



**THALHIMER**

**BRAND NEW CLASS A RETAIL DEVELOPMENT FOR LEASE**

## Chester Marketplace

Jefferson Davis Hwy (Rt. 1) & W Hundred Rd (Rt. 10) | Chester, VA

**PRE-LEASING ANCHOR SPACE & OUTPARCELS**



REPRESENTATIVE PHOTO

## Untapped Retail Market | Opportunity in the Heart of Chester

For more information, contact:

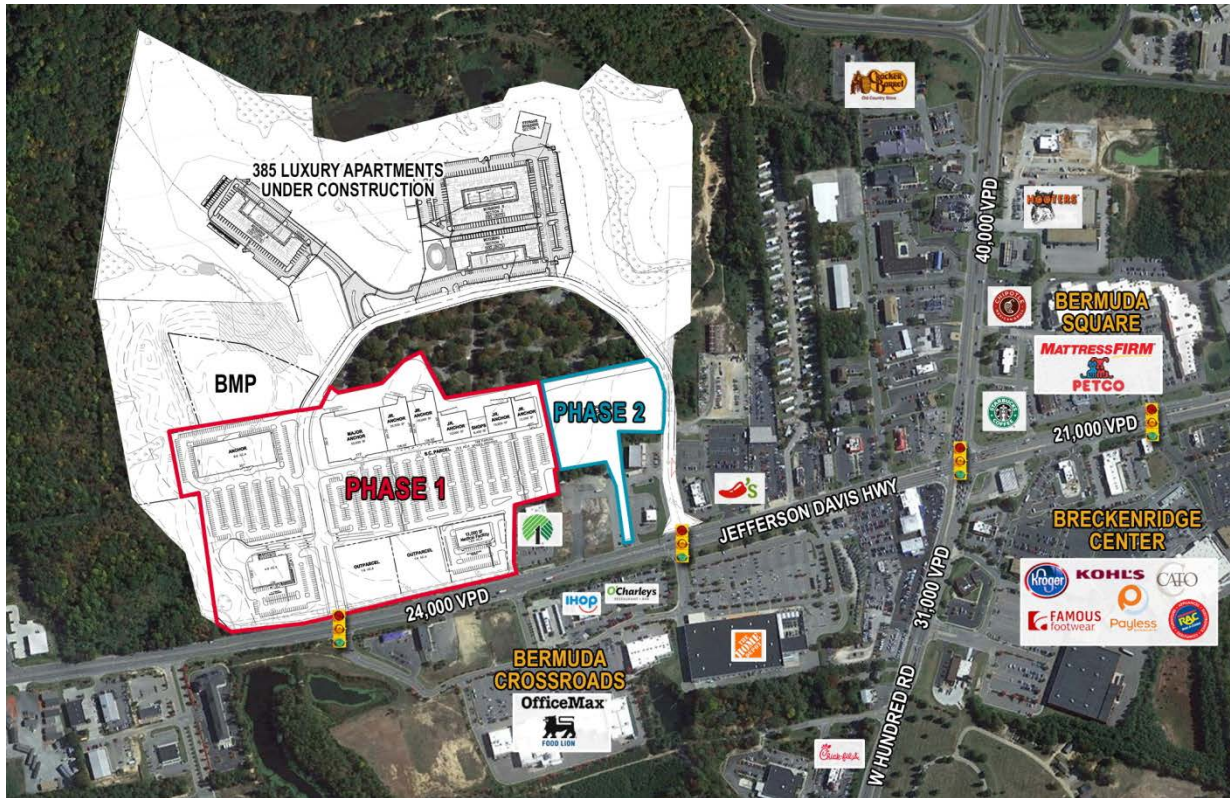
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*Opportunity Awaits in the Void!*

Located in the heart of growing Chester, Chester Marketplace is a brand new 300,000 SF Class A retail center located along Jefferson Davis Highway with excellent visibility and access. Now pre-leasing anchor space and outparcels, opportunity abounds as Chester Marketplace is located in a prime location with untapped retail potential. With over 70,000 residents living within a 5-mile radius, a \$2.71 B total annual retail expenditure within a 10-mile radius, and a built-in customer-base of 385 luxury apartment residents, Chester Marketplace is the place to be.

