

FOR LEASE OR GROUND LEASE



2600 Weir Place

Chester, VA 23831

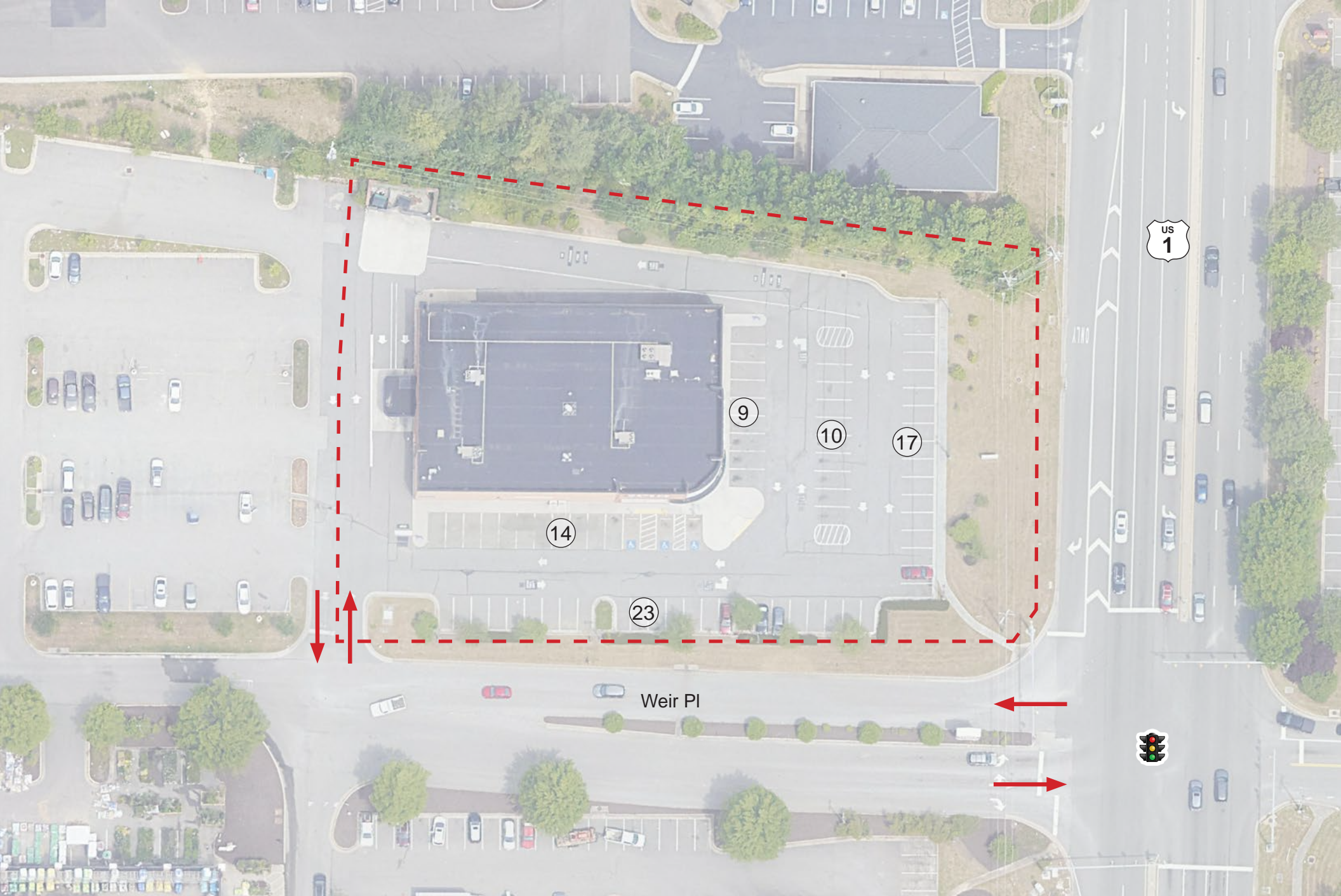
Overview

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
- Incentives: [Technology Zone Program](#)

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



BRECKENRIDGE SC

KOHL'S **ROSS**
DRESS FOR LESS

T.J. MAXX **FAMOUS**
WAREHOUSE FOOTWEAR

MATTRESS **Applebee's**
WAREHOUSE GRILL + BAR

PET SMART **ULTRA** **Kroger**
GRILL + BAR BEAUTY TRUIST

BIG LOTS!

LOWE'S

2600 WEIR PL
SITE

BERMUDA SQUARE

petco **ABC**
Hobby Lobby

CVS **Burlington**
pharmacy STARBUCKS ASPEN DENTAL

target

Brightpoint
COMMUNITY COLLEGE

Hampton

Comfort INN

COURTYARD
Marriott

Holiday Inn
BY IHG

Hardee's

HOMESIDE SUITES
by Hilton

HOME 2 **SEDONA**
SUITES BY HILTON TAPHOUSE

DEVELOPMENT UNDER
CONSTRUCTION
200 UNIT APARTMENT
182 ROOM HOTEL

Office DEPOT **BUFFALO WILD WINGS**

SONIX **DISCOUNT TIRE**

IHOP **O'Charleys** **FOOD LION**

Bojangles **ANY TIME FITNESS**

UNITED STATES POSTAL SERVICE

HOME DEPOT

chili's

chick-fil&

ROYAL FARMS

Bon Secours

JANE
AT MOORE'S LAKE

TAKE 5

DOLLAR TREE

PIZZA EXPRESS **POPEYES**

jiffy lube **NAPA**

Flagstop **Pizza Hut** **Super 8**
CAR WASH ZAXBY'S CHASE

Wendy's **COUNTRY** **Fairfield**
IN & SUITES BY HARRIOTT DUNKIN'

Days Inn

CRACKER BARREL
Old Country Store

Red Roof

Hampton

COURTYARD
Marriott

Holiday Inn
BY IHG


HOMESIDE SUITES
by Hilton


Hardee's

Interested? Contact:

Spotty Robins

 srobins@segallgroup.com

 804.207.4040

 804.339.9525



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond

4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online

www.segallgroup.com

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