

# Join American Family Center at Chalkley Place

Next to Walmart on Route 10 (Ironbridge Road)

12201 S. Chalkley Rd, Chester VA



## *End-Cap Space Next to American Family Fitness*



- Join American Family Fitness (35,191 sq ft)
- Space available up to 24,650 sq. ft. (113' W x 241v' D)  
May be subdivided
- (2) Pylon Sign Panels Available on Route 10 & Chalkley Road
- Adjacent to Chester's Only WalMart Super Center, Goodwill, Firestone, Patient First, and Shoppes at River Forest. In the heart of Chester on Route 10 and Chalkley Rd.

### DEMOGRAPHICS

#### Population

- 3,543 within 1 mile
- 36,917 within 3 miles
- 73,691 within 5 miles

#### Avg. Household Income

- \$97,697 within 1 mile
- \$83,153 within 3 miles
- \$76,948 within 5 miles



Sigma National, Inc  
1213 Mall Drive  
Richmond, VA 23235  
(804) 423-5335 :: Fax: (804) 423-5339  
www.sigmanational.com

### CONTACT

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Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing.

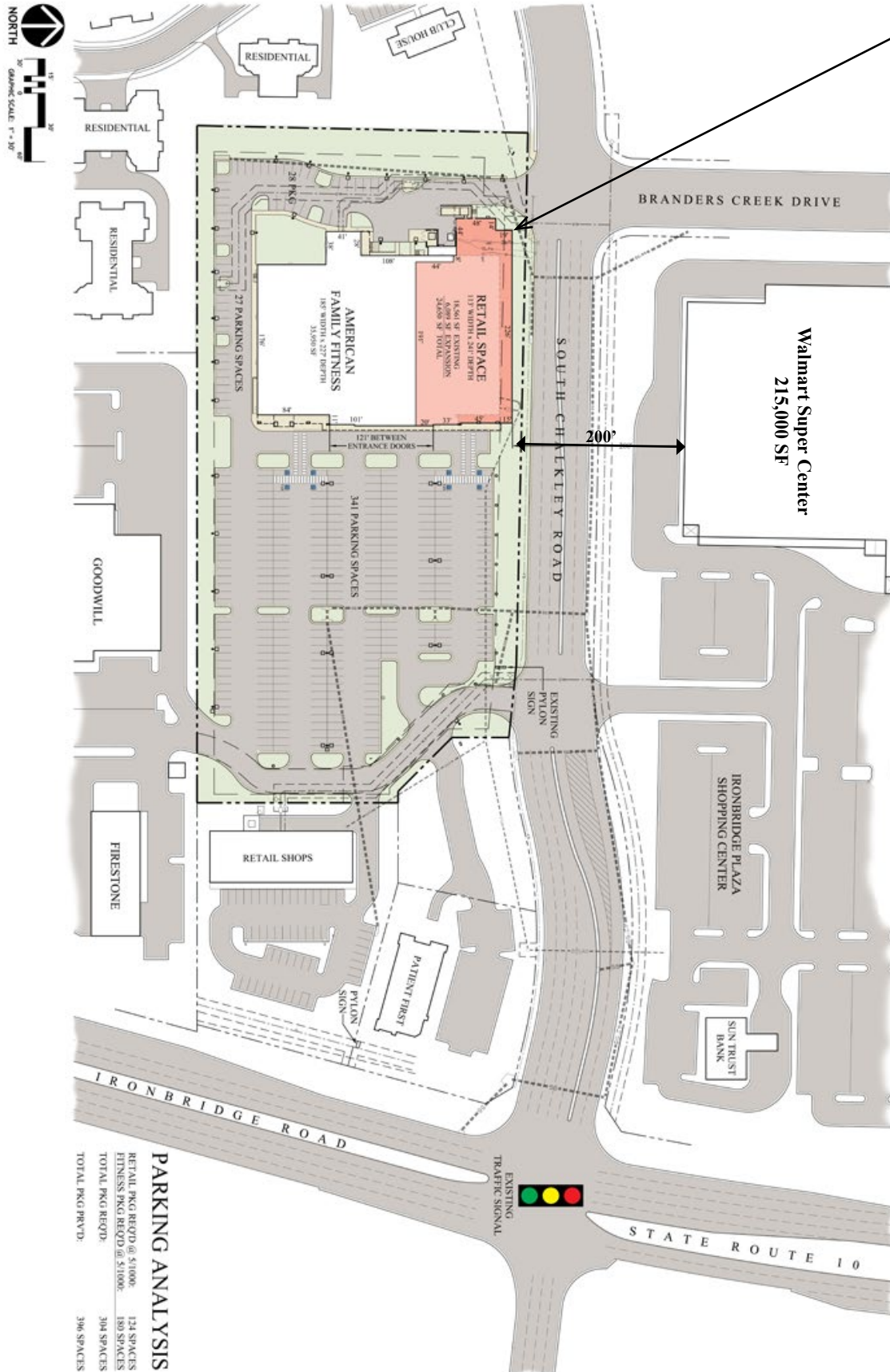
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**RETAIL SPACE**  
**113' WIDTH X 241' DEPTH**  
 18,561 SF Existing  
 6,089 SF Expansion  
**24,650 SF Total**



