



Food Lion Shopping Center

North Chesterfield, Virginia

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Property Overview

Address

5802 Route 1
North Chesterfield, Virginia 23234

Parking

960 cars

Type

Open-Air Shopping Center

Traffic

Two way average daily traffic
±30,000 cars per day

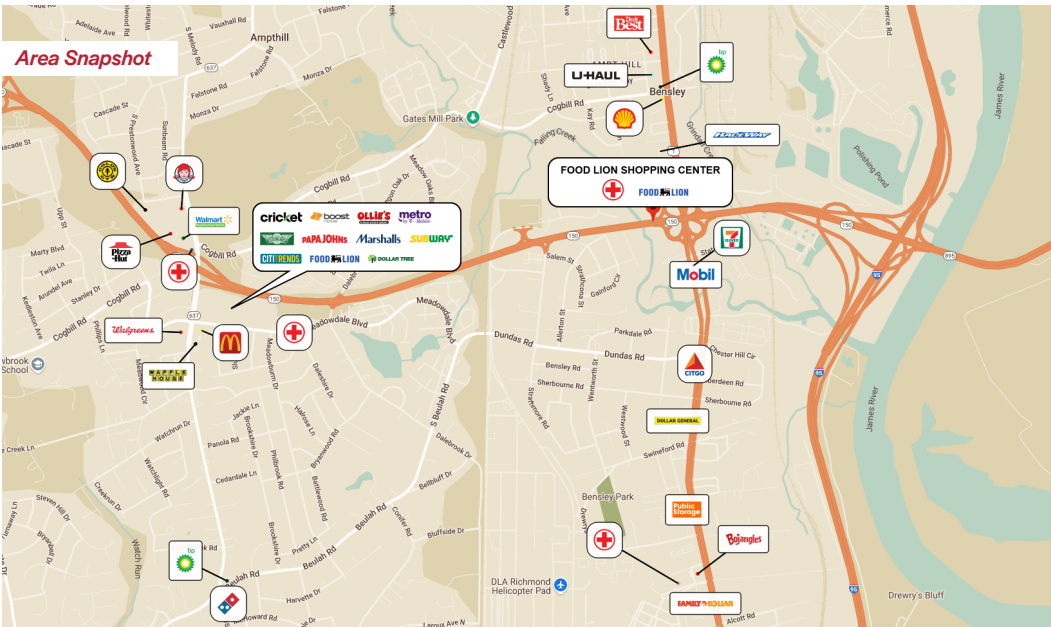
Available

Parcel 1: 4,500 sf & 1,500 sf Pads
Available with excellent visibility to
Route 1

Parcel 2: 5.23 Acres with service
road connector to Route 1 ideal for
storage and other commercial uses

Vital Statistics

- Chester has a \$22.4 Billion local economy characterized by a strong industrial base and a diversified economic structure



Area Demographics



Population

1 Mile: 7,050
3 Mile: 42,800
5 Mile: 131,000



Daytime Population

1 Mile: 3,900
3 Mile: 29,000
5 Mile: 74,400



Median Age

1 Mile: 20-49
3 Mile: 20-49
5 Mile: 20-49



Number of HH

1 Mile: 2,600
3 Mile: 16,000
5 Mile: 49,300



Average HH Income

1 Mile: \$50,300
3 Mile: \$64,000
5 Mile: \$66,500



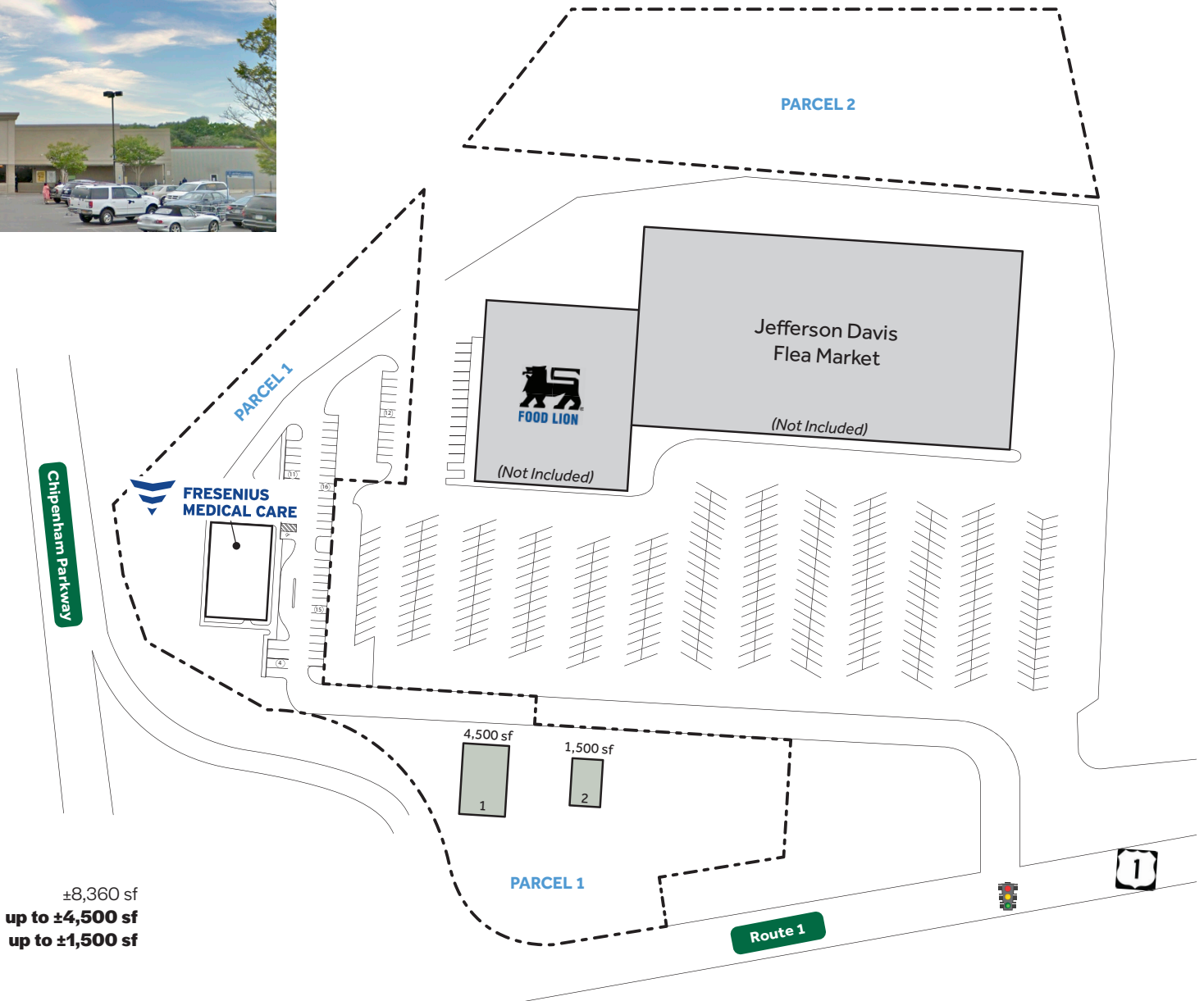
Median HH Income

1 Mile: \$39,500
3 Mile: \$55,000
5 Mile: \$59,025



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Parcel 1:
Fresenius Medical
Future Pad Building
Future Pad Building

Parcel 2: ±5.23 Acres