

FOR SALE

1.35 ACRES



BERMUDA CROSSROADS
Office DEPOT
 FOOD LION
 ANY TIME FITNESS
 cici's

SHOPPES AT BRECKENRIDGE
 FedEx
 Fruit & FixeD
 AT&T

BRECKENRIDGE CENTER
 KOHL'S
 ULTA
 CAFO
 tropical CAFE
 Kroger
 PETSMART
 TJ-MAXX
 ups
 MATTRESS Warehouse
 ROSS
 GNC
 COLD STONE
 verizon
 Applebees
 FAMOUS Footwear
 RED OWING SHOES

2650 WEIR PLACE

BERMUDA SQUARE
 Starbucks
 Burlington
 petco
 HOBBY LOBBY
 Cane's
 Great Clips
 SUBWAY
 CAPTAIN D'S

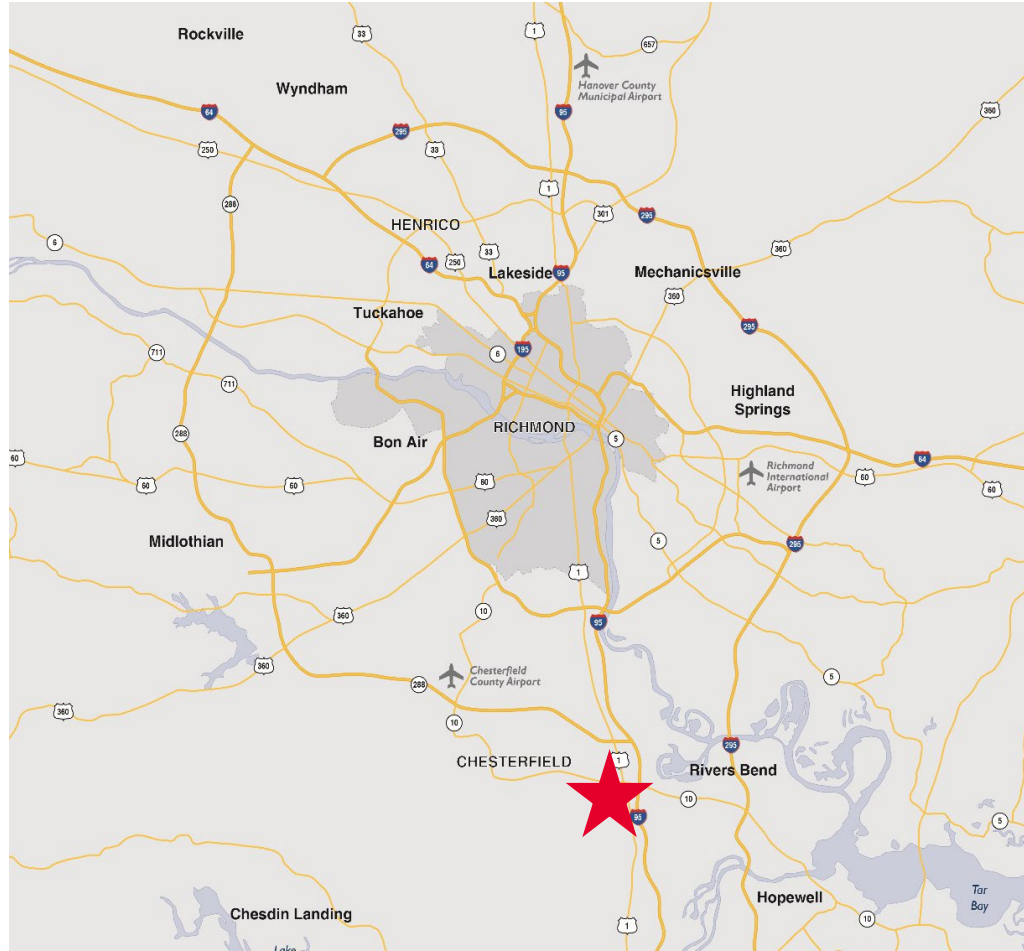
2650 Weir Place

Chester, VA



