

FOR LEASE

SPRINGLINE

AT DISTRICT 60

COMING SOON TO SPRINGLINE!

**12,500 SF
NATIONAL
SPECIALTY GROCER**

Summer 2027



A HILTON HOTEL
June 2028

COLD STONE
CREAMERY



**Rancho
Cucamonga**
Cocina mexicana

Summer 2027

Retail Space Available Now

segall
GROUP

Project Overview

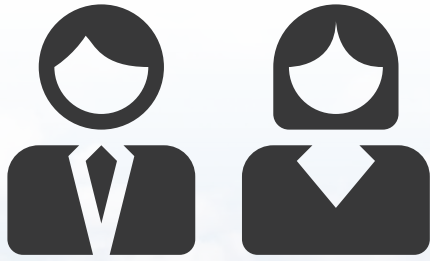
Springline at District 60 is a multiphase, mixed-use development at VA Route 60 (Midlothian Turnpike) and Chippenham Parkway, which carries over 120,000 vehicles per day. This \$1 billion public/private partnership will feature more than 1,200 residential units, 80,000 SF of retail featuring a 12,500 SF grocer with national exposure, 300,000 SF of office space, a Hilton Hotel and Conference Center and Residence Inn, and an anchor retail building focused on music and entertainment. Arts and fitness activities will be programmed for the project's Celebration Park, a special entertainment and outdoor fitness space, along with other outdoor green space and a multi-use walking/running and biking path connecting with the adjacent Boulders Office Campus. Once complete, the project will offer Chesterfield County residents and the Richmond DMA a dynamic new destination and a catalyst for further redevelopment of Chesterfield County's Midlothian corridor.



At a Glance - Drive Time

The demographic projections for both primary and secondary markets are detailed below. The Richmond-Petersburg DMA boasts a population of nearly 1.5 Million and is ranked 43rd in MSA's in the United States. Growth over the next 5 years is expected to experience robust growth of approximately 15% over the next five years and over 30% in the 20-30 minute drive-time.

2025 Demographics		Primary Market (20 min DT)	Secondary Market (30 min DT)
	Population	471,403	1,011,841
	Population Growth (2030)	484,984	1,065,846
	Average HH Income	\$115,495	\$126,838
	Education		
	High School	21.3%	21.2%
	Bachelor's Degree or Higher	43.2%	44.9%
	Employees	279,635	510,000
	Traffic Count	54,000 AADT Midlothian Tpke (Rt. 60)	91,000 AADT Chippenham Pkwy (Rt. 150)



OFFICE WORKERS

Springline, when complete, will have 300,000 sf of office space and over 1,100 office workers available to shop and dine daily. Additionally, Springline is connected directly to **The Boulder's Office Park Campus** which, since 2023, averaged 2,688 visits lasting two hours or more.



CHIPPENHAM & JOHNSTON-WILLIS HOSPITAL

Part of the **HCA Virginia System**, one of the largest hospitals in Richmond and the 9th largest in Virginia boasting 2,500 employees and over 750 beds. This huge generator of economic activity is only 2.5 miles from Springline at District 60.



A ROBUST RESIDENTIAL COMMUNITY

A 20 minute drive-time primary market with a population over nearly 480,000 and growing with an average household income of over \$115,000.



TOURISM

More than 18 Million Visitors generating \$3.9 Billion in spending (FY24-25 *Richmond Economic Impact Annual Report*) are available to Springline.

KEY

★ Springline at District 60:
7100 Midlothian Tpke,
Richmond, VA 23225

- Primary Market
- Secondary Market

COUNTIES

- 1 Richmond
- 2 Colonial Heights
- 3 Hopewell
- 4 Petersburg
- 5 Chesterfield
- 6 Charles City
- 7 New Kent
- 8 Hanover
- 9 Goochland
- 10 Powhatan
- 11 Henrico

STATISTICS

- Richmond DMA Population: 1,486,933
- Annual Richmond DMA Tourism Stats:
Each year, more than 19.1 million people visit the Richmond Region, and they contribute close to \$3.9 billion to the local economy. Tourism generates almost 29,000 jobs in the Richmond Region
(source: <https://www.visitrichmondva.com/partners/economic-impact/>)

ACCESS / CONNECTIVITY

The Site highlights excellent connectivity (20-30 minute drive time) to Downtown Richmond and the Surrounding Counties.

