

CHIPPENHAM CROSSING

5201 Chippenham Crossing Center, Richmond, VA 23234



LOCATION OVERVIEW

Located off Chippenham Parkway/VA 150 at Iron Bridge Rd/VA 10 Exit. Center is located less than a mile from exit off Iron Bridge Rd.



PROPERTY HIGHLIGHTS

- 43,657 SF Former Martins Grocery Store Available
- Building is in excellent physical condition and ready for occupancy
- Adjacent to Swim RVA, a 54,000 SF regional draw aquatic facility featuring US Olympic Trials Pool
- Adjacent to Richmond Kickers / Ukrops Park & Mary Stratton Park – 45 plus acre state of the art sports complex
- Traffic Counts: Chippenham Pkwy: 86,000 AADT Iron Bridge Rd: 32,000 AADT

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|--------|---------|---------|
| Population | 6,773 | 72,992 | 158,623 |
| Households | 2,695 | 26,170 | 59,515 |
| Average Household Income (\$) | 58,462 | 61,795 | 60,503 |

EXCLUSIVE AGENT(S)

DAVID ANDREWS, CCIM • david.andrews@tscg.com • 804.673.1100

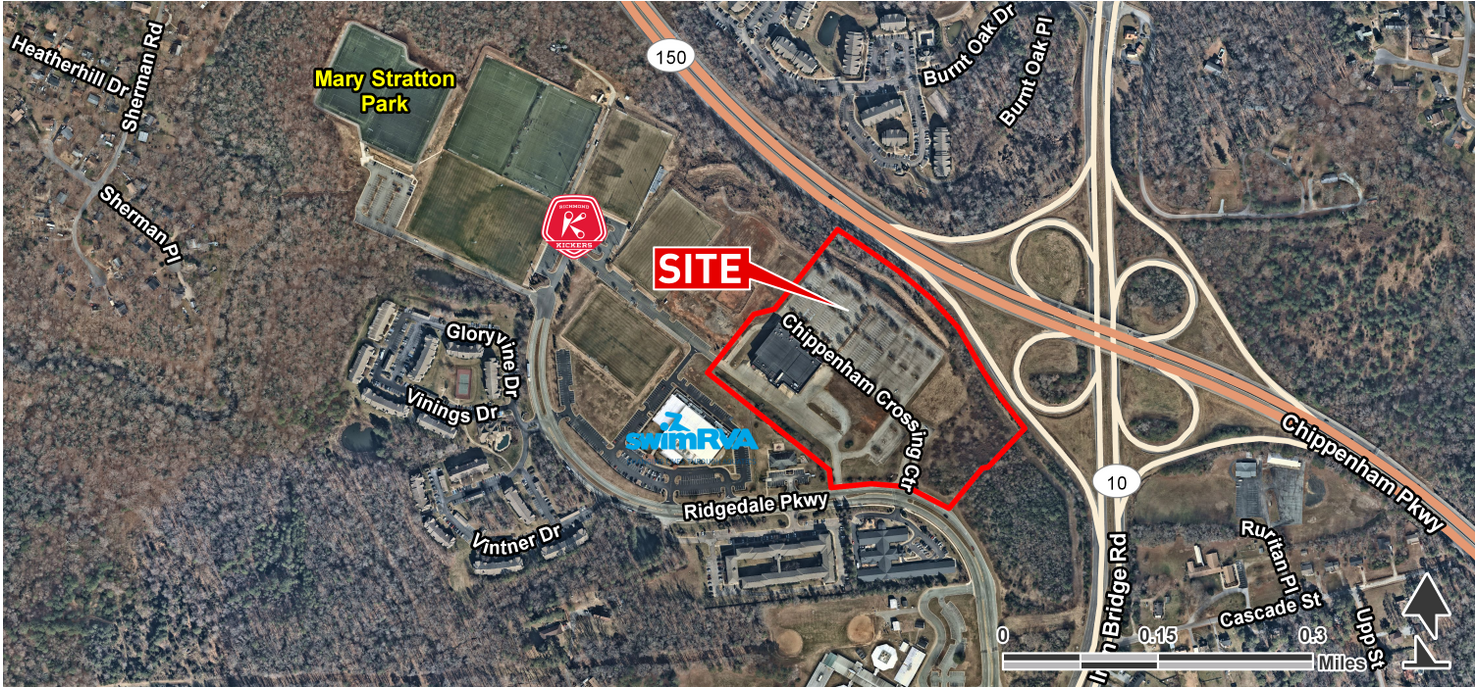
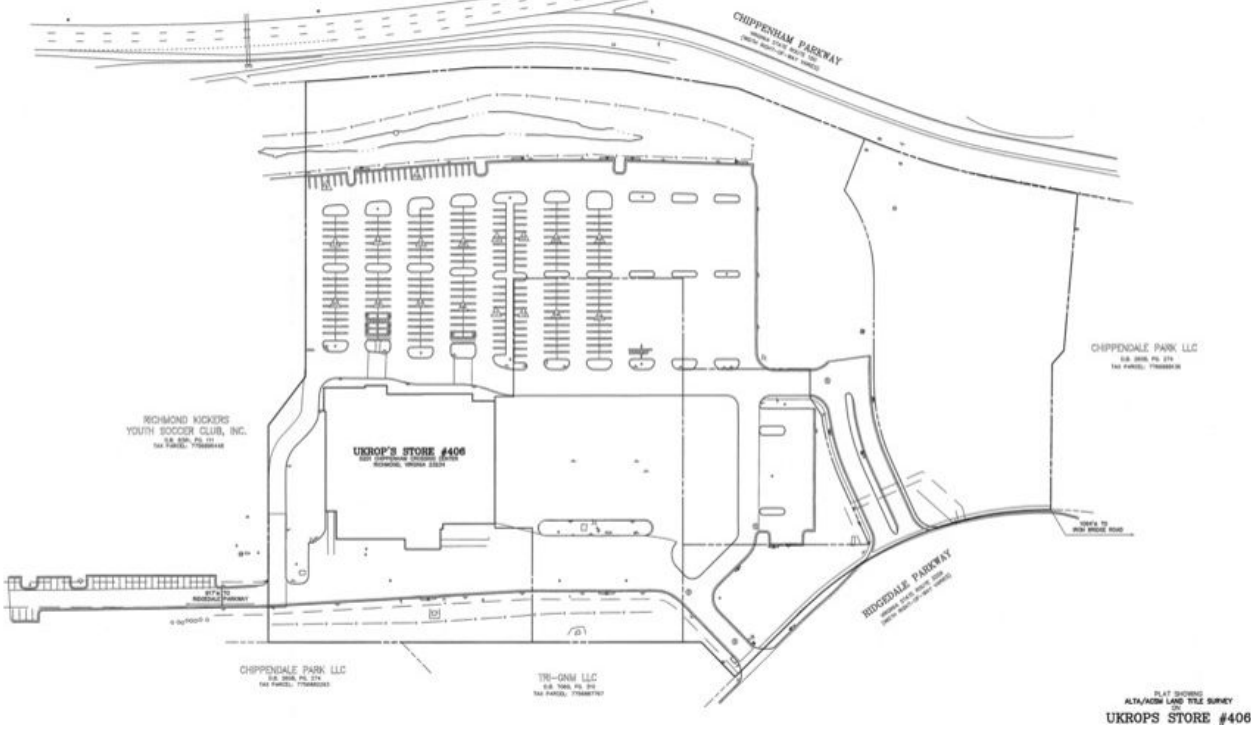
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ADDITIONAL PHOTOS



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