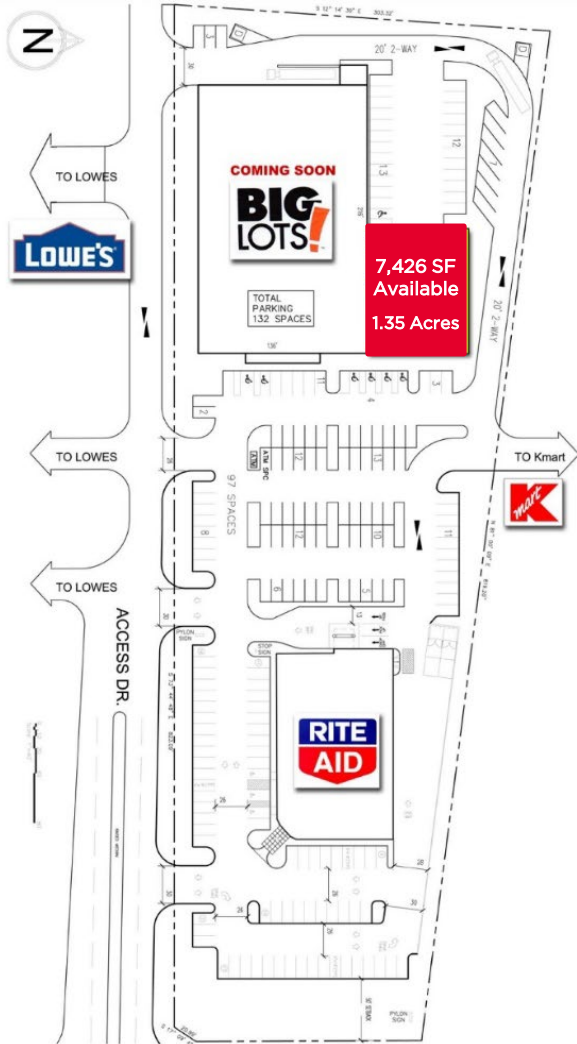
PROPERTY HIGHLIGHTS

- *Built to suit / preleasing 7,426 SF of retail space / 1.35 Acres*
- Sale price: \$199,000
- Community center in the heart of the Chester retail submarket of the Richmond MSA
- Excellent accessibility at a signalized entrance shared with Target
- Anchored by Big Lots, Lowes, and Rite Aid
- Adjacent to newly built HomeGoods, TJMaxx, Ross, & Petsmart
- Easily accessible by I-95 (129,000 VPD) and Rt 1 (25,000 VPD)
- Zoning C-3
- Technology zone eligible



