

FOR SALE

1.35 ACRES



2650 Weir Place

Chester, VA



CUSHMAN &
WAKEFIELD

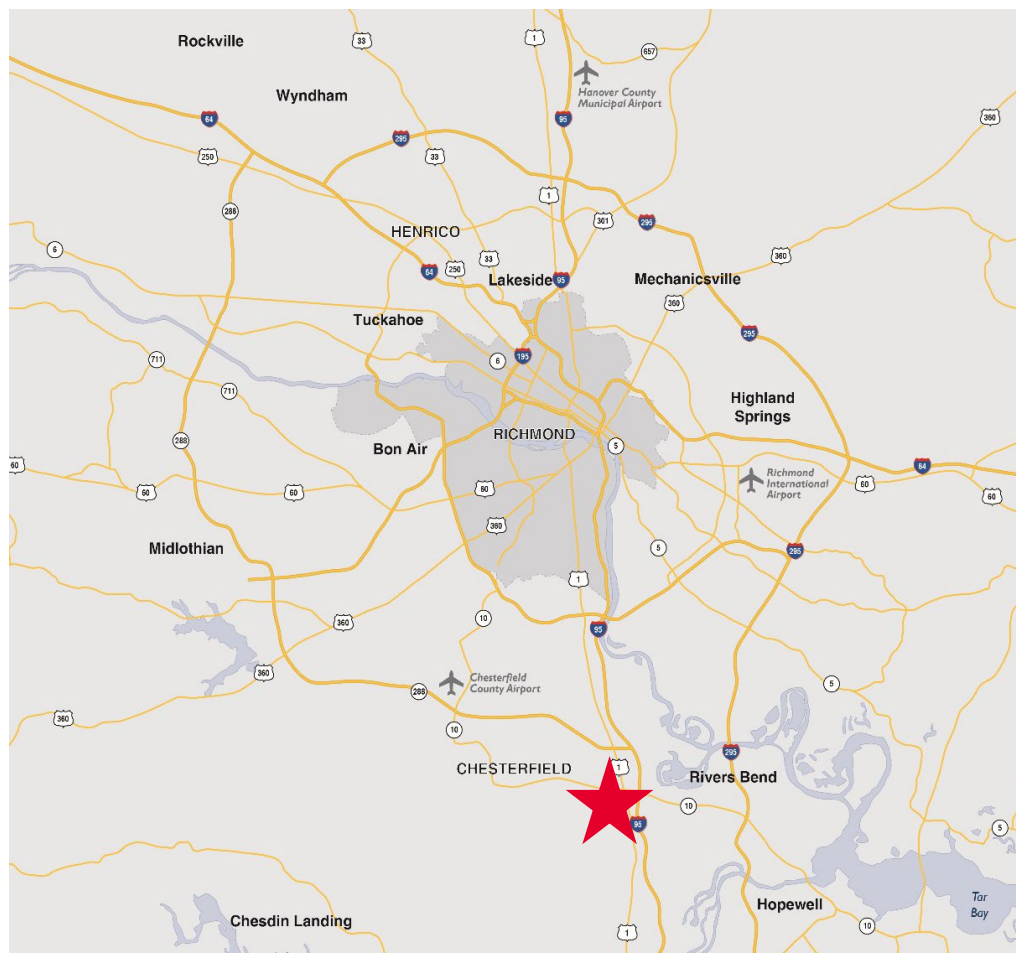
THALHIMER

PROPERTY HIGHLIGHTS

- **Built to suit / preleasing 7,426 SF of retail space | 1.35 Acres**
- Sale price: \$199,000
- Community center in the heart of the Chester retail submarket of the Richmond MSA
- Excellent accessibility at a signalized entrance shared with Target
- Anchored by Big Lots, Lowes, and Rite Aid
- Adjacent to newly built HomeGoods, TJMaxx, Ross, & Petsmart
- Easily accessible by I-95 (129,000 VPD) and Rt 1 (25,000 VPD)
- Zoning C-3
- Technology zone eligible