*Chester is a hyper-local community, home to citizens who live and work within a 10-mile radius. This untapped market craves new shopping, dining and entertaining destinations, with the closest retail centers located 15-20 minutes away.*

Specifications	
Total Size	300,000 SF
Available SF	Flexible - any size Anchor space and outparcels available
Timing	Coming 2019
Rental Rate	Negotiable
Parking	4:1000
Site Size	29 acres
Frontage	+/- 1,200 feet
Zoning	C-3

**Excellent visibility along Jefferson Davis Highway**

**3 points of access & 2 signalized intersections**

**Built-in customer base in surrounding apartment & business park development**

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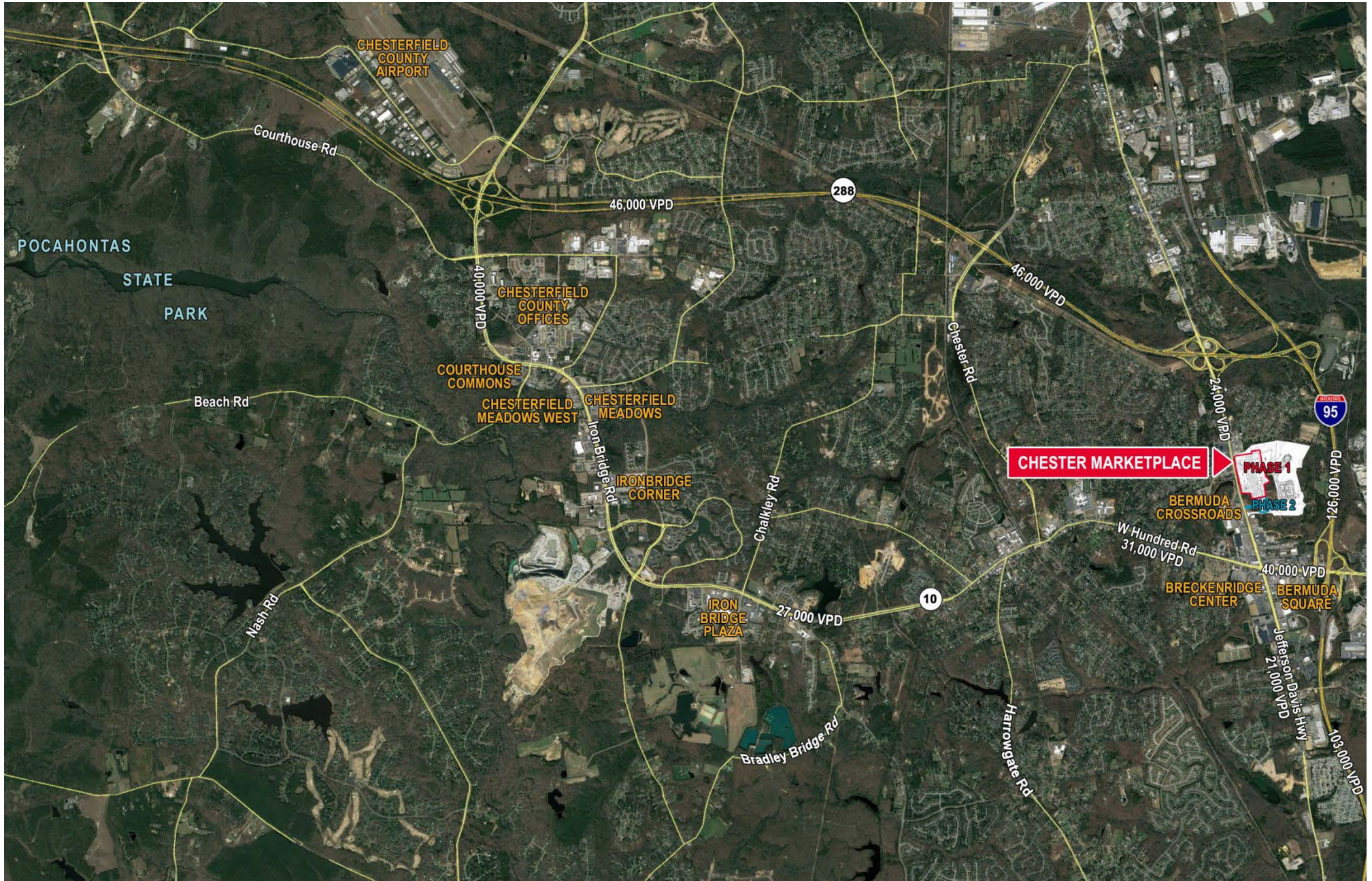
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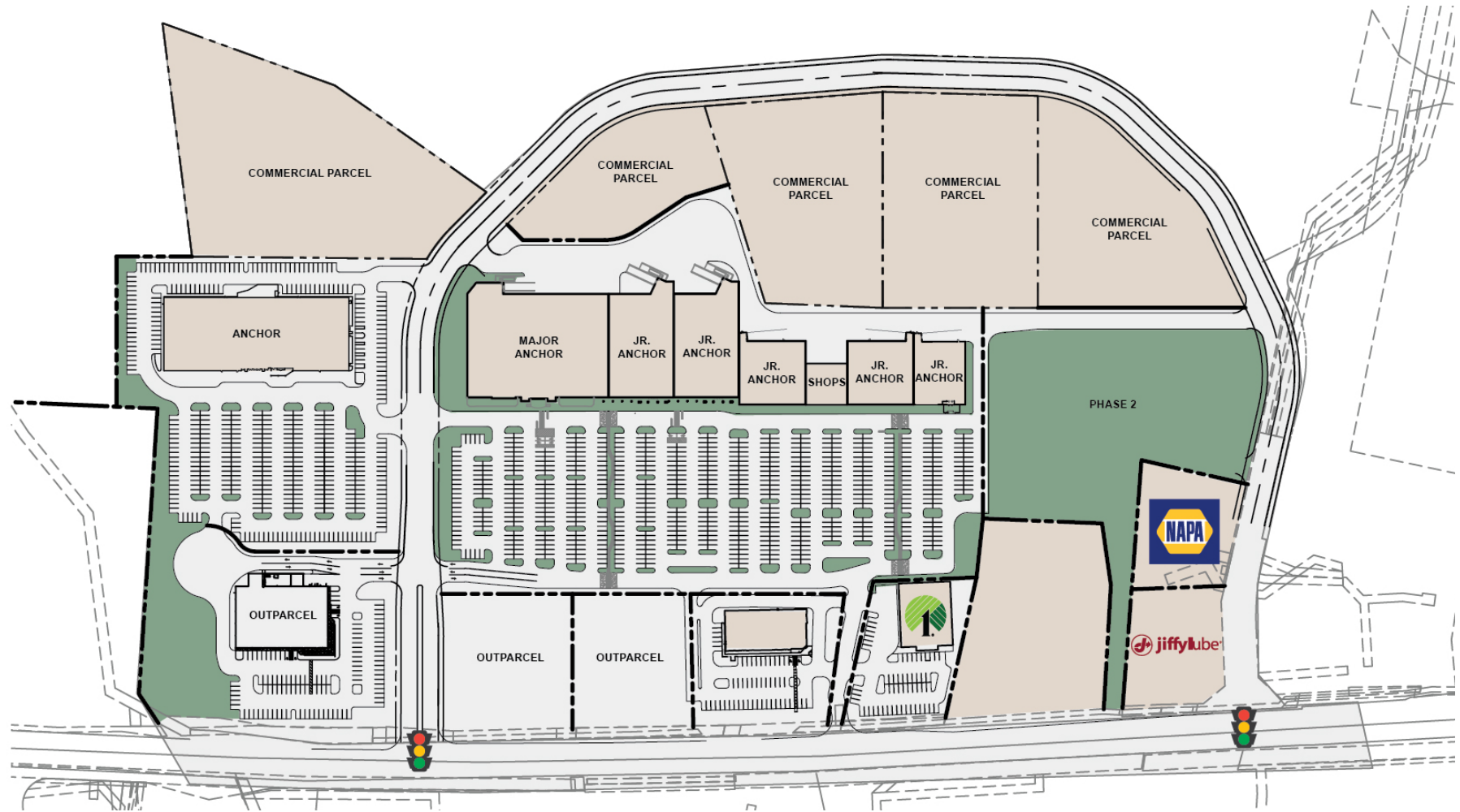