JOHNSTON-WILLIS HOSPITAL
5 MI AWAY
750+ BEDS
COMBINED NETWORK

42

Acre Site

\$1B

Public/Private
Development

THE BOULDERS
OFFICE PARK
1,131,234 SF

CHIPPENHAM HOSPITAL
LEVEL 1 TRAUMA CENTER
750+ BEDS
COMBINED NETWORK

2

**SIGNALIZED
INTERSECTIONS**

Where over 120,000
cars a day converge at
Chippenham Pkwy and
Midlothian Tpke



OPEN SUMMER 2027



FEATURING

- 80,000 SF Retail Space
- A 12,500 SF grocer with national exposure
- Over 1,200 residential units
- 300,000 SF of new office space
- Hilton Hotel and Conference Center and Residence Inn
- Programmed green space for entertainment and fitness activities called "Celebration Park"



- Over 1,300 structured parking spaces and 250 surface parking spaces.
- Hotels & Residences: self-parked

Midlothian Tpke

Aerial as of 09/03/25



HILTON HOTEL AND
CONFERENCE CENTER

THE NORTH BEND:
RESIDENCE INN / RESIDENTIAL / RETAIL / ENTERTAINMENT

OFFICE SPACE

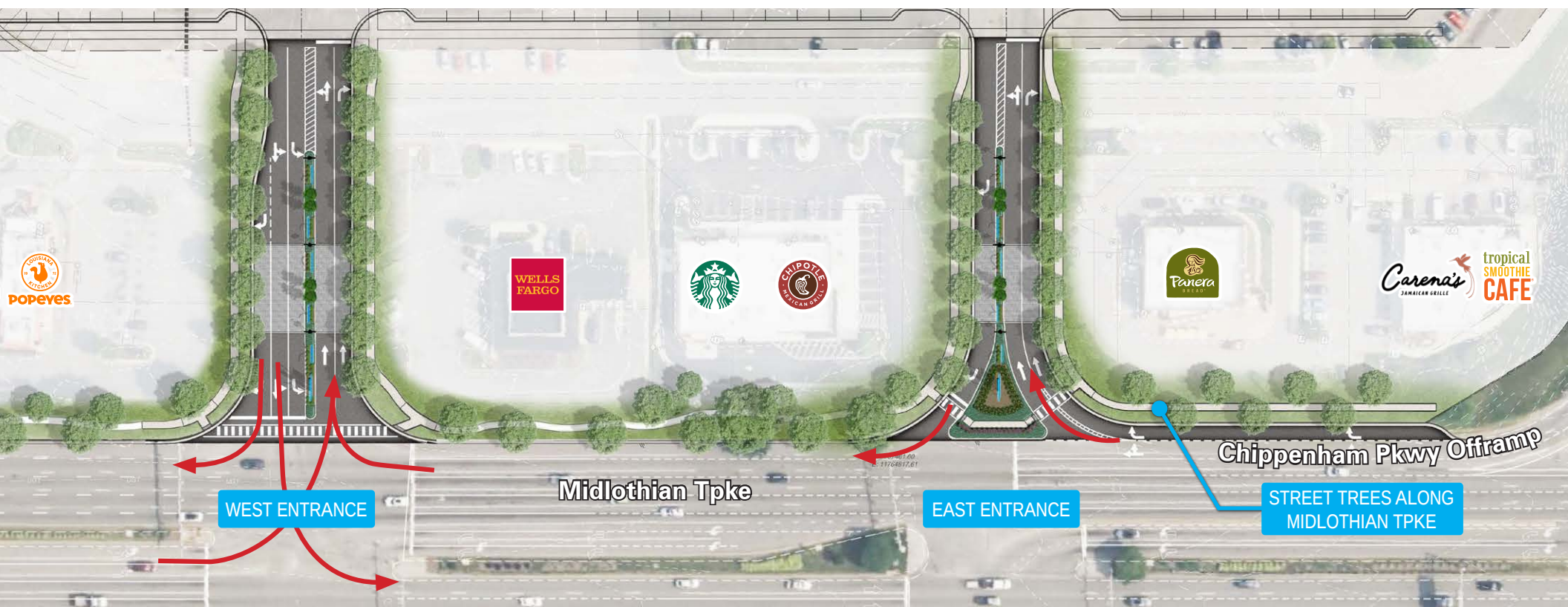
THE JAMES I:
RESIDENTIAL / RETAIL

GROCER

RESIDENTIAL / RETAIL / RESTAURANTS

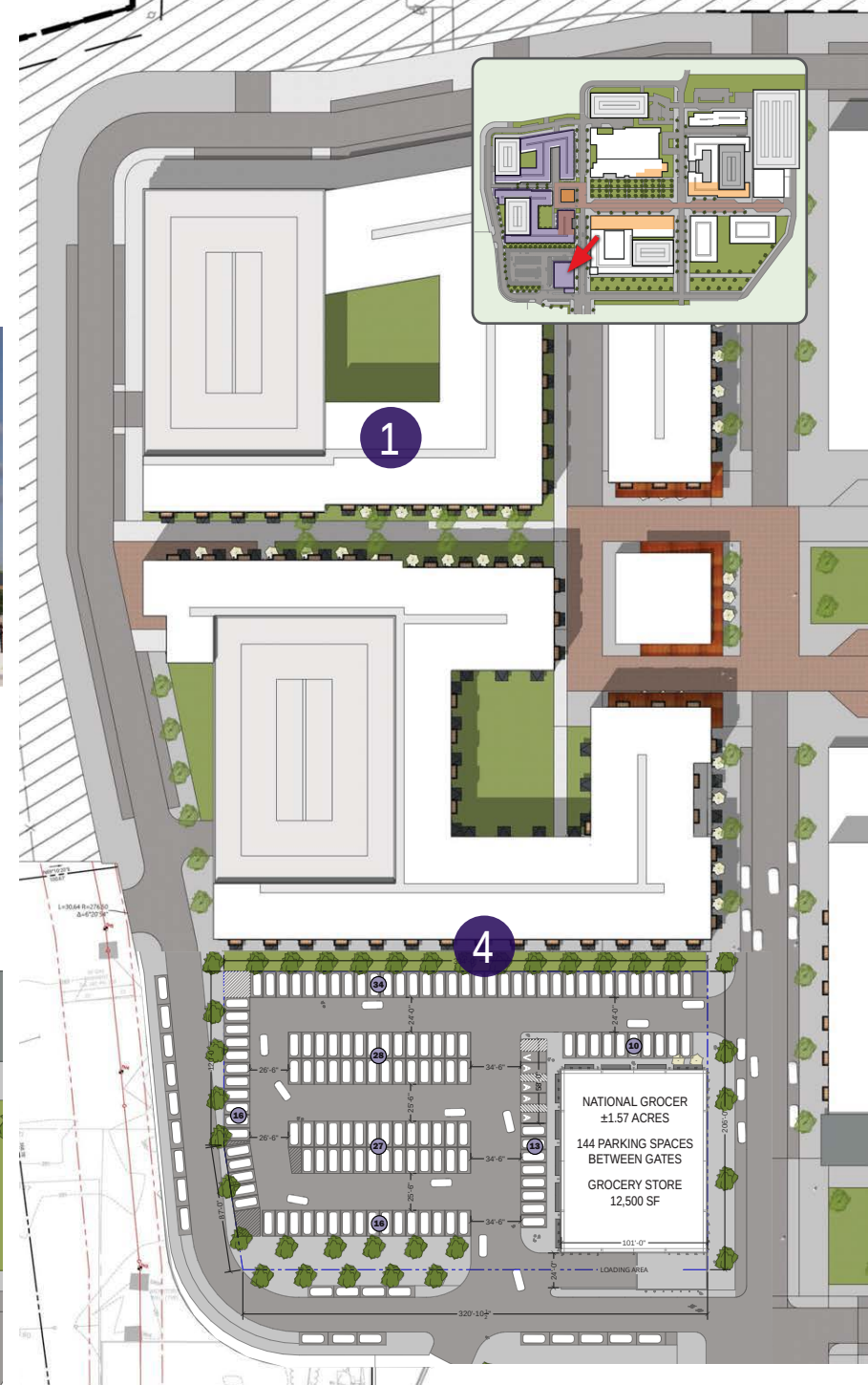


SPACE	OVERVIEW
1 +	Residential with ground floor retail and featuring a 12,500 SF national grocer estimated to break ground in 2027. The remaining residential and retail spaces on Parcel 4 are estimated to break ground in 2029, followed by Parcel 1 in 2031.
2	A 274-room full-service Hilton Hotel and Conference Center developed, owned and operated by the Shamin Hotel Group, opening June 2028. The hotel will have meeting rooms up to 34,000 SF that can accommodate medium size conventions.
