



MEADOWBROOK PLAZA

5700-5760 HOPKINS ROAD | NORTH CHESTERFIELD (RICHMOND), VA 23234

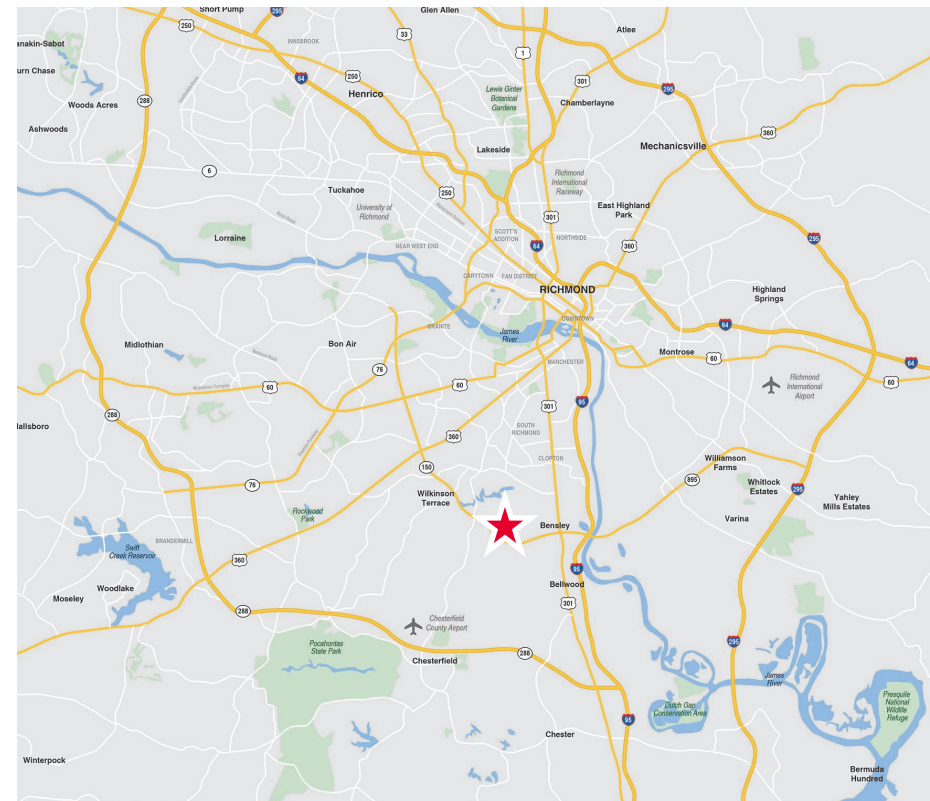
4,275 SF AVAILABLE



THALHIMER

PROPERTY HIGHLIGHTS

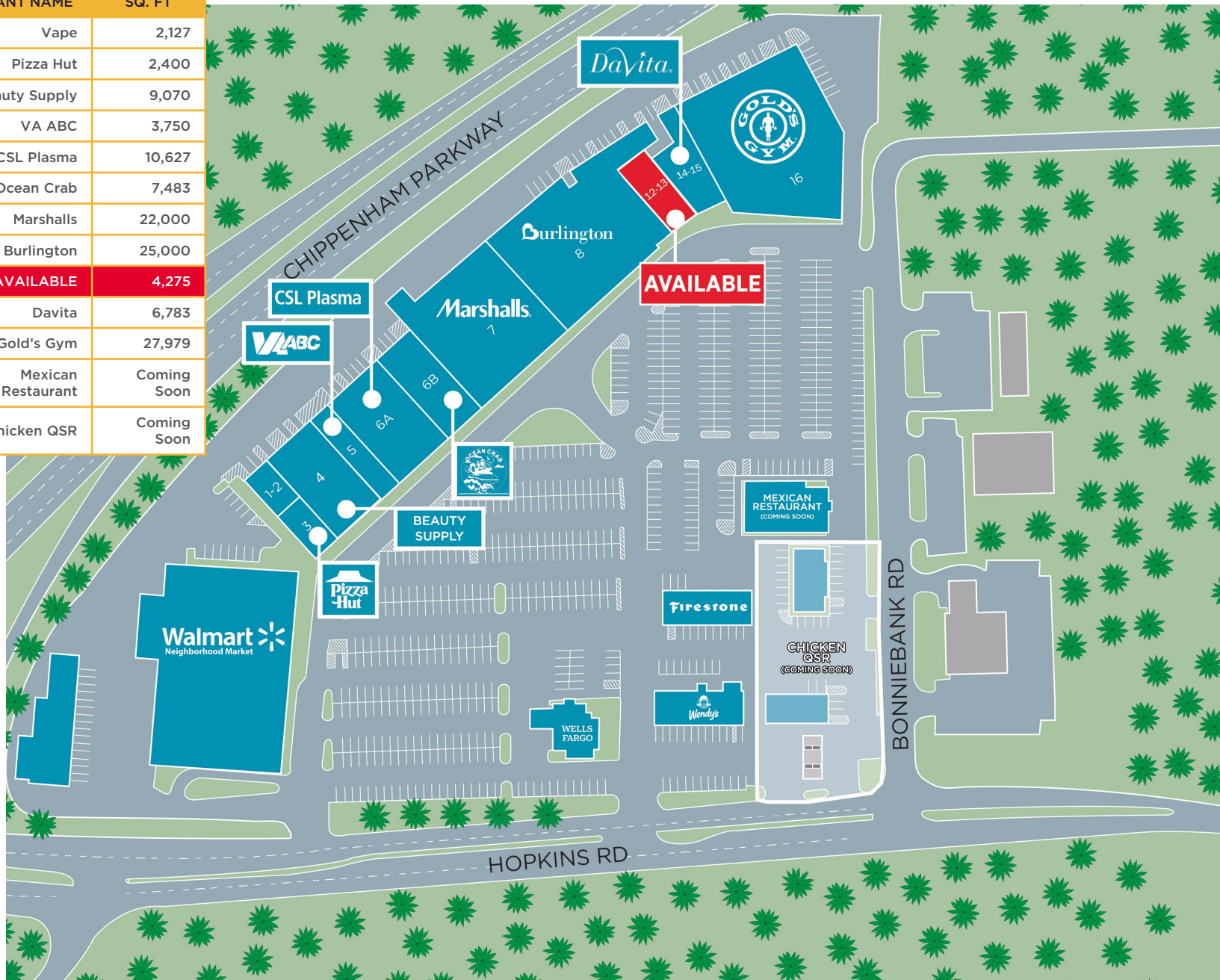
- **4,275 SF AVAILABLE**
- Join Burlington, Marshalls, Walmart Neighborhood Market, and Gold's Gym
- Enterprise zone and rehabilitation replacement incentive program
- Excellent visibility and immediate access to Chippenham Parkway SR 150 (82,000 VPD) via Hopkins Road (10,000 VPD)
- Signage opportunities on Chippenham Parkway
- Adjacent to Meadowbrook Country Club
- Within minutes to I-95
- Close proximity to DuPont (3,084 employees), Phillip Morris (1,500 employees) and U.S. Defense Supply & Virginia National Guard Joint HQ (3,300 employees)