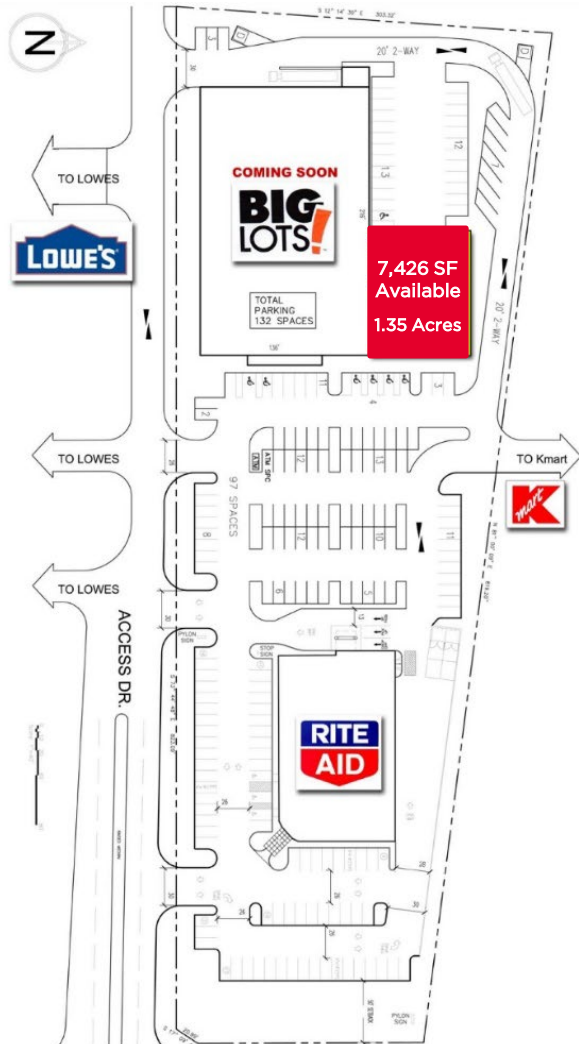
Demographics

	1 Mile	3 Miles	5 Miles
Population	4,084	36,689	76,255
Avg. HH Income	\$81,463	\$91,867	\$93,142
Daytime Population	5,078	13,391	26,823

