

FOR SALE/LEASE

 S.L. NUSBAUM Realty Co.
Since 1906.



**±12 ACRE
FUTURE
EXPANSION**

CHESTERFIELD PLAZA SHOPPING CENTER

1530 WEST KOGER CENTER BOULEVARD
CHESTERFIELD, VA 23235

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY SUMMARY

1530 WEST KOGER CENTER BOULEVARD, CHESTERFIELD, VA 23235



OFFERING SUMMARY

Sale Price:	Subject To Offer
Acres:	±12

PROPERTY OVERVIEW

DEVELOPMENT SITES AVAILABLE FOR SALE/LEASE/BUILD-TO-SUIT! ±12 acres remaining!

PROPERTY HIGHLIGHTS

- Immediate proximity to 813,000 SF Chesterfield Towne Center
- Loop road system and Mall Drive extension provides access into & through the regional mall to the property, as well as access to and from Huguenot Road (Rte. 147) and Robious Road
- Join neighboring retailers like: Best Buy, Lowe's, BB&T, Texas Roadhouse, Dick's Sporting Goods, Chick-Fil-A and others

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AREA RETAIL

1530 WEST KOGER CENTER BOULEVARD, CHESTERFIELD, VA 23235



S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

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FUTURE BUILDING AREA

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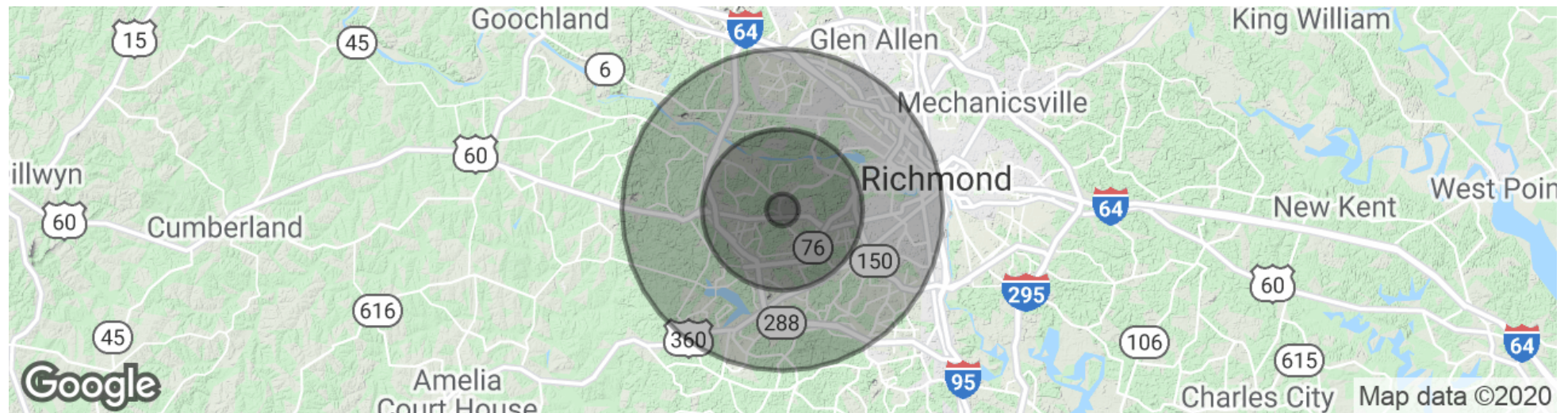
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PROUD PARTNER
XTEAM
RETAIL ADVISORS

DEMOGRAPHICS MAP & REPORT



1530 WEST KOGER CENTER BOULEVARD, CHESTERFIELD, VA 23235



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,540	54,432	117,953
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,633	21,207	45,829
Average HH Income	\$88,059	\$122,336	\$125,744

* Based on 2019 ESRI data

TRAFFIC COUNT	VPD
Huguenot Road	35,000
West Koger Center Boulevard	12,000

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