3	A 109-room Residence Inn hotel and a 244-unit residential mixed-use building called NorthBend, with ground floor retail & restaurant space to break ground in early 2026 and open early 2028. Anchor Entertainment Building: a 3 story building which will house a major entertainment anchor and new corporate offices. Parking Garage: A 1,340 car parking garage is now in construction with 790 garage spaces available by Q1-2025 with remaining 550 spaces delivering with the 2nd office building by 2028. Each residential and hotel parcel are self-parked. On-street Parking Spaces: There will be 250 surface parking spaces at Springline.
5	Parcel 5 , known as 'The James,' is now leasing to both residential and commercial tenants. This 298-unit residential building includes 26,000 square feet of retail and restaurant space, supported by 417 parking spaces reserved for residents, while offering prime surface and street parking—as well as access to over 790 structured spaces—for commercial customers.
6	300,000 Square Feet of Office Space Building 1 , contains 150,000 SF which is now open and has 600 office workers within the building daily. Featuring the following Tenants: Timmons Group, Chesterfield County Economic Development and Chesterfield County Department of Education. Building 1 is now fully leased. Building 2 will feature an additional 150,000 square feet of office space, supported by 500 new structured parking spaces as part of an expanded parking garage. As this building is deal-driven and contingent upon securing an anchor office tenant, until that occurs, the project also includes 62 additional surface parking spaces for commercial use—complementing the more than 250 new street spaces being created as part of the development. <i>*The above are estimates and subject to change.</i>



