For Immediate Release

Cushman & Wakefield | Thalhimer Arranges $8.875M Sale of The Shoppes at River Forest in Chester, Virginia

RICHMOND, VIRGINIA, November 5, 2025 – – Cushman & Wakefield | Thalhimer's Capital Markets Group has represented Prudent Growth Partners in the sale of The Shoppes at River Forest, a 30,070 square foot unanchored retail strip center located along Iron Bridge Road (VA Route 10) in Chester, Virginia. Originally constructed in 2007, the property is situated on ±3.65 acres and is shadow-anchored by the region's second-highest-performing Walmart Supercenter.

Fortune River Forest acquired the asset for $8,875,000 ($295/SF). At the time of the sale, the property was 95% leased to 12 tenants, including GameStop, Sweet Frog, State Farm, and the U.S. Marine Corps. Catharine Spangler with Cushman & Wakefield | Thalhimer's Capital Markets Group handled sale negotiations.

"We are thrilled with the successful sale of The Shoppes at River Forest and are proud of the growth this asset achieved under our management. We wish the new ownership all the best in the days ahead," said Tom Hahn, President & CEO of Prudent Growth Partners.

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