

15500 HAMPTON PARK DRIVE
CHESTERFIELD, VA | CHESTERFIELD COUNTY



PROJECT RENDERING

 **dash in COMING SOON**



COFFEE
DEAL
PENDING

AUTO
DEAL
PENDING

HOTEL
PAD AVAILABLE
(2 AC)

DRIVE THRU
PAD AVAILABLE
(1 AC)

FLEX, DAYCARE, MEDICAL
PAD AVAILABLE
(1 AC)

SINGLE/ MULTI TENANT
PAD AVAILABLE
(1 AC)

Hull Street Road 46,000 VPD

S I T E P L A N



C H E S T E R F I E L D | R E T A I L O V E R V I E W



CHESTERFIELD MARKET OVERVIEW

SUMMARY

Chesterfield has a **\$22.4 billion local economy** characterized by a strong industrial base and a diversified economic structure. There are more than **10,300 companies** operating in Chesterfield. Forty-five internationally-owned companies, representing fourteen countries, have facilities in the county. Over the past six years, **announced investment** for new commercial and industrial projects has surpassed **\$8.37 billion**.

POPULATION GROWTH

POPULATION GROWTH

#1

IN VIRGINIA
(OF 133 JURISDICTIONS)



POPULATION SINCE 2010

UP 24.5%

TOTAL POPULATION

394,893

CAPITAL INVESTMENT

2019-2025

\$11.4B

2025 ECONOMIC MOMENTUM

CAPITAL INVESTMENT
ANNOUNCEMENTS

\$3.2B

NEW OR EXPANDING
PROJECTS ANNOUNCED

60

(75% NEW)

NEW COMMERCIAL
DEVELOPMENT

1.2M SF

NEW JOBS
CREATED

7,212

DEMOGRAPHICS

- **Population Growth:** +24.5% since 2010
- **Education:** 44.3% Bachelor's+
- **Median Household Income:** \$103,788
- **Home Values:** \$451,548
- **Workforce:** 68.4% white-collar, unemployment 2.3%

vs. Henrico ~+11.2%% | State +9%

vs. Henrico 28% | State ~41%

vs. Henrico \$89K | State ~\$89K

vs. Henrico \$400K

C H E S T E R F I E L D M A R K E T O V E R V I E W

2025 NEW DELIVERIES

NEW RETAIL
40,000 SF

RESIDENTIAL COMMUNITIES
4

NEW RESIDENTIAL UNITS
500+

UNDER CONSTRUCTION DELIVERING 2026

OFFICE | 1 PROJECT
33,000 SF

MULTIFAMILY
104 UNITS

RETAIL
24,000 SF

INDUSTRIAL
425,000 SF

ECONOMIC INDICATORS

- **10,329 businesses** operating countywide; includes 45 international firms from 14 countries.
- **147,160 jobs** supported in the county (June 2024).
- **\$5.8B in taxable retail sales**, showing strong household consumption.
- Major employers include:
 - Amazon, UPS, DuPont, HCA Virginia, Bon Secours, Walmart, Kroger, Food Lion, Chesterfield County Schools.

MAJOR PROJECT PIPELINE



The **LEGO Group** is building a **1.7 million-square-foot** precision production facility in Chesterfield, Virginia. Over the next few years, they will be **hiring 1,761 people** in a range of professional and production positions.

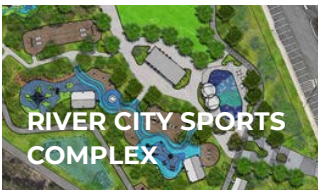


Plenty's Chesterfield County development is a **\$300M, world's largest indoor vertical farm campus**, projected to bring **300+ jobs** to Meadowville Technology Park. Its first facility is already producing millions of pounds of fresh berries annually using advanced indoor-growing technology.



TOPSOE

Topsoe (clean hydrogen SOEC): \$400M electrolyzer plant; submitted formal site plans in 2025 for ~300k SF on 43 acres at Meadowville.



River City Sportsplex

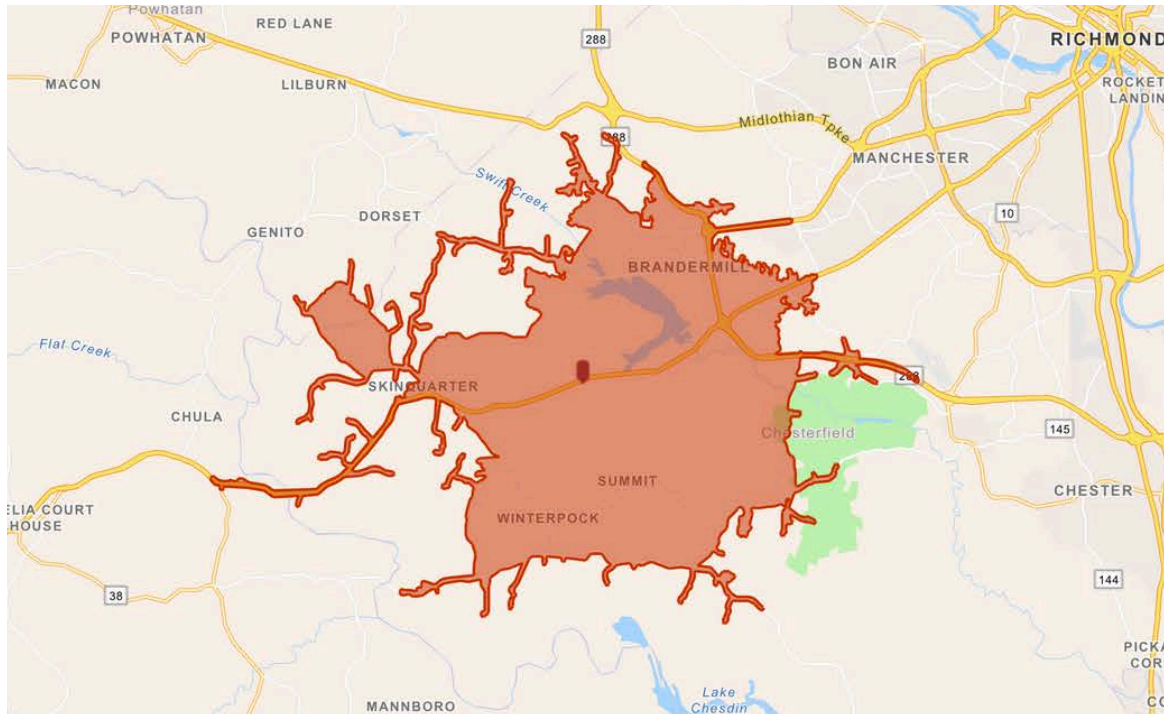
The Park is an 8-acre, nature-themed recreational park being added to the larger 115-acre tournament sports complex in Chesterfield County, VA. It will feature a splash pad, multi-zone playgrounds, trails, and family amenities, opening in 2026 as a community-forward complement to the regional sports destination.



Nunnally Village

Nunnally Village is a 200-plus-acre mixed-use development at Hull Street and Otterdale Roads planned to include 400 single-family homes, 600 multifamily units, over 200,000 square feet of retail and restaurants, a major medical campus with up to 400 beds and 140,000 square feet of medical office, and high-visibility pad sites along one of Chesterfield County's busiest corridors.

DEMOGRAPHICS



5 MILE RADIUS



\$175,906

MEDIAN HOUSEHOLD
INCOME



+/- 10,000

NEW HOMES
APPROVED

15 MINUTE DRIVE TIME



66,043

DAYTIME
POPULATION



90,610

POPULATION



18,363

EMPLOYEES