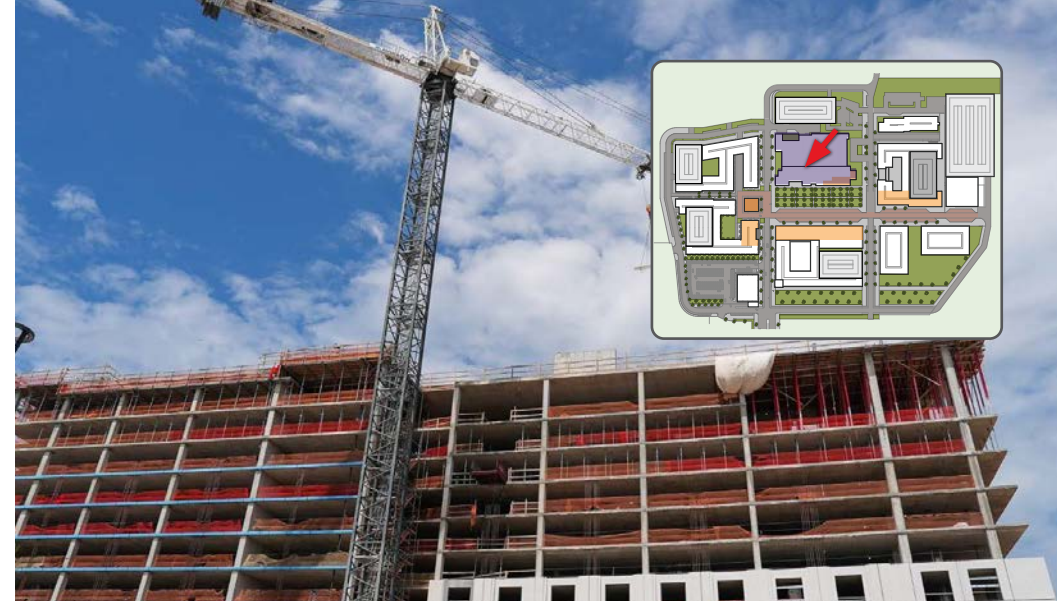
Parcel 1 & 4

Residential with ground floor retail and featuring a 12,500 SF national grocer estimated to break ground in 2027. The remaining residential and retail spaces on Parcel 4 are estimated to break ground in 2029, followed by Parcel 1 in 2031.



Parcel 2 - The Mondelle

- Full-service Hilton and Conference Center
- 274 Rooms
- 3 major restaurant spaces (size TBD)
- Can accommodate medium format conventions with over 30,000 SF of meeting room space
- Scheduled to open June 2028



Parcel 3

A 109-room Residence Inn hotel and a 245-unit residential mixed-use building called NorthBend, with ground floor retail & restaurant space to break ground in early 2026 and open mid-2028.



Parcel 3 - Anchor Entertainment Building

A 3 story building, with direct connection to parking deck, which will house a major entertainment anchor and new corporate offices.



Parking Garage -
1,340 spaces at completion



Parking Garage

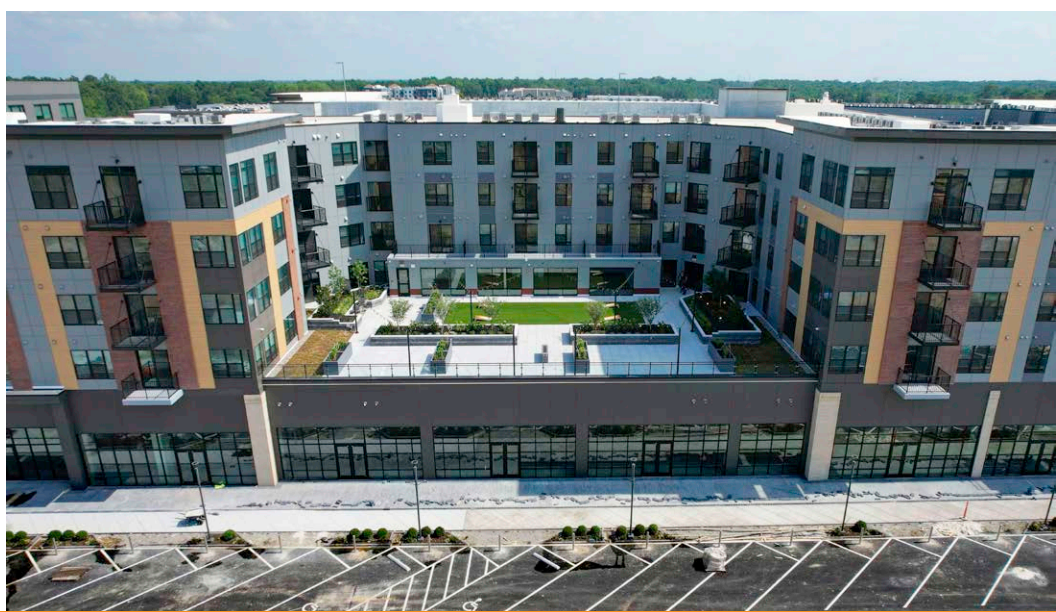
A 790-car structured parking garage is now complete and operational. Upon commencement of the second office building, the garage will be expanded by an additional 463 spaces. In the interim, the project will benefit from 62 additional surface parking spaces designated for commercial use—complementing the more than 250 new street spaces being developed as part of the overall site plan.