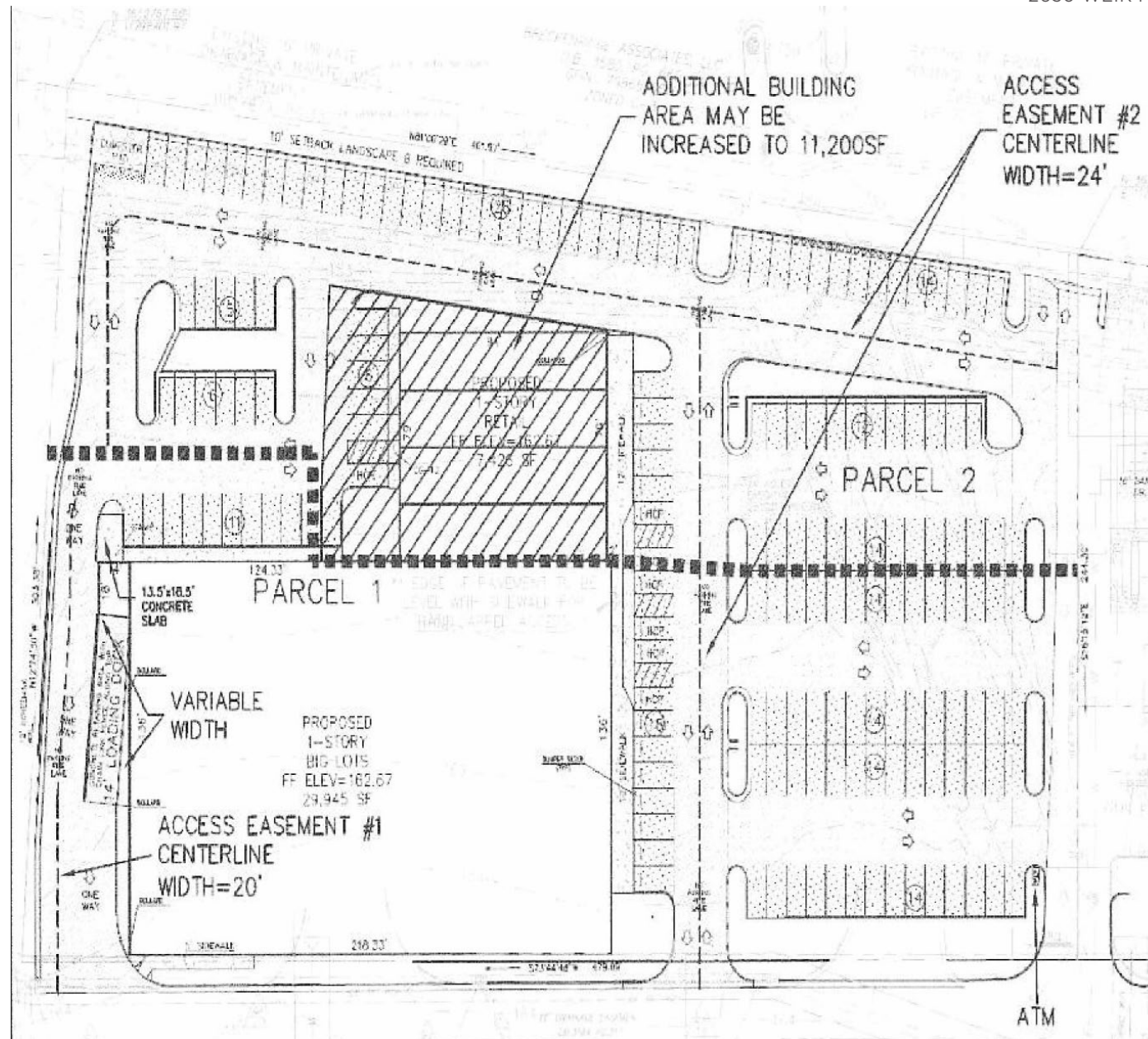


Join Tenants/Nearby Retailers





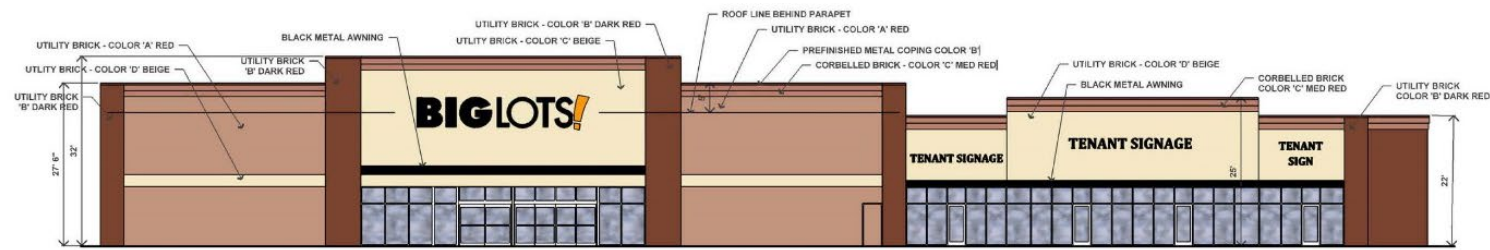
SITE PLAN
7,426 SF



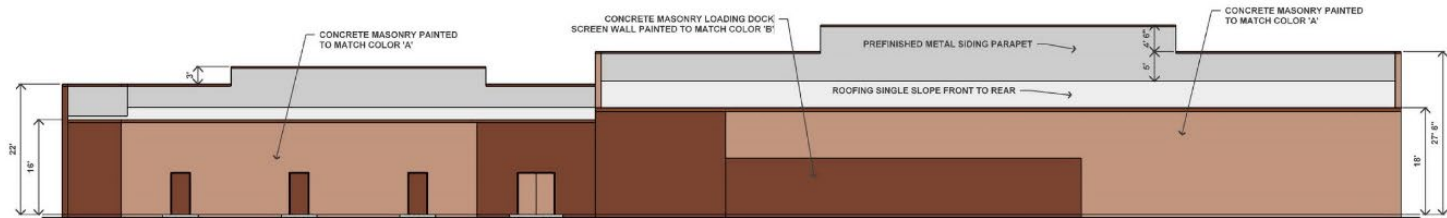
SITE PLAN
7,426 SF



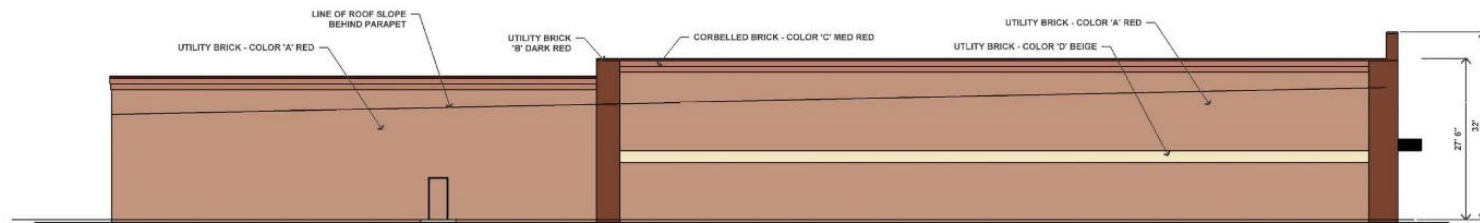
ELEVATIONS



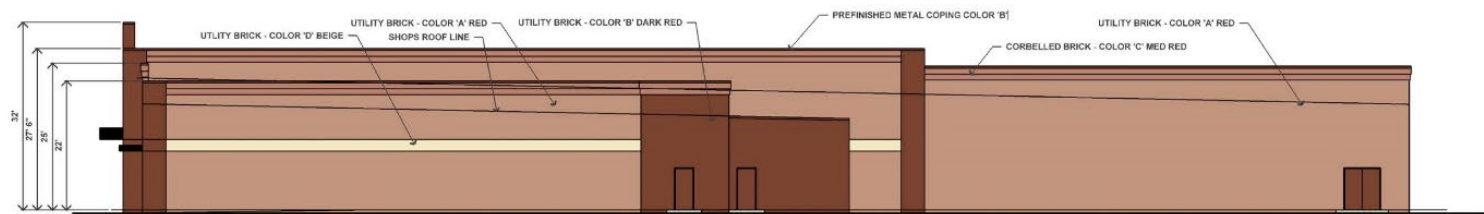
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

ELEVATIONS



CONTACT INFORMATION

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