

SHOPPES AT BRECKENRIDGE

CUSHMAN &
WAKEFIELD

THALHIMER

12540 Jefferson Davis Highway/Route 1 @ Route 10 | Chester, VA 23831

For Lease | Retail | One Space Remaining

2,658 SF AVAILABLE



Contact | Connie Jordan Nielsen | Senior Vice President | 804 697 3569 | connie.nielsen@thalhimer.com
| Nicki Jassy | Senior Vice President | 804 697 3433 | nicki.jassy@thalhimer.com
| Alicia Brown | First Vice President | 804 697 3483 | alicia.brown@thalhimer.com

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

PROPERTY OVERVIEW



FEATURES

- 2,658 SF AVAILABLE (44.25' X 60')
- IMMEDIATE OCCUPANCY
- 12,900 SF shadow shops to Kroger, Kohl's, TJMaxx, HomeGoods & Ulta Beauty
- Pylon signage available
- Excellent visibility on Route 1
- Minutes to Interstate 95
- Serves 1,000+ hotel rooms
- 1 Million SF ± Retail Trade Area
- High growth corridor



2,658
AVAILABLE SF



22,000
VPD - Route 1

HIGHLIGHTS



36,390
POPULATION



\$96,214
AVERAGE
INCOME



32,342
DAYTIME
POPULATION

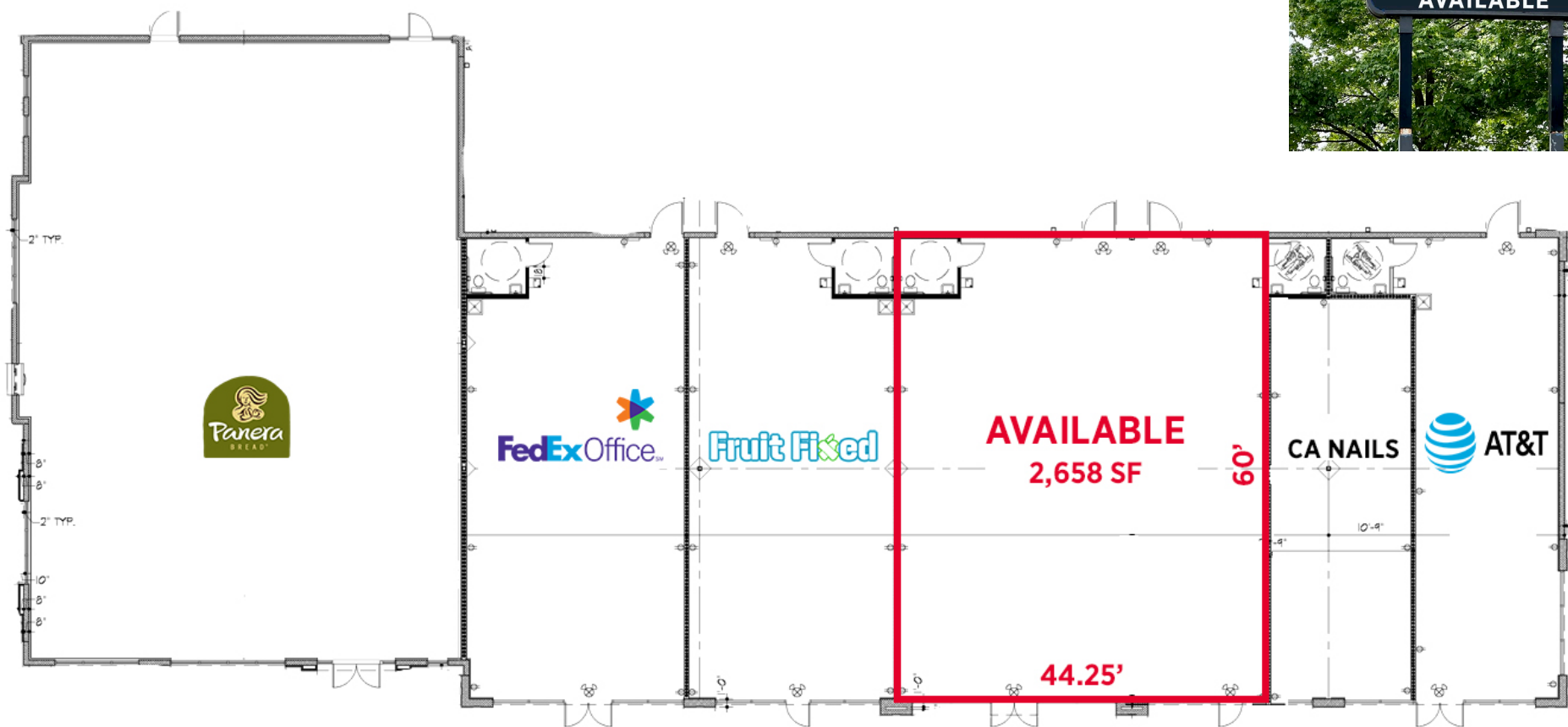
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,097	36,390	76,966
Daytime Population	6,072	32,342	68,618
Households	1,727	13,587	28,894
Average HH Income	\$84,150	\$96,214	\$100,658