Completed late Spring 2025

Parcel 5

- Multifamily with ground floor retail
- 298 residential apartments and 20,000 SF of amenities
- 26,000 SF of retail and restaurant space
- 417 parking spaces reserved for residents in a five level parking deck
- Prime surface and street parking
- Residents now moving in and commercial space available



Parcel 6

300,000 Square Feet of Office Space

Building 1

- 150,000 SF
- Over 600 office workers daily featuring the following tenants: Timmons Group, Chesterfield County Economic Development and Chesterfield County Department of Education.
- Fully leased
- Building has delivered to all office tenants

Building 2

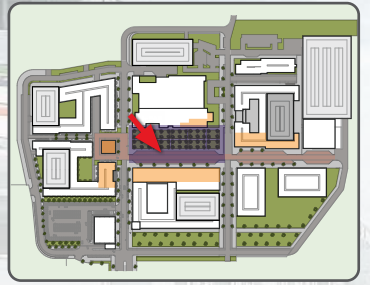
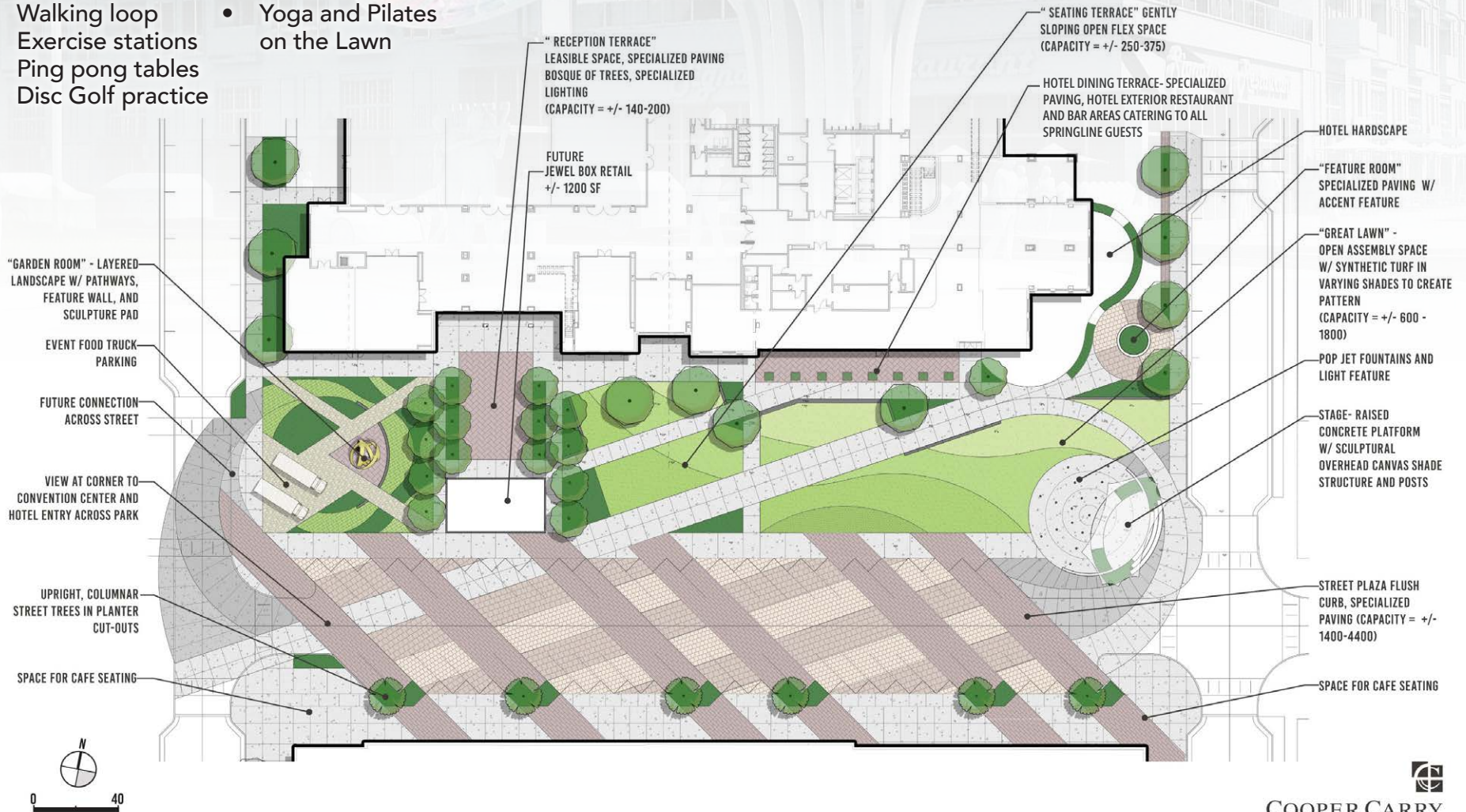
- 150,000 SF of additional office space supported by 463 new structured parking spaces
- 62 additional surface parking spaces for commercial use until second office building breaks ground
- Second office building anchor driven construction