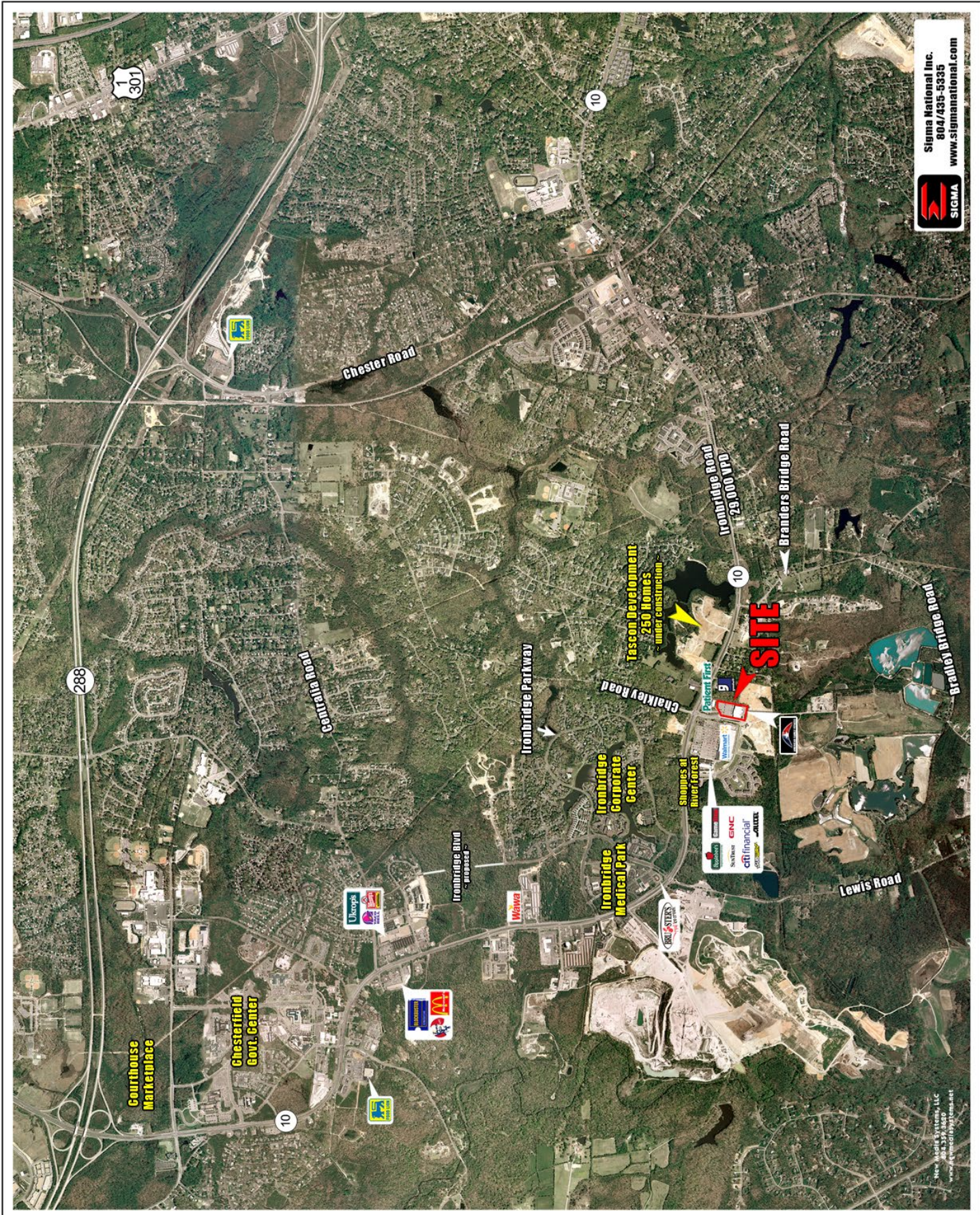
**PARKING ANALYSIS**

RETAIL PKG REV'D @ \$100K:	124 SPACES
FITNESS PKG REV'D @ \$100K:	180 SPACES
TOTAL PKG REV'D:	304 SPACES
TOTAL PKG PREV'D:	306 SPACES

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Sigma National Inc.  
804/435-5335  
www.sigmanational.com



New Self Systems, LLC  
804-339-8499  
www.newself.com.net

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