TENANTS & NEARBY RETAILERS

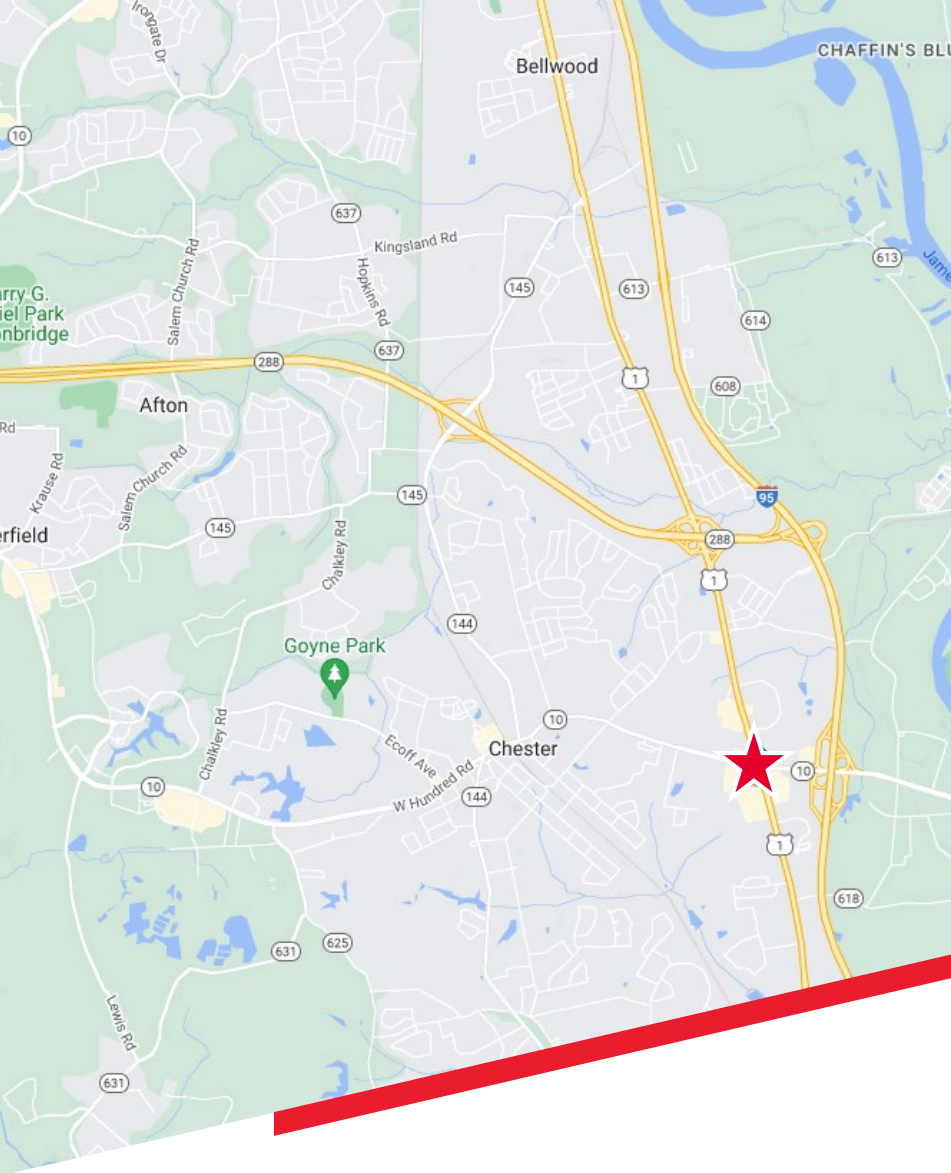


SITE PLAN



AERIAL OVERVIEW





Connie Jordan Nielsen
Senior Vice President
804 697 3569
connie.nielsen@thalhimer.com

Nicki Jassy
Senior Vice President
804 697 3433
nicki.jassy@thalhimer.com

Alicia Brown
First Vice President
804 697 3483
alicia.brown@thalhimer.com

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

www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer © 2023. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.