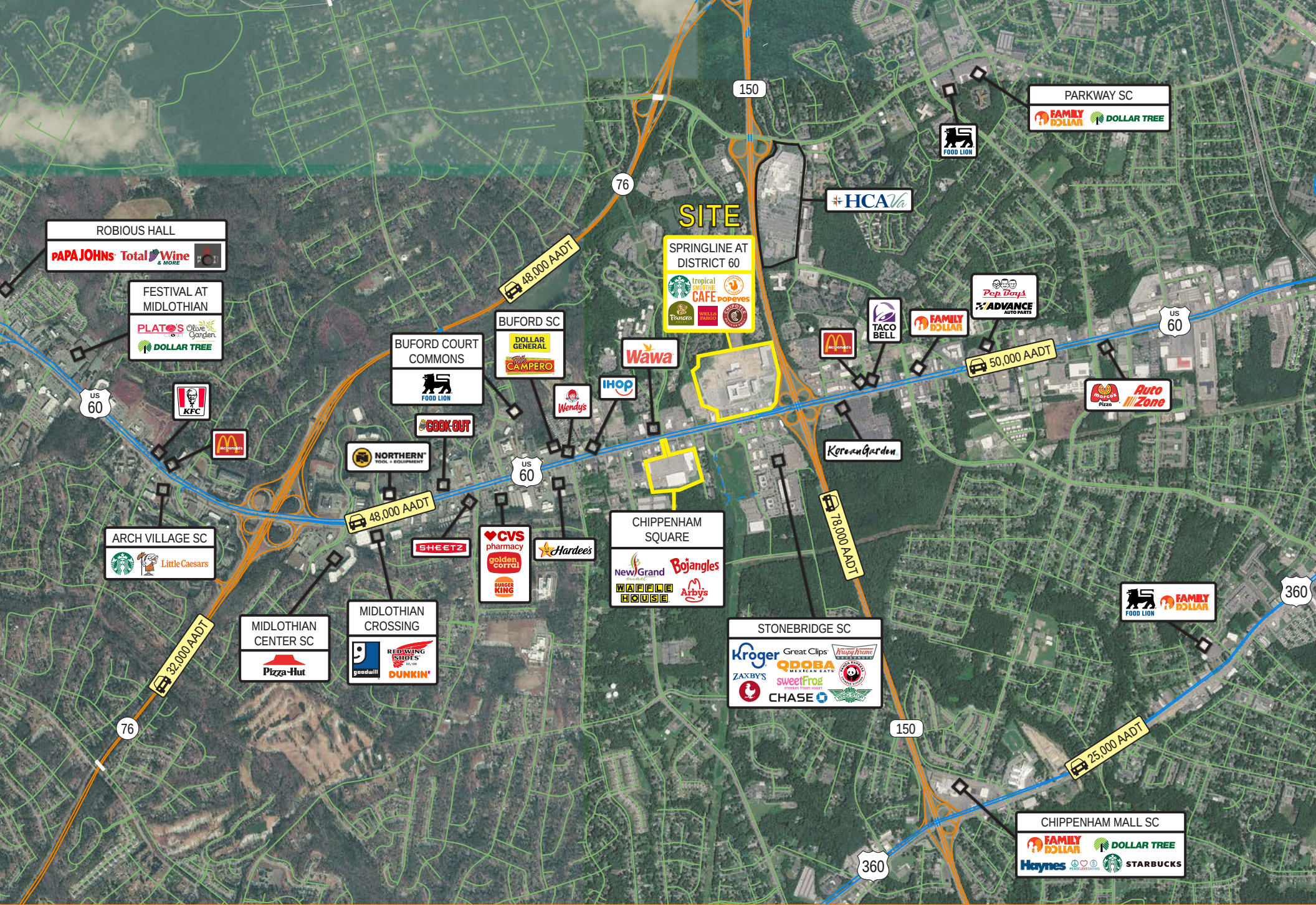


Public outdoor amenity and gathering space

Springline features three designated park areas, including Celebration Park, designed to be the Chesterfield County "meeting place" which will focus on arts programming and fitness activities. Additionally, a multi-use path for walking, running, and biking will extend from The Boulder's Office Campus into Springline.

- Multipurpose lawn
- Walking loop
- Exercise stations
- Ping pong tables
- Disc Golf practice
- Bocce
- Cornhole
- Yoga and Pilates on the Lawn
- Street closures for special events (Farmers markets, concerts, arts festivals, craft shows, etc.)







