



THALHIMER

FORMER BANK BRANCH FOR SALE
13241 Rivers Bend Boulevard
Chester, Virginia



Outparcel at River's Bend Shopping Center

For more information, contact:

WILL MCGOOGAN

First Vice President

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Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

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 Chester, Virginia

Property Features

- Outparcel at Food Lion-anchored River's Bend Shopping Center
- Approximately 4,446 SF, two-story former bank branch on 1.19 acres
- Monument & building signage opportunities
- 840 SF canopy over 3 drive-thru lanes
- Current zoning allows large range of retail & commercial uses
- Abundant on-site parking
- Close to Amazon Fulfillment Center & recently-announced LEGO Manufacturing Plant

Nearby Retail



Demographics

	1 Mile	3 Miles	5 Miles
Population	3,801	20,557	56,781
Median HH Income	\$102,461	\$80,725	\$68,217
Daytime Population	3,623	18,458	51,972

Building Features

Building Area	4,446 SF	
Floors	Two (2)	
Year Built	1996	
Land Area	1.19 acres	
Zoning	R-15 with CUP (Chesterfield County)	
Parking	38 spaces	(8.5 per 1,000 SF)
Traffic Counts	East Hundred Road (Route 10)	43,500 VPD



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Breakroom



Lobby



SIGNAGE



Private Office



Lobby



Drive-Thru

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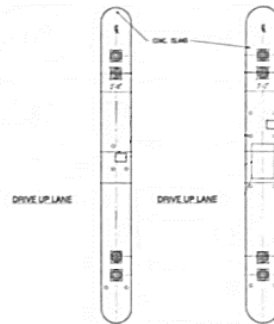
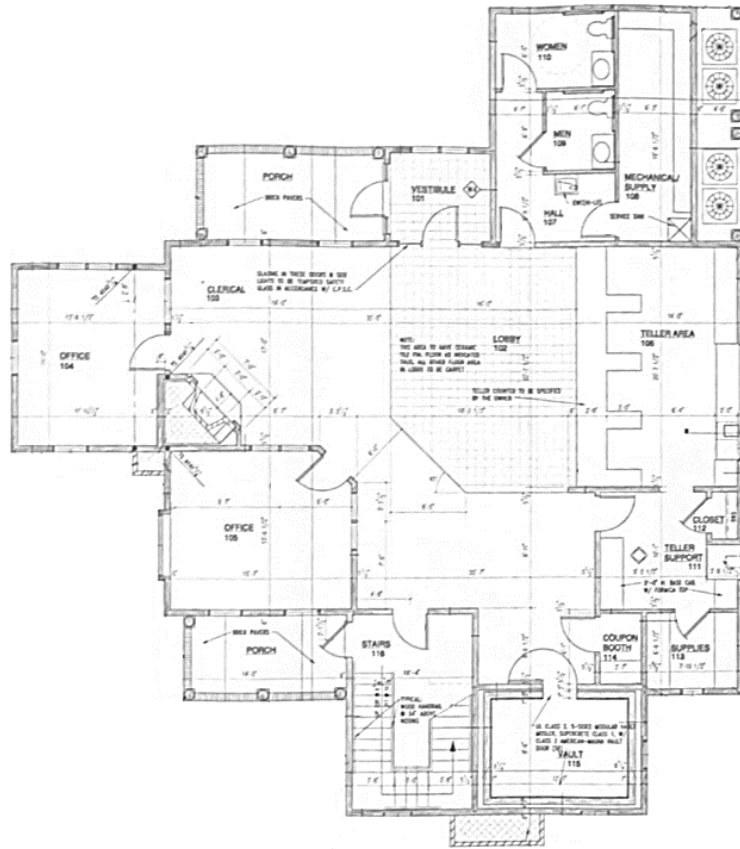
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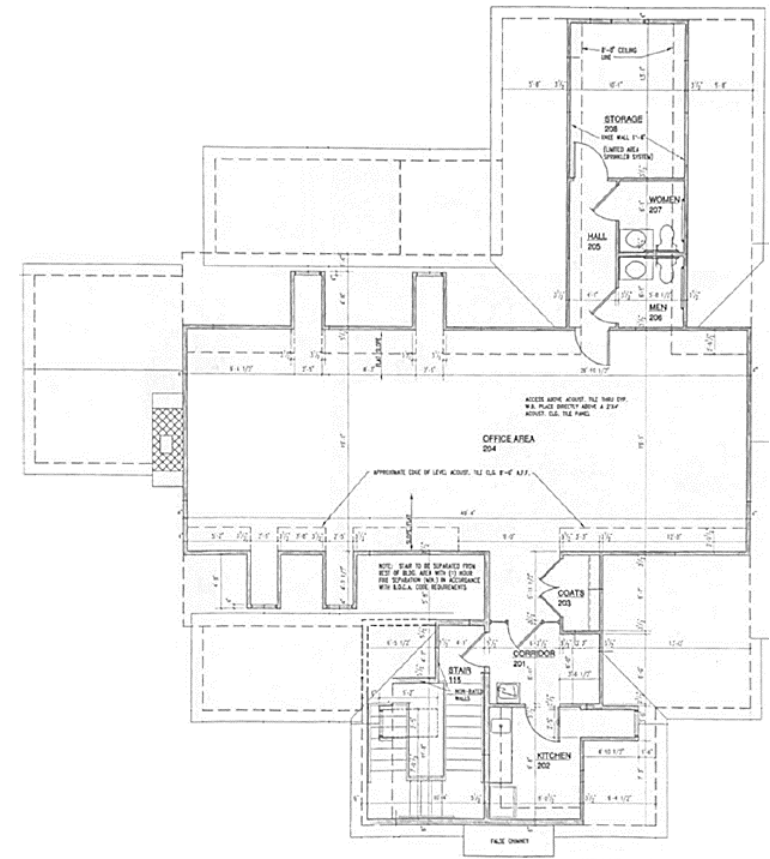
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First Floor



