

FOR LEASE

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.

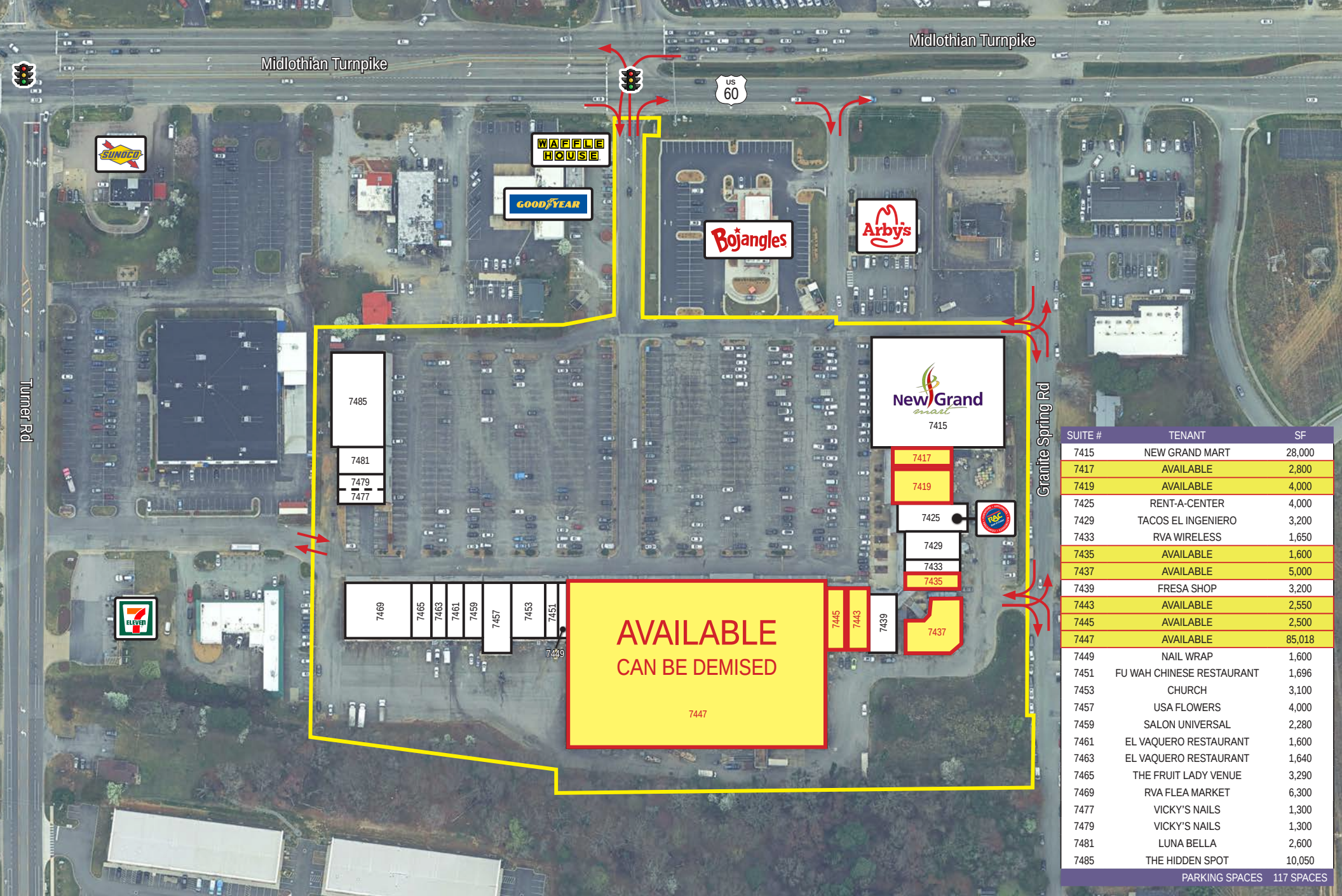
The gateway to Chesterfield County, Chippenham Square is west of Springline and Stonebridge—two of the county's signature mixed-use/economic-development projects—and immediately proximate to Chippenham Parkway with 81,000 AADT. The site benefits from strong commuter and destination traffic patterns and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