2024 Richmond DMA Tourism & Business Activity

FY 2024-2025 Annual Impact of Tourism Report - Richmond Region - visitrichmondva.com | Sports, Visitation & Entertainment Department FY 25 Annual Tourism & Visitation Report - Chesterfield VA - experiencechesterfield.com



18.3 million+

Visitors to the region



\$3.9 billion

Contributions to local economy



29,630

Jobs generated by tourism

Chesterfield County Tourism FY 2025

\$634.8 million

2024 Hotel Sales & Occupancy Revenue

▲ **5.4% Increase**



\$640 Million

Visitor spending



▲ **3.2% Increase**

\$87 Million

Generated through sports

2024 Demographics

FY 2024-2025 Annual Impact of Tourism Report - Richmond Region - visitrichmondva.com



17.5 million

Total Visitors

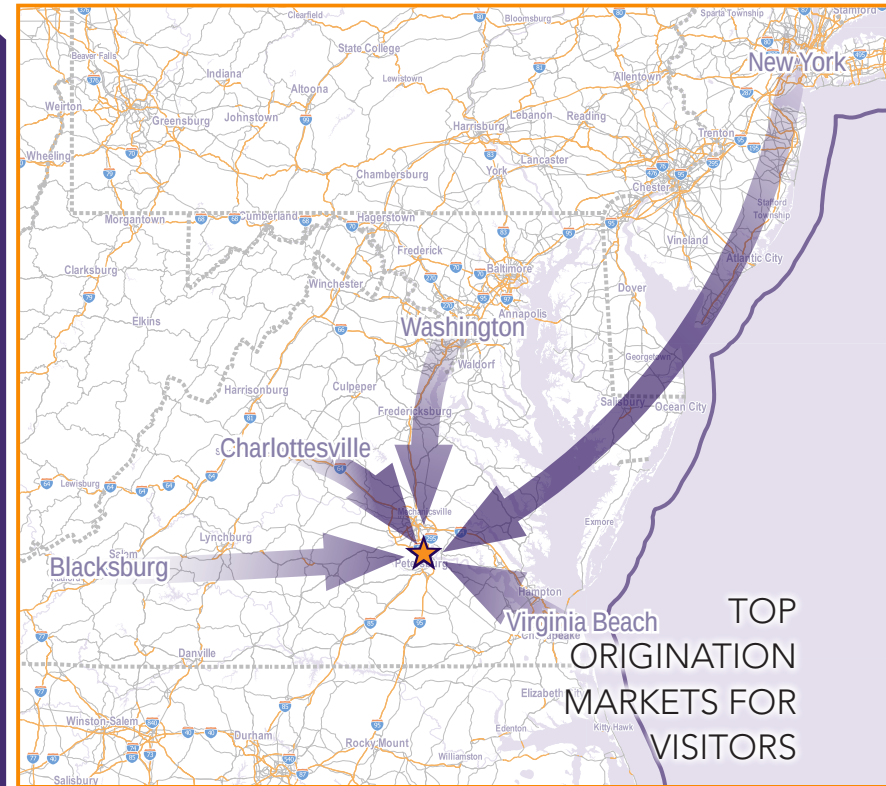
\$3.7 billion

Spending

▲ **22% Increase**

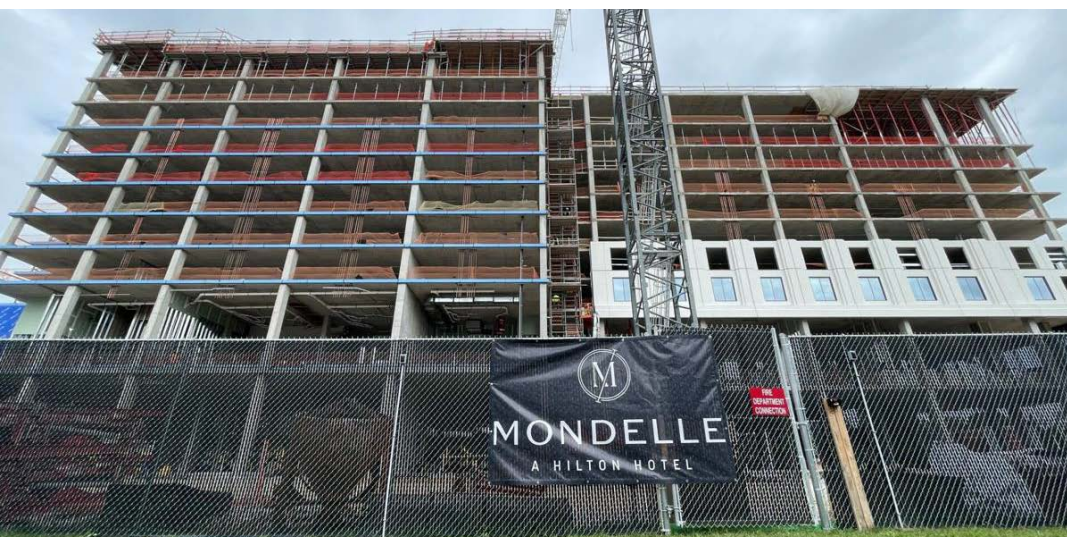
Visitor Spending Across Different Areas

Chesterfield	\$640M
Colonial Heights	\$108.1M
Hanover & Ashland	\$240.4M
Henrico	\$1.9B
New Kent	\$31.1M
Richmond	\$982.1M



CHESTERFIELD, COUNTY VIRGINIA'S TALLEST HOTEL REACHES ITS HIGHEST POINT WITH TOPPING OFF CELEBRATION

August 19, 2026 - Hotel Online



When construction is finished next year, it will be Chesterfield County's largest hotel.