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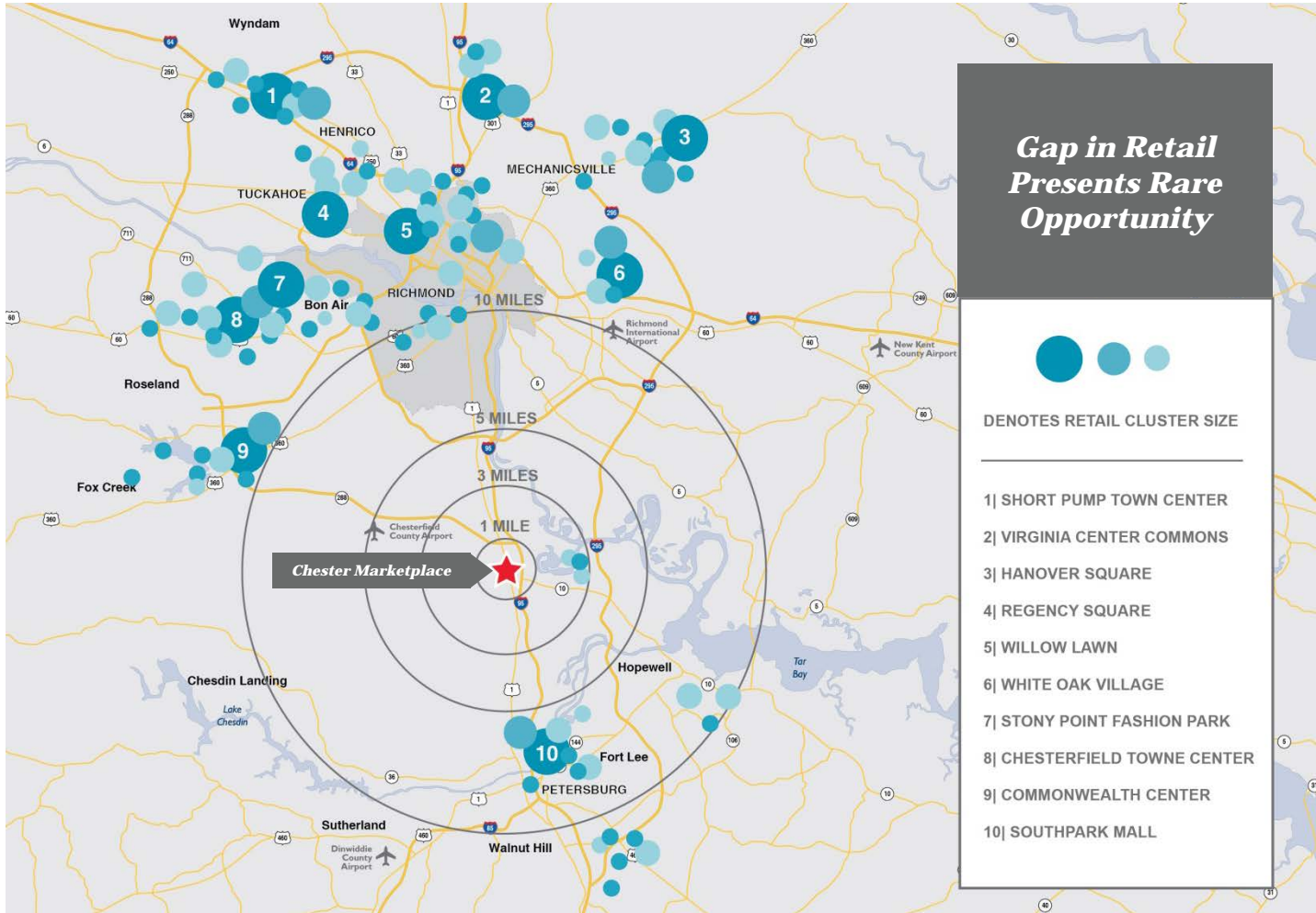
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**Gap in Retail Presents Rare Opportunity**

