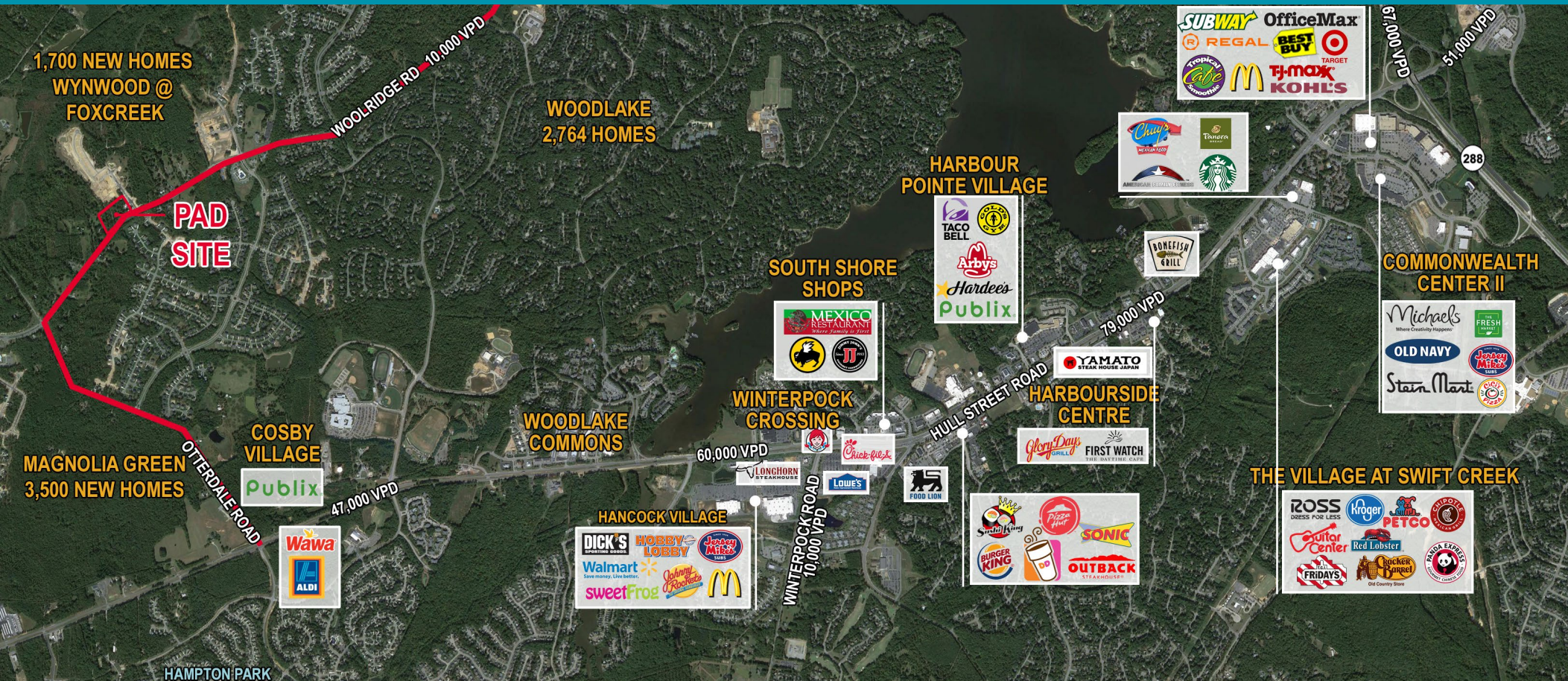


WYNWOOD OUTPARCEL

Woolridge & Strider Roads | Chesterfield County, VA

2.48 ACRE RETAIL PAD FOR GROUND LEASE/SALE/BTS



+ 2.48 ACRES WILL DIVIDE - RETAIL/OFFICE PAD SITE

NICKI JASSY
Senior Vice President
804 697 3433
nicki.jassy@thalhimer.com

PETE WALDBAUER
First Vice President
804 697 3564
pete.waldbauer@thalhimer.com

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



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WYNWOOD OUTPARCEL

Woolridge & Strider Roads | Chesterfield County, VA

PROPERTY OVERVIEW



- **±2.48 Acres Full Access will divide**
- Available for sale, ground lease or build to suit
- Entrance to Wynwood with 1,700 new homes
- Woolridge Road Widening Complete
- IDEAL restaurant site