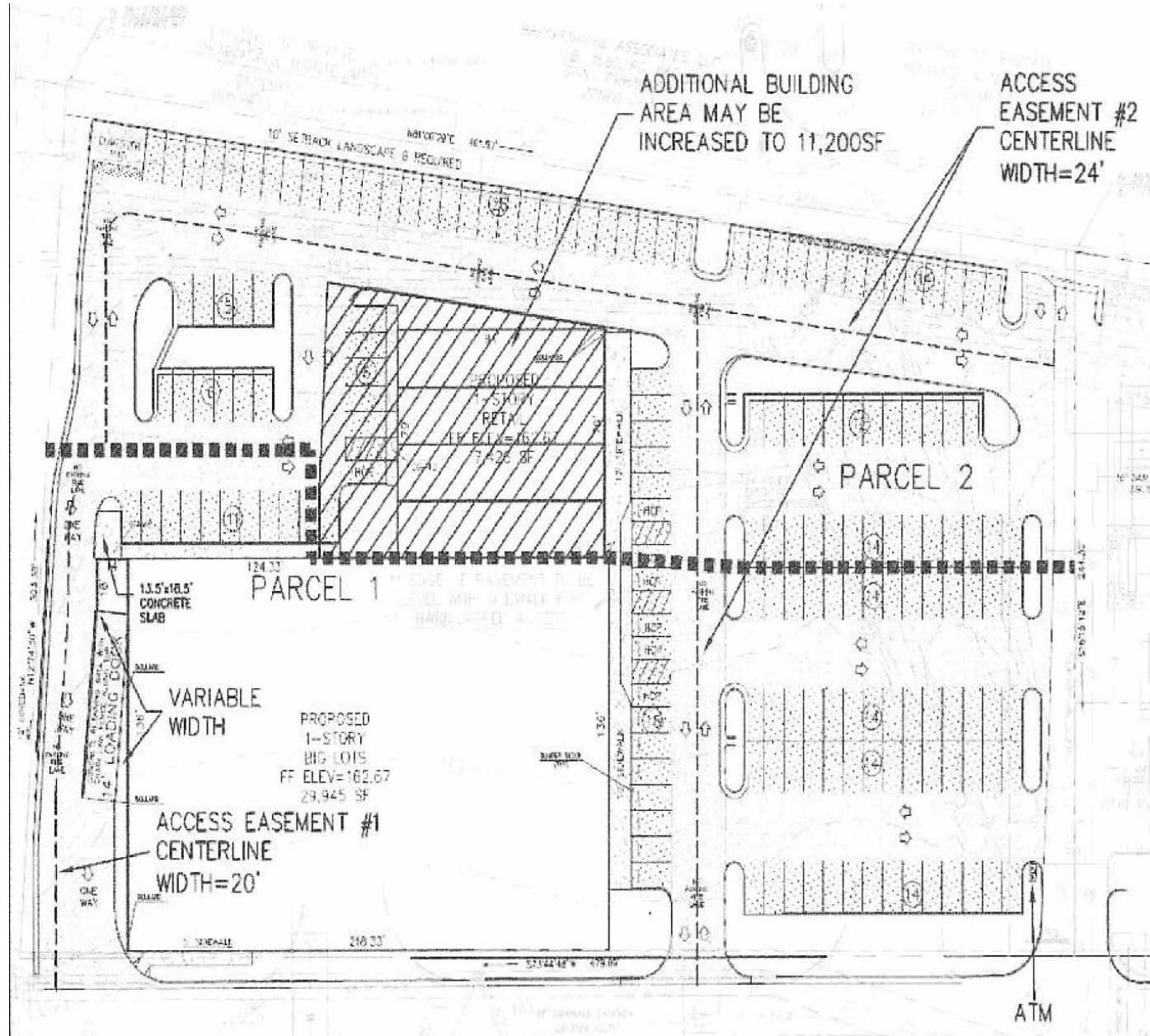
| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Population | 4,084 | 36,689 | 76,255 |
| Avg. HH Income | \$81,463 | \$91,867 | \$93,142 |
| Daytime Population | 5,078 | 13,391 | 26,823 |