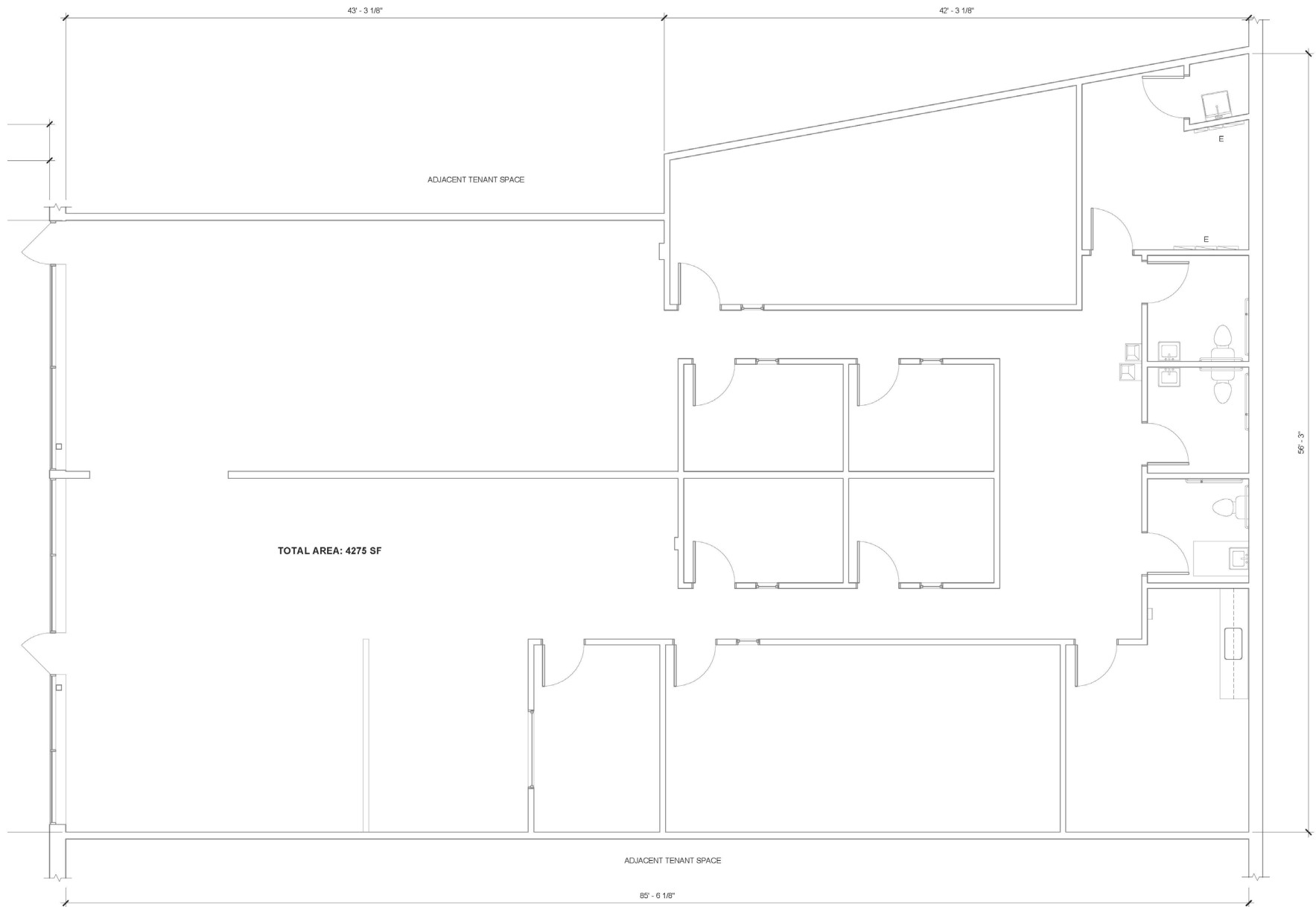
| Demographics | 1 Mile | 2 Miles | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|----------|
| Population | 7,289 | 34,027 | 69,065 | 148,974 |
| Households | 2,674 | 12,474 | 25,576 | 56,708 |
| Avg. HH Income | \$65,956 | \$65,605 | \$66,196 | \$68,722 |
| Daytime Population | 6,899 | 22,800 | 49,981 | 131,935 |

Join Nearby Retailers

| SPACE | TENANT NAME | SQ. FT |
|-------|--------------------|-------------|
| 1-2 | Vape | 2,127 |
| 3 | Pizza Hut | 2,400 |
| 4 | Beauty Supply | 9,070 |
| 5 | VA ABC | 3,750 |
| 6A | CSL Plasma | 10,627 |
| 6B | Ocean Crab | 7,483 |
| 7 | Marshalls | 22,000 |
| 8 | Burlington | 25,000 |
| 12-13 | AVAILABLE | 4,275 |
| 14-15 | Davita | 6,783 |
| 16 | Gold's Gym | 27,979 |
| 17 | Mexican Restaurant | Coming Soon |
| 18/19 | Chicken QSR | Coming Soon |



SITE PLAN



SPACE PLAN



MEADOWBROOK PLAZA







Firestone Burlington

JG HENING
ELEMENTARY
881 STUDENTS



PHILIP MORRIS

DUPONT

BROTHER



Chippenham Pkwy



MEADOWBROOK
HIGH SCHOOL 1,801 STUDENTS
HOPKINS ROAD
ELEMENTARY 611 STUDENTS

**MEADOWDALE
PLAZA**









**IRONGATE SHOPPING
CENTER**













**VIRGINIA NATIONAL
GUARD JOINT
HEADQUARTERS**



Jefferson Davis Hwy

CONTACT INFORMATION

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