On Tuesday, local hotelier Shamin Hotels celebrated topping out The Mondelle as construction crews prepared to hoist the final steel beam in the building's frame. Workers and guests signed their names on the beam.

The 11-story, 270-room hotel will be at the center of the Springline at District 60 neighborhood, a \$1 billion, 42-acre redevelopment project at the intersection of Midlothian Turnpike and Chippenham Parkway. Construction will finish around March 2028, and the hotel should open in June of that year, said Neil Amin, CEO of Shamin Hotels.

Chesterfield County has worked to redevelop the area along Chippenham Parkway, which is the county's border with the city of Richmond. First, the county helped redevelop the former Cloverleaf Mall property on the south side of Midlothian Turnpike into a shopping center with a Kroger grocery store.

Now, on the north side, developers are turning a former Best Products showroom parcel into an urban-style development called Springline at District 60, which will

have about 1,200 residential units, office buildings and two Shamin hotels.

Shamin bought The Mondelle's property from the county last year for \$1.8 million and broke ground on the hotel in December 2025. The hotel will have three restaurants, a rooftop pool and enough space for 1,400 conference attendees. Amin said the company will announce the restaurant names at a later date.

Shamin also has begun construction on the second hotel, a Residence Inn being built next door that is also expected to open in 2028.

Across the street from The Mondelle, a real estate developer called Collins Capital Partners built a 298-unit apartment building called The James at Springline that opened last summer. Two restaurants, a Mexican eatery called Rancho Cucamonga and Cold Stone ice cream, have signed leases for the ground floor, and more businesses are expected.

Next, Collins intends to purchase the property beside The Mondelle and develop it for a 260-unit apartment building with retail on the ground floor. That property will be called Northbend at Springline. The county has already approved site plans for the project.

Eventually, Collins plans to develop two more properties at Springline.

Earlier this year, Shamin broke ground on a 12-story hotel across the street from Scott's Addition in Richmond. This month, a company doing work on the property, WCC Cables Inc., filed a mechanic's lien against the general contractor, Thomas Builders, saying it had not been paid for \$284,000 of work. Amin said the lien will not affect the construction schedule.

Source: <https://www.hotel-online.com/news/chesterfields-tallest-hotel-reaches-its-highest-point>

SPRINGLINE AT DISTRICT 60 IS PART OF A TECHNOLOGY ZONE WITH THE FOLLOWING BENEFITS TO RETAILERS AND RESTAURANTEURS:

FEE WAIVERS

Building Permits Fee Waiver

The Department of Building Inspections will waive all permit fees for projects located within a Technology Zone. This fee waiver applies to all building and auxiliary permits including electrical, mechanical, plumbing, sign, gas, fire suppression, and alarm permits.

Land Disturbance Permit Fee Waiver

The Environmental Engineering Department will waive fees for land disturbance/erosion and sediment (E&S) control permits for projects located in the Technology Zones or Sub-zones; however, erosion control bonds may still be required.

Zoning, Site Plan, or Sign Permits Fee Waiver

For any office, commercial, or industrial uses proposed within an Technology Zone, the

Planning Department will waive application fees associated with zoning (including reclassifications, amendments, conditional use permits, substantial accord determinations), site plan review, or sign permits. The fee waiver only applies to those projects that are in compliance with the County's Comprehensive Plan.

FEE CREDIT

Utilities Connection Fee Credit

The Department of Utilities will incur some of the cost of the initial connection of commercial and industrial businesses to the public water and wastewater system. The credit will cover the capital cost recovery charge equal to a 5/8-inch meter charge.

The credit excludes irrigation meters, existing service, meter upgrades and is only available to properties located within the Technology Zone.

FEE EXEMPTION & CREDITS

Business, Professional, & Occupational License (BPOL) Fee

A full or partial exemption of BPOL fees is available for a five-year period from the Commissioner of the Revenue. Full exemption only applies to companies new to Chesterfield County; existing companies relocating to the Technology Zone are eligible for a partial exemption.

TAX REBATE

Machinery & Tools Tax Rebate

A full or partial rebate of Machinery and Tools (M&T) Tax is available for businesses locating or expanding in a Technology Zone from the Commissioner of the Revenue for a five-year period. The rebate is available to new companies classified as manufacturers, for taxes paid on machinery and equipment that is purchased or leased; or, for existing manufacturing companies, for taxes paid on machinery and equipment that is purchased or leased in conjunction with a qualifying plant expansion or renovation.

Rebates must be requested within one year of start of operations in the Technology Zone or subzone, or within one year of a qualifying facility expansion or renovation.

FOR MORE INFORMATION

Contact Us

If you're interested in whether or not your business is eligible for any of the preceding incentives, please contact Chesterfield Economic Development: [804.318.8550](tel:804.318.8550)



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COLLINS



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