Join Tenants/Nearby Retailers

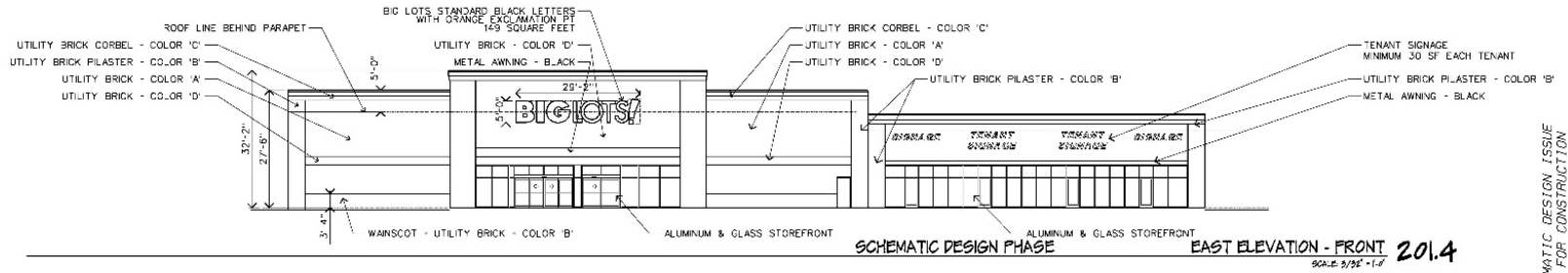


SITE PLAN

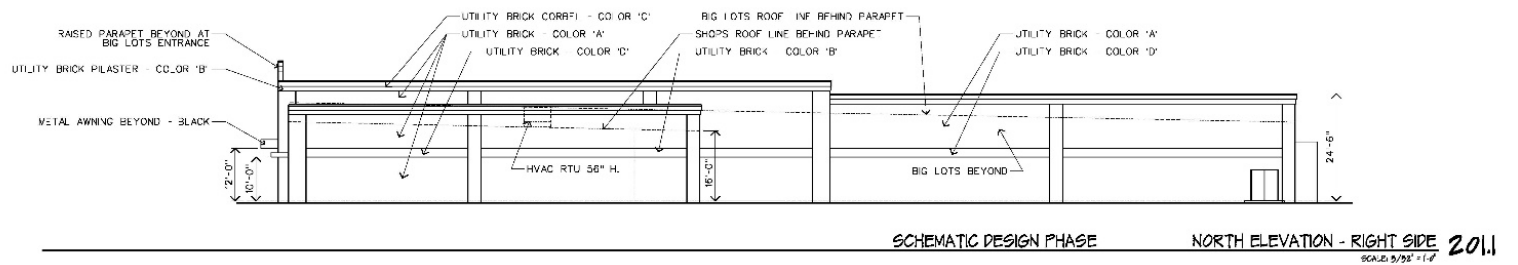
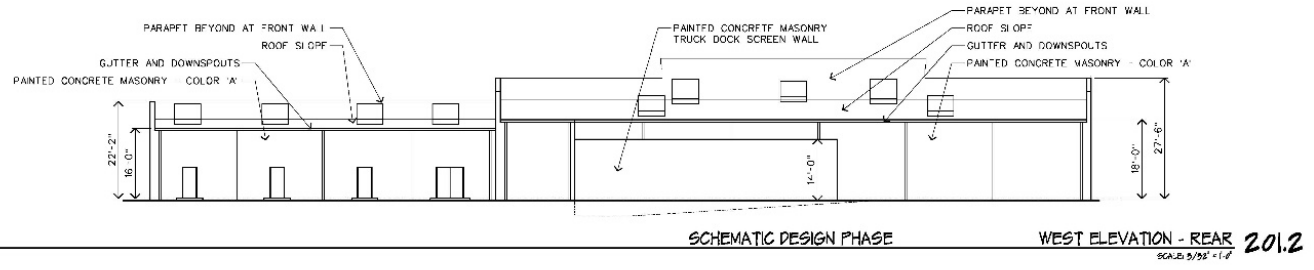
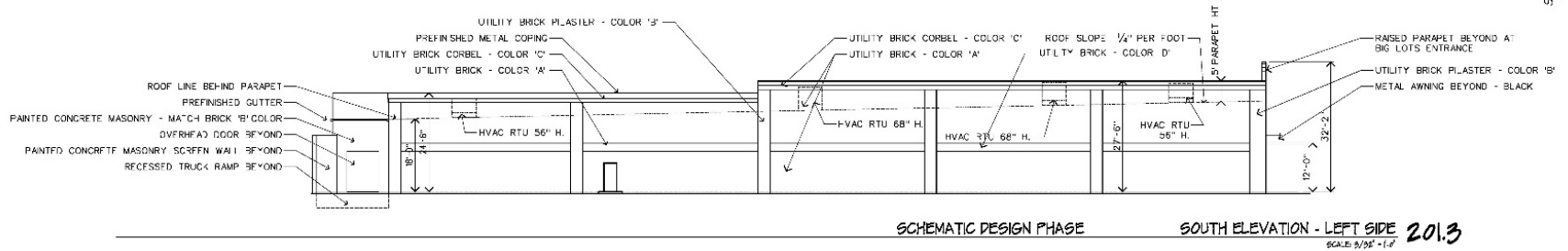
7,426 SF



