



RETAIL PROPERTY FOR LEASE

VILLAGE COMMONS

20831 WOODPECKER ROAD, SOUTH CHESTERFIELD, VA 23803



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	Negotiable
Building Size:	50,000 SF

AVAILABLE SPACES **SF**

Space 1	2,000 SF
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PROPERTY OVERVIEW

Village Commons is located in southern Chesterfield County near Virginia State University with a student count of 6,000. This Food Lion shadow anchored center includes Rite Aid & Dollar General as major tenants, offering strong sales figures.

PROPERTY HIGHLIGHTS

- 2,000 SF space available
- Grocery anchored shopping center
- Walking distance from Virginia State University's new 167,000 SF multipurpose sports complex
- Student housing across the street
- Adjacent to East River Road with 18,000 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,358	17,080	32,686
Total Population:	5,630	46,512	90,810
Average HH Income:	\$50,016	\$47,389	\$55,579

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ADDITIONAL PHOTOS



VILLAGE COMMONS

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RETAILER MAP





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