



**THALHIMER**

**OUTPARCEL AVAILABLE**  
**1311 N. Mall Drive**  
Chesterfield County, Virginia 23235



**15,000± SF Available**

For more information, contact:

**ALEX T. WOTRING**  
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Thalhimer Center  
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## Property Overview

PROPERTY ADDRESS	
Address	1311 N. Mall Drive
City	Bon Air
County	Chesterfield
State	Virginia
Zip Code	23235

PROPERTY INFORMATION	
Acreage	±15,000 SF Frontage on N. Mall Drive
Traffic Counts	13,000 VPD – Koger Center Boulevard
Current Zoning	C-3

## Demographics

### Population

	1 Mile	3 Mile	5 Mile
2020 Total Population	6,223	57,835	130,334
2025 Total Population	6,649	60,374	138,120
2020-2025 Annual Rate	1.33%	0.86%	1.17%

### Households

	1 Mile	3 Mile	5 Mile
2020 Households	2,042	18,298	39,773
2025 Households	3,096	23,557	54,358

### Income

	1 Mile	3 Mile	5 Mile
2020 Average Household Income	\$82,465	\$114,384	\$116,840

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