Second Floor

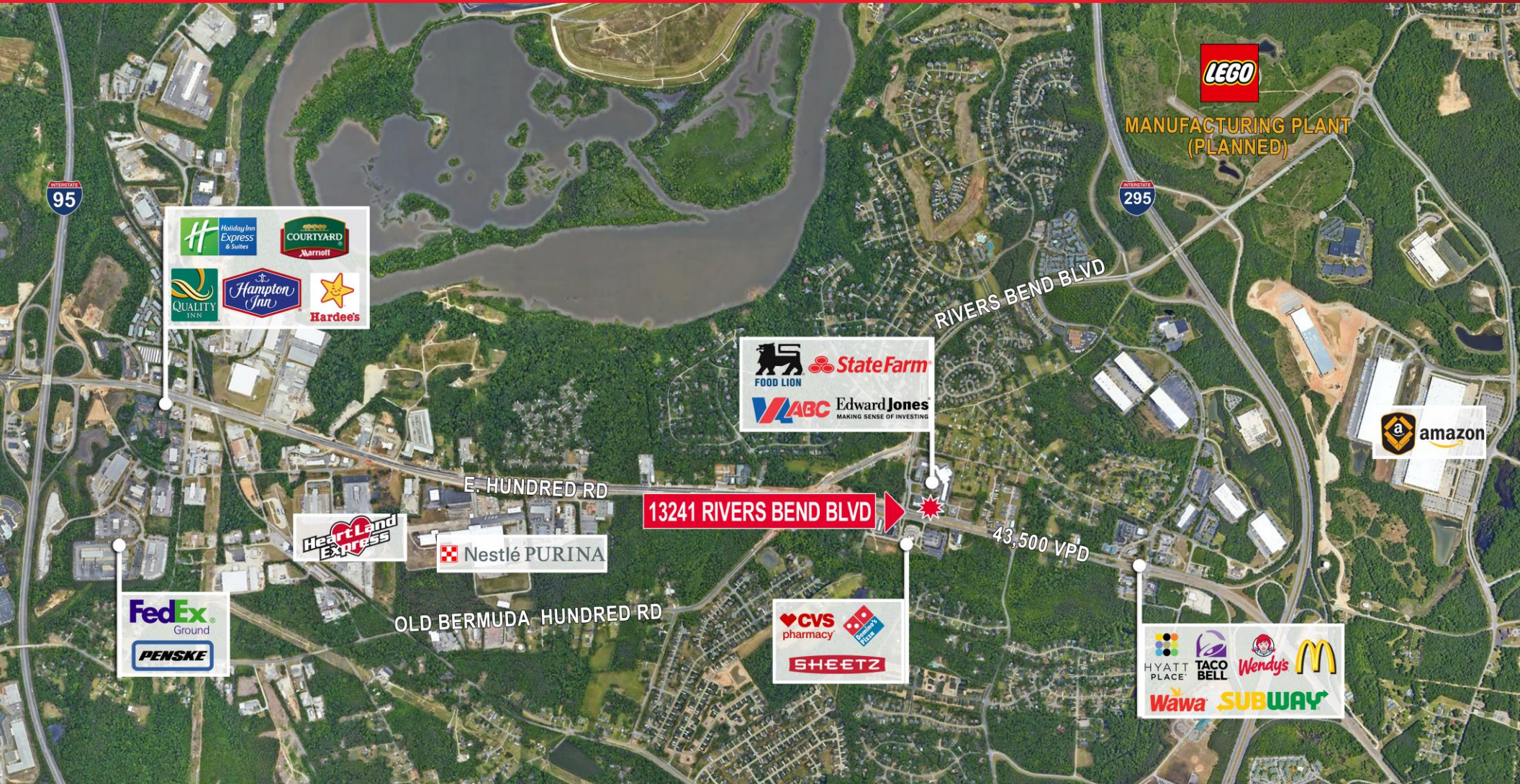


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