

FOR LEASE OR GROUND LEASE



# 2600 Weir Place

Chester, VA 23831

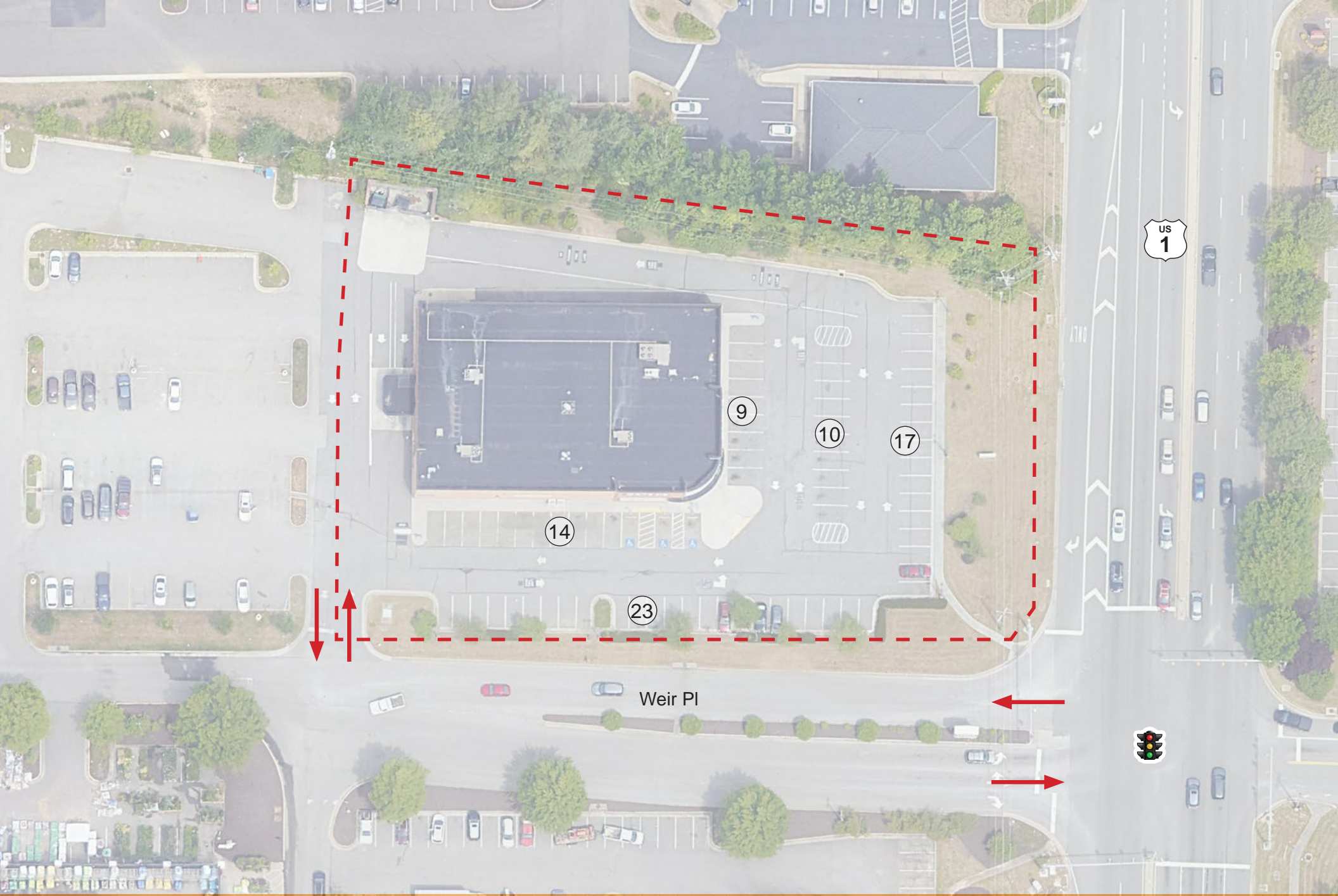
## Overview

Available for lease or ground lease, this former Rite Aid features flexible C-3 zoning and an existing drive thru in 14,074 square feet with the ability to demise in the heart of Chester, VA. Located within one of the most high-traffic trade areas in southern Chesterfield County, the property is shadow-anchored by Breckenridge Center, as well as national tenants such as Lowe's, Target, and a variety of other popular retailers in addition to Brightpoint Community College. The location benefits from significant daily traffic, with 22,600 VPD passing by the property, and full access from a signalized intersection ensures ease of entry and visibility.

## Quick Facts

**Availability** Immediate  
**Size** 14,704 square feet on 1.8 acres  
**Rental Rate** Negotiable

2024 Demographics	1 mile	3 miles	5 miles
POPULATION	3,966	38,088	83,034
HOUSEHOLDS	1,529	14,168	29,838
AVG. HH INCOME	\$101,012	\$106,105	\$105,559
DAYTIME POPULATION	15,707	54,152	93,435
TRAFFIC COUNT	20,000 AADT (US Route-1)	30,000 AADT (W Hundred Road)	





BRECKENRIDGE SC

ULTA BEAUTY

ROSS DRESS FOR LESS

T.J. MAXX

HomeGoods

PET SMART

TRUIST

target

US 1

Weir Rd

BIGLOTS!

Weir Pl

20,000 AADT

CVS pharmacy

LOWE'S

VIRGINIA Credit Union



# Interested? Contact:

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