

FOR LEASE

GREYSTAR DEVELOPMENT PROJECT
14 ACRE 3 APARTMENT BUILDING COMPLEX
385 UNITS



85,018 SF

New Grand



Bojangles

GOOD YEAR

WAFFLE HOUSE

US 60



Midlothian Turnpike

Wawa

Aaron's
Easy. Beautiful. Affordable.

CALIBER COLLISION



segALL GROUP

COMMERCIAL REAL ESTATE

Chippenham Square

7415-7485 Midlothian Turnpike / Richmond, VA 23225

Overview

Prominently positioned at the signalized intersection of Midlothian Turnpike (US-60) & Boulders Parkway with 56,000 AADT, this 184,324-square-foot shopping center offers outstanding visibility, multiple access points, and a regional trade-area draw. The property is within Chesterfield County's Technology Zone, providing qualifying new businesses with permit fee reductions and local tax incentives to accelerate opening timelines and lower occupancy costs.

The gateway to Chesterfield County, Chippenham Square is west of Springline and Stonebridge—two of the county's signature mixed-use/economic-development projects—and immediately proximate to Chippenham Parkway with 81,000 AADT. The site benefits from strong commuter and destination traffic patterns and seamless connectivity to the Richmond. Surrounded by many vibrant neighborhoods with a mix of existing and new housing.

Quick Facts

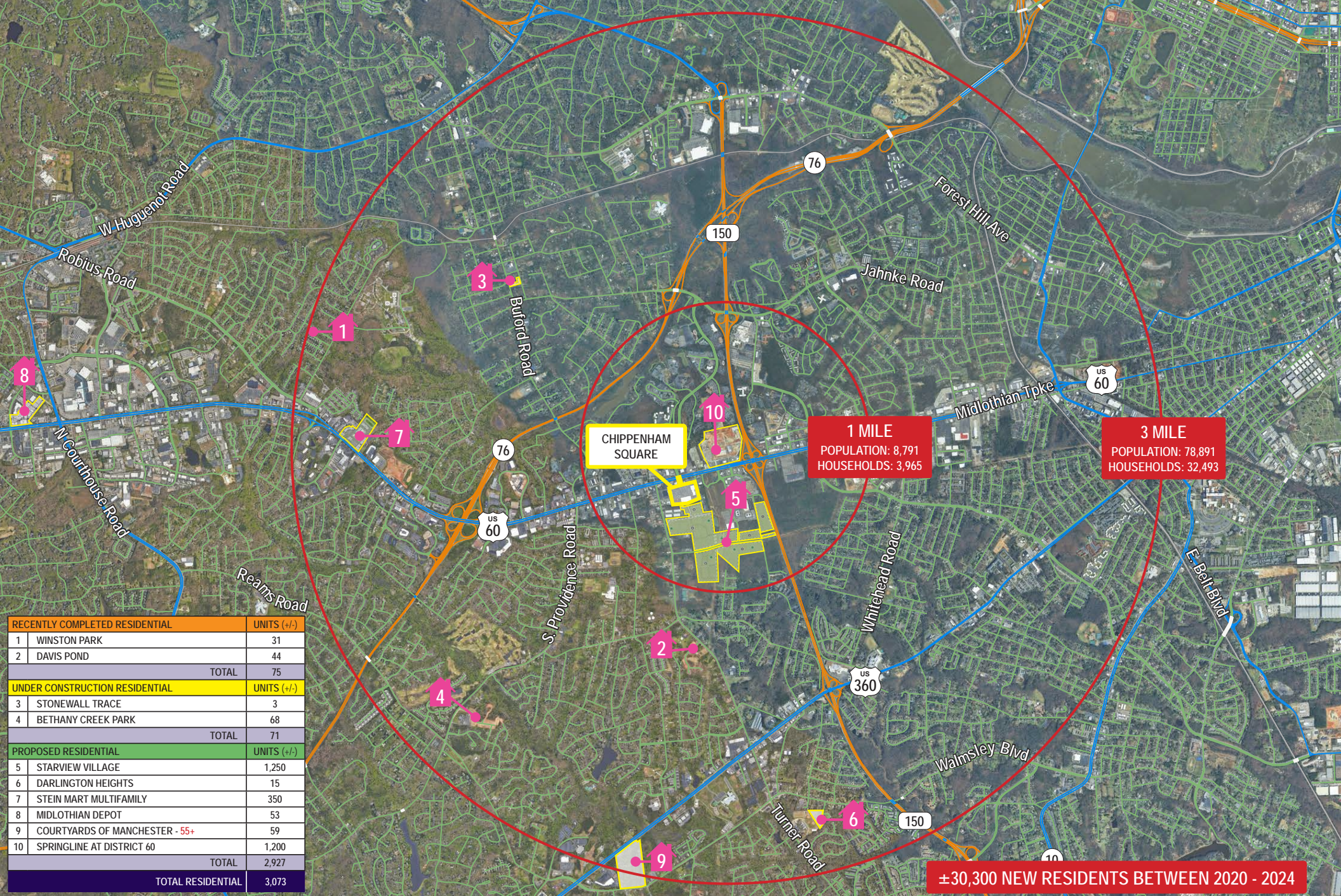
Availability	Immediate
Size	2,500 - 85,018 square feet (can be demised)
Rental Rate	TBD

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	7,697	78,529	195,167
HOUSEHOLDS	3,453	32,289	80,333
AVG. HH INCOME	\$66,055	\$88,924	\$109,675
DAYTIME POPULATION	15,789	81,760	185,184
TRAFFIC COUNT	56,000 AADT (Midlothian Tpk)	11,500 AADT (Turner Rd)	



SUITE #	TENANT	SF
7415	NEW GRAND MART	28,000
7417	AVAILABLE	2,800
7419	AVAILABLE	4,000
7425	RENT-A-CENTER	4,000
7429	TACOS EL INGENIERO	3,200
7433	RVA WIRELESS	1,650
7435	PARK JUN SALON	1,600
7437	RESTAURANTE LA FUENTE	5,000
7439	FRESA SHOP	3,200
7443	RVA FLEA MARKET	2,550
7445	AVAILABLE	2,500
7447	AVAILABLE	85,018
7449	NAIL WRAP	1,600
7451	FU WAH CHINESE RESTAURANT	1,696
7453	BOXDROP FURNITURE	3,100
7457	USA FLOWERS	4,000
7459	SALON UNIVERSAL	2,280
7461	EL VAQUERO RESTAURANT	3,240
7465	THE FRUIT LADY VENUE	3,290
7469	AVAILABLE	6,300
7477	VICKY'S NAILS	2,600
7481	LUNA BELLA	2,600
7485	THE HIDDEN SPOT	10,050





Interested? Contact:

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