

15500 HAMPTON PARK DRIVE

CHESTERFIELD, VA | CHESTERFIELD COUNTY



PROJECT RENDERING



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



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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

S U M M A R Y

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**.

P O P U L A T I O N G R O W T H

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

D E M O G R A P H I C S

- **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.



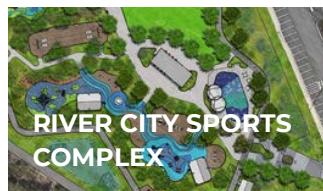
Nunnally Village

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.



TOPSOE

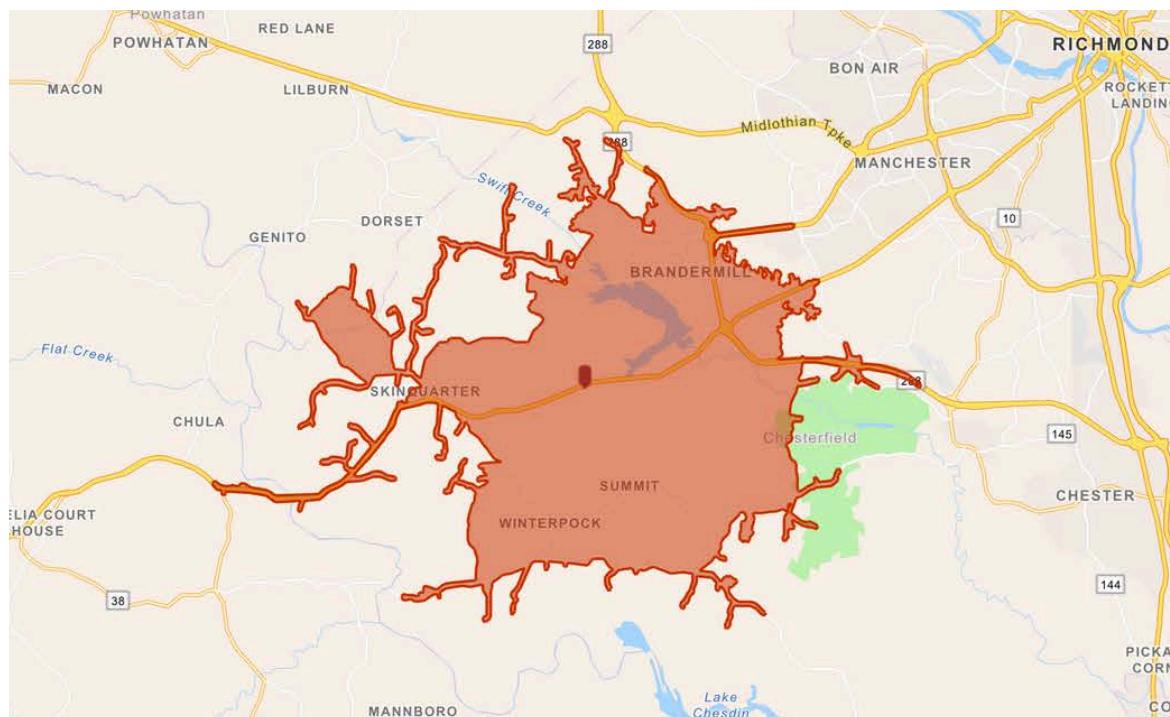
Topsoe (clean hydrogen SOEC): \$400M electrolyzer plant; submitted formal site plans in 2025 for ~300k SF on 43 acres at Meadowville.



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.

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