DENOTES RETAIL CLUSTER SIZE

- 1| SHORT PUMP TOWN CENTER
- 2| VIRGINIA CENTER COMMONS
- 3| HANOVER SQUARE
- 4| REGENCY SQUARE
- 5| WILLOW LAWN
- 6| WHITE OAK VILLAGE
- 7| STONY POINT FASHION PARK
- 8| CHESTERFIELD TOWNE CENTER
- 9| COMMONWEALTH CENTER
- 10| SOUTHPARK MALL



**\$5.63 B in total annual household expenditure within a 10-mile radius**

**\$2.71 B in total annual retail expenditure 10-mile radius**

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**Residents of Chester are living & working within an area that is devoid of the luxury of ample retail opportunity**



	No. of Households	Avg. HH Income
1 mi	1,499	\$77,742
3 mi	11,497	\$85,132
5 mi	27,467	\$88,648
10 mi	97,961	\$75,228

**43.2%**

Amount of Chester citizens that work within a 15-30 minute drive of their home (within a 10 mile radius)



Closest significant retail opportunities are 15-20 minutes away

Residents are forced to leave Chester to find the shopping this area lacks

	Population	Daytime Population
1 mi	3,742	4,776
3 mi	30,209	13,753
5 mi	73,248	32,853
10 mi	268,377	114,086



***This gap in retail presents tenants with a rare opportunity to benefit from a retail void and change the consumer landscape of Chester***

Source: Regis Pro/Sites USA 2017 Estimates

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