

Food Lion Shopping Center Richmond, Virginia 23234

RD MANAGEMENT LLC

Richmond, Virginia Food Lion Shopping Center



Demographics	3 mile	5 mile	7 mile
Population			
2024 (projection)	43,801	139,001	273,264
2019 (estimate)	40,923	131,157	258,126
2010 (census)	38,177	120,043	228,554
Number of HH			
2024 (projection)	16,110	50,452	107,762
2019 (estimate)	15,236	48,112	103,173
2010 (census)	14,127	44,104	90,243
Average HH Income			
2024 (projection)	\$68,662	\$72,214	\$75,614
2019 (estimate)	\$61,000	\$64,306	\$66,932
2010 (census)	\$50,588	\$53,423	\$55,634
Median Age			
2019 (estimate)	35.5	34.7	35.5
Daytime Population			
2019 (estimate)	35,719	82,940	251,788

Location:

Food Lion Shopping Center is located in Chesterfield County at Jefferson Davis Highway (Route 1) and Chippenham Parkway, Richmond, Virginia 23234.

Type:

Neighborhood Strip Center

Parking:

960 cars

Traffic:

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

Major Tenants:

Food Lion 32,160 sf
Fresenius Medical 8,360 sf

Vital Statistics:

Fresenius Medical has more than 2,200 dialysis facilities, outpatient cardiac and vascular labs, and urgent care centers, as well as the country's largest practice of hospitalist and post-acute providers and provides renal services to hundreds of thousands of people throughout the United States, Mexico and Canada.

Available:

- Parcel 1: 4,500 sf & 1,500 sf Pads Available with excellent visibility to Jefferson Davis Hwy
- Parcel 2: 5.23 Acres with service road connector to Jefferson Davis Highway ideal for storage and other commercial uses



RD Management LLC
Richard Feldman
212-265-6600 x390
rfeldman@rdmanagement.com

810 Seventh Avenue, 10th floor
New York, NY 10019

RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

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 Richmond, Virginia 23234

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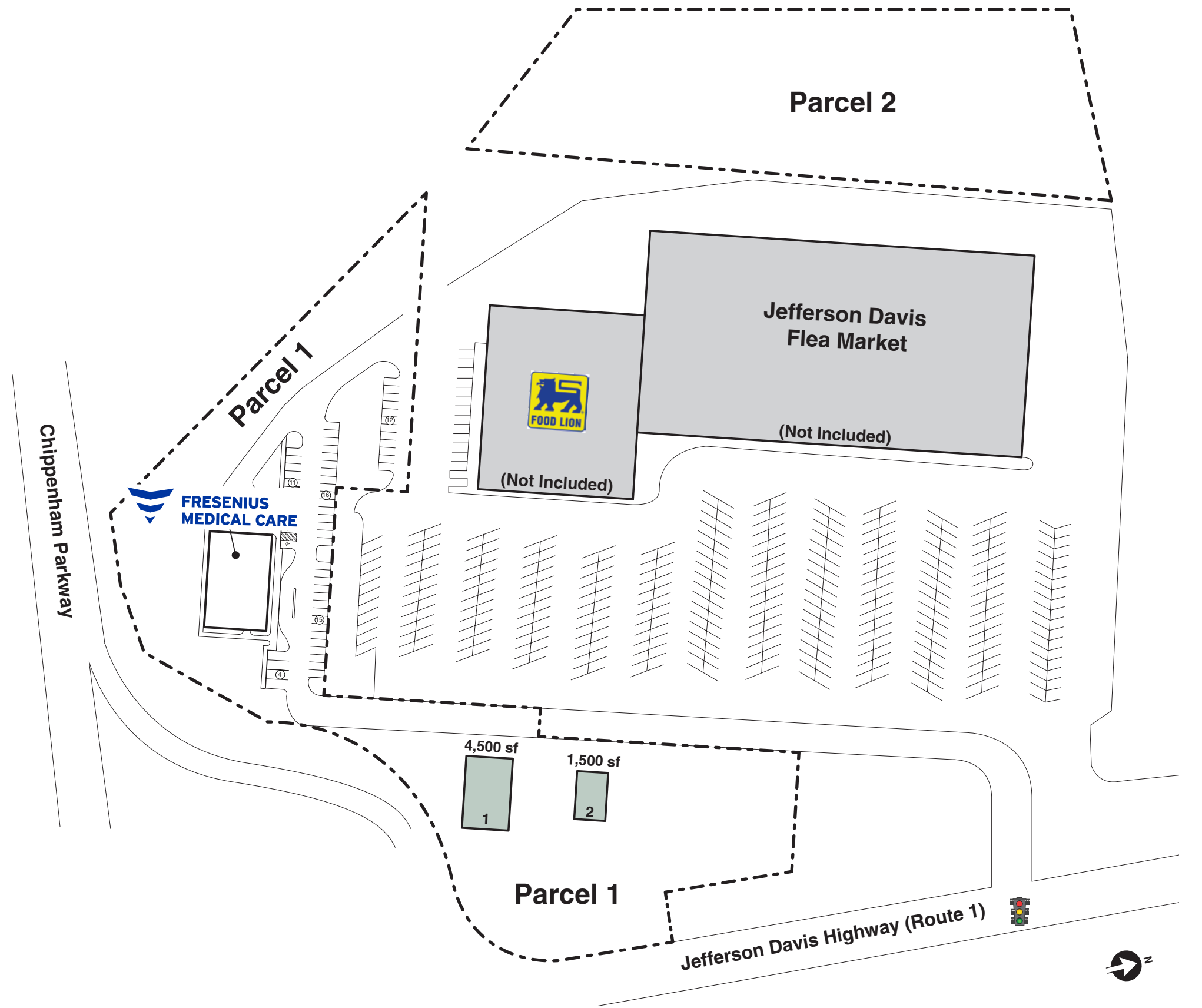


Fresenius Medical



Parcel 1:
 Fresenius Medical $\pm 8,360$ sf
 Future Pad Building up to $\pm 4,500$ sf
 Future Pad Building up to $\pm 1,500$ sf

Parcel 2: ± 5.23 Acres



02/20
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