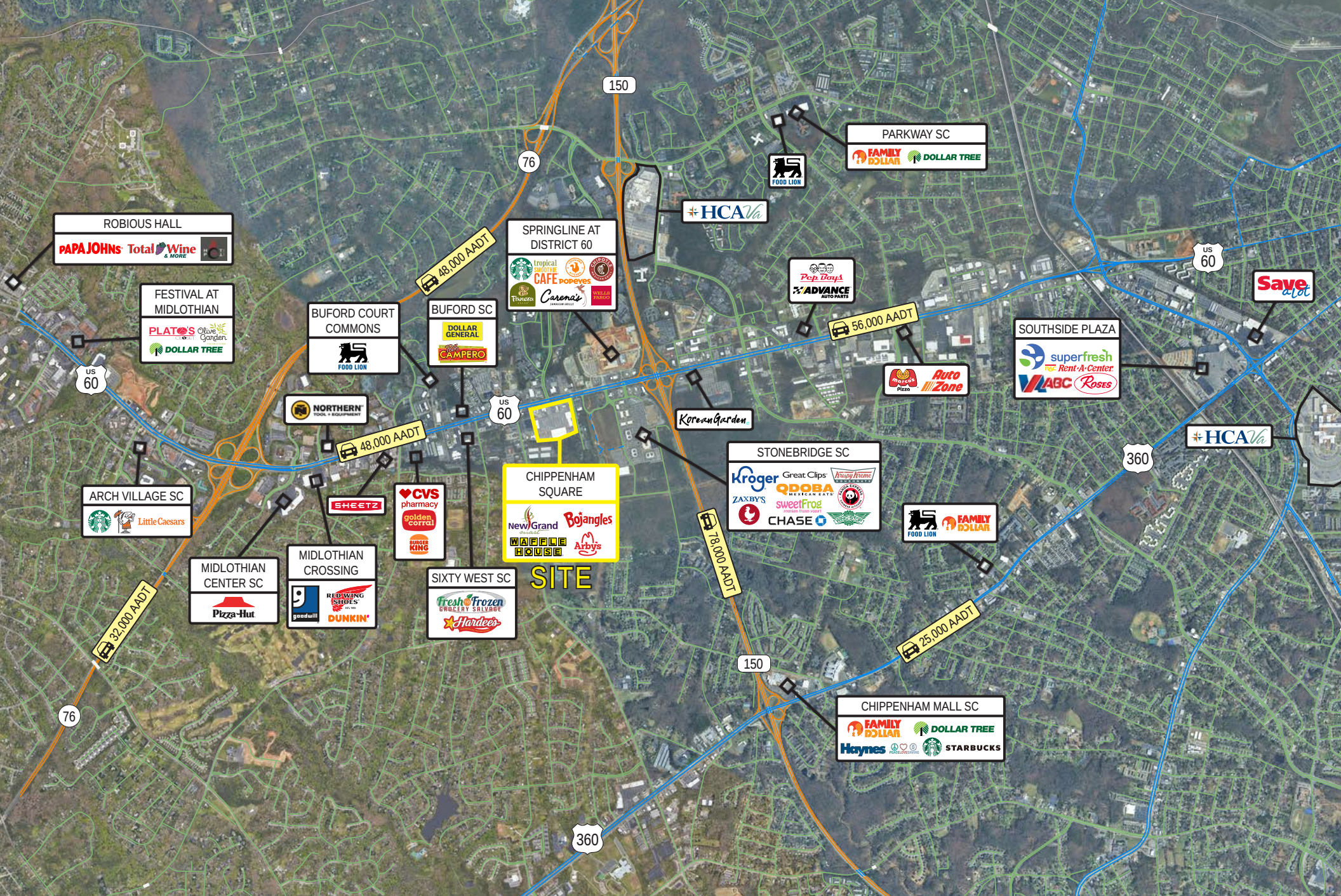
Quick Facts

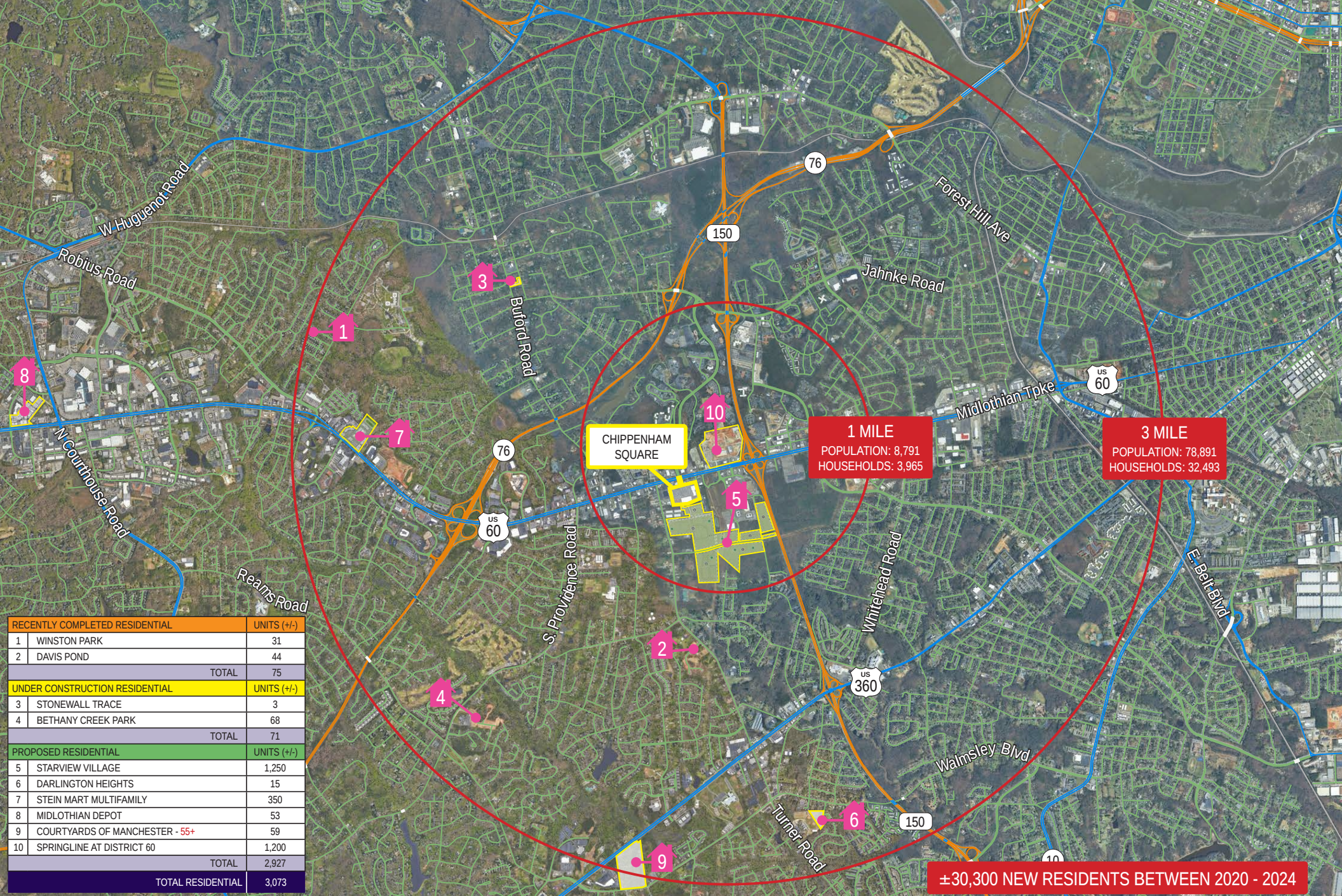
Availability	Immediate
Size	1,600 - 85,018 square feet (can be demised)
Rental Rate	TBD

2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	7,892	77,700	193,667
 HOUSEHOLDS	3,537	31,881	79,603
 AVG. HH INCOME	\$65,364	\$84,312	\$103,279
 DAYTIME POPULATION	15,789	81,760	185,184
 TRAFFIC COUNT	56,000 AADT (Midlothian Tpke)	11,500 AADT (Turner Rd)	









Interested? Contact:

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