Demographics - Miles

	1 Mile	2 Miles	3 Miles	5 Miles
Population	3,757	19,626	35,018	78,402
Avg. HH Income	\$232,094	\$203,822	\$187,196	\$172,700
Daytime Population	2,310	12,758	23,559	56,615

Demographics - Drive Time

	2 Min	3 Min	5 Min	7 Min
Population	103	1,526	8,621	20,452
Avg. HH Income	\$197,818	\$224,424	\$216,810	\$206,791
Daytime Population	65	947	5,669	13,773

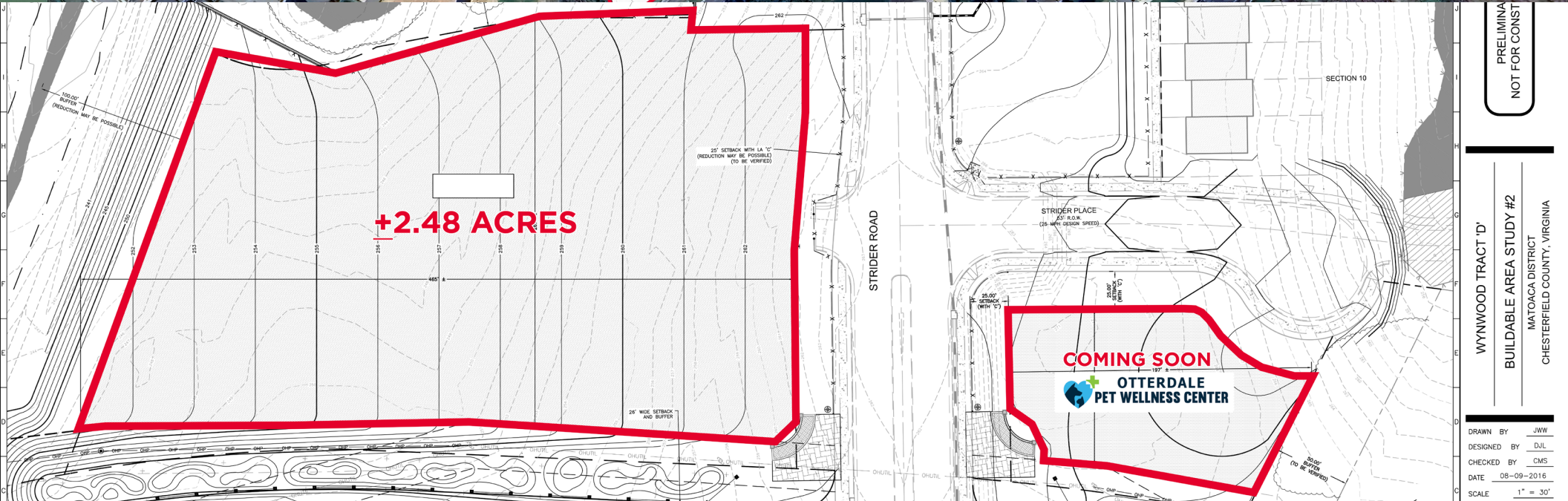
MARKET RETAILERS



WYNWOOD OUTPARCEL

Woolridge & Strider Roads | Chesterfield County, VA

PROPERTY PLANS



PRELIMINARY
NOT FOR CONSTRUCTION

WYNWOOD TRACT 'D'
BUILDABLE AREA STUDY #2
MATOACA DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

DRAWN BY: JWW
DESIGNED BY: DJL
CHECKED BY: CMS
DATE: 08-09-2016
SCALE: 1" = 30'

Woolridge & Strider Roads | Chesterfield County, VA

**WYNWOOD @ FOXCREEK
RETAIL PAD SITE**

PHASE 1
WIDENING TO 4 LANES
10,000 VPD

PHASE 2
WIDENING TO 4 LANES
14,000 VPD

1,700 APPROVED UNITS

EXISTING DEVELOPMENTS:

- GENITO RD 10,000 VPD
- THACKER'S VIEW 266 NEW HOMES
- WOODLAKE 2,764 HOMES
- WOODLAKE COMMONS
- WINTERPOCK CROSSING 60,000 VPD
- LOWE'S
- HANCOCK VILLAGE
- WALMART
- DOBBY LOBBY
- DICK'S
- Friday Morning Burlington
- FIVE BEER
- ORANGE SWEET
- Starbucks
- HAMPTON PARK 890 HOMES
- HARPER'S MILL 2,400 NEW HOMES
- WINTERPOCK RD 11,000 VPD

ROADS: OTTERDALE ROAD, WOOLRIDGE RD, FOX CLUB PKWY, HULL STREET ROAD

