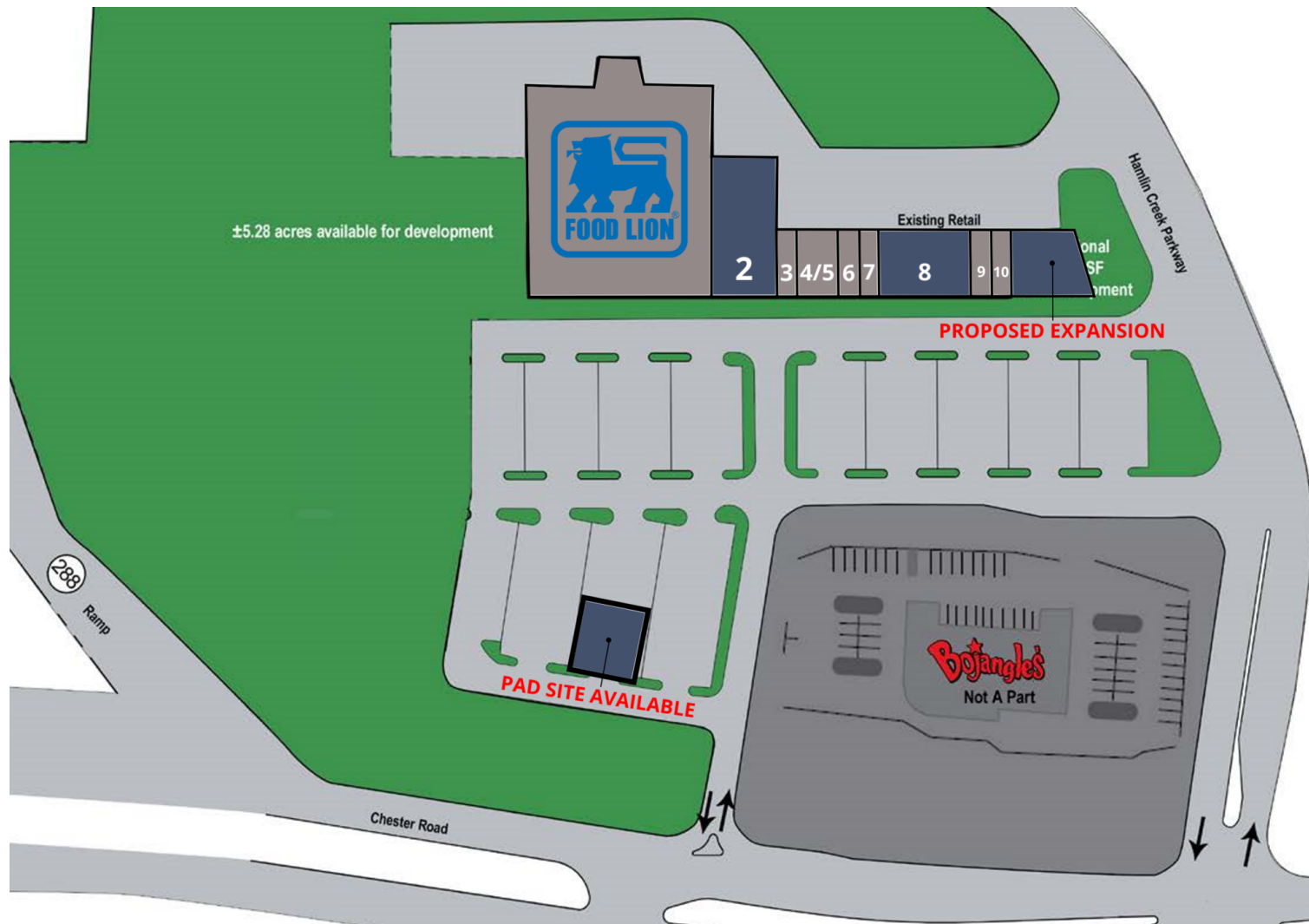
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SITE PLAN

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VACANCY OVERVIEW

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
■ 1	Food Lion	29,000 SF	NNN
■ 2	Available	7,100 SF	NNN
■ 3	Triple Eight	1,200 SF	NNN
■ 4	Four Seasons Nails	1,200 SF	NNN
■ 5	Four Seasons Nails 2	1,200 SF	NNN
■ 6	Jazz Barber	1,200 SF	NNN
■ 7	Golden Finger Massage	1,200 SF	NNN
■ 8	Available	1,200 - 3,600 SF	NNN
■ 9	Tobacco & Vape Shop	1,200 SF	NNN
■ 10	Papa John's	1,200 SF	NNN
■ PROPOSED EXPANSION	Available	4,800 SF	NNN
■ PAD SITE AVAILABLE	Available	0.25 Acres	NNN

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S.L. NUSBAUM
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AVAILABLE - UNIT 8

9801-9898 CHESTER ROAD
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AREA RETAIL

9801-9898 CHESTER ROAD
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CONTACT US



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REALTY CO.



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S.L. NUSBAUM REALTY CO.

7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226
804.320.7600
SLNUSBAUM.COM

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