SITE PLAN
7,426 SF

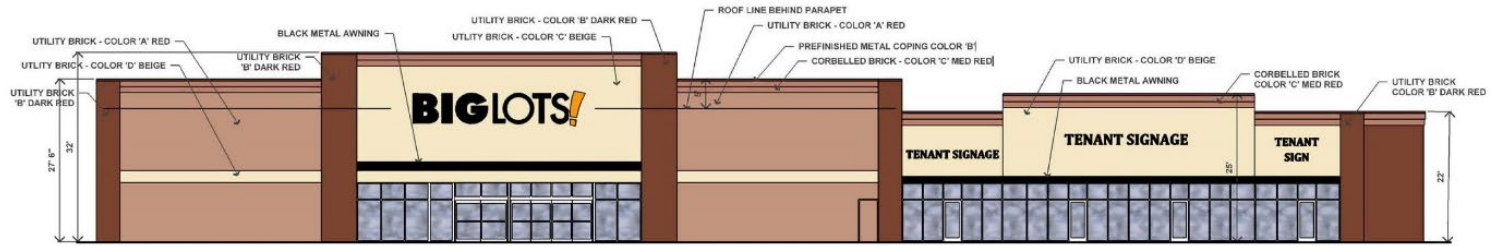


SCHEMATIC DESIGN ISSUE NOT FOR CONSTRUCTION

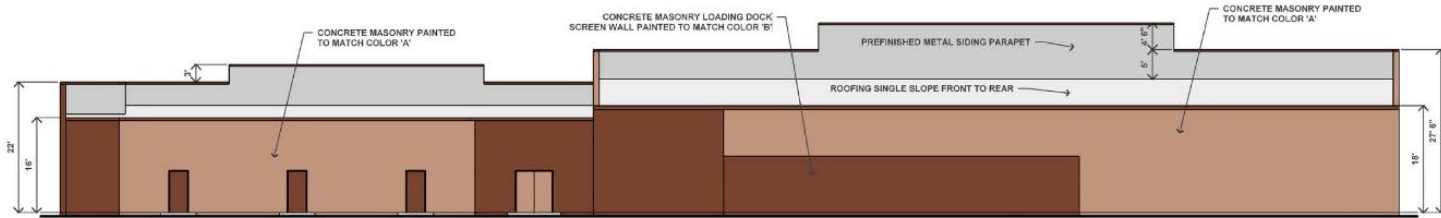


13P0171 Chesterfield County Plan Review Number

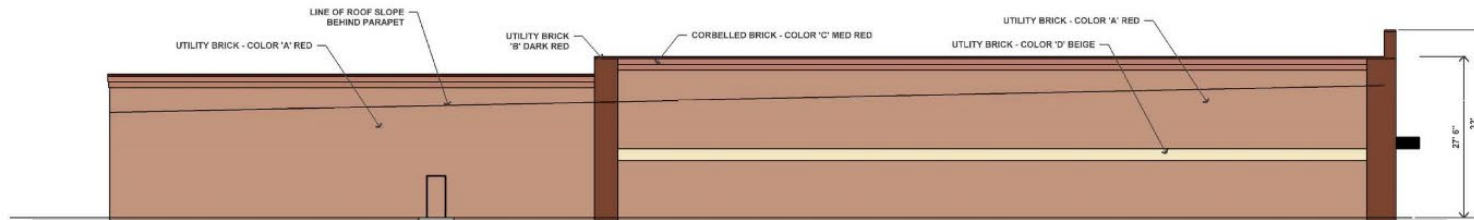
ELEVATIONS



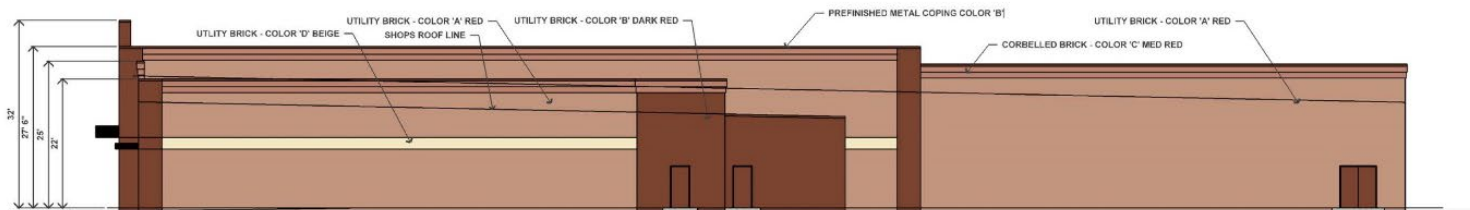
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

ELEVATIONS

CONTACT

INFORMATION

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