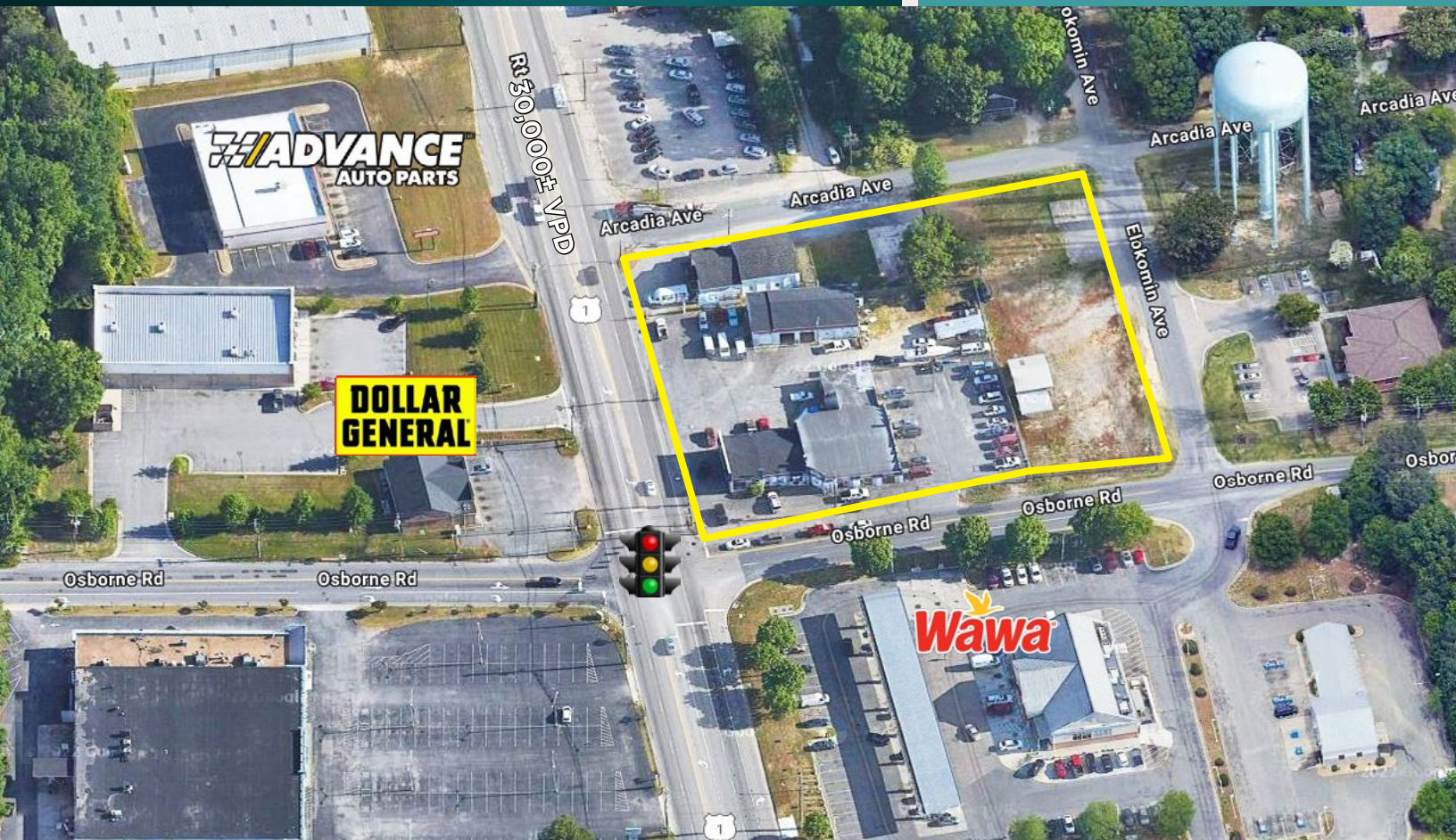


FOR LEASE

**11641 - 11649 Rt 1 & 2500 Osborne Rd
Chesterfield, VA 23836**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Property Features

- The last corner site at a signalized intersection before Route-288, Route-1, and I-95 interchange
- 1.89± buildable acres with all utilities available
- Ideal location for gas stations, QSR, convenience stores
- Mixed CC and SU zoning with urban corridor overlay
- Directly across the street from Wawa

Demographics	3 mile	5 mile	10 mile
2026 Population	4,088	31,720	84,608
Avg Household Income	\$71,150	\$84,052	\$91,141
Daytime Employment	3,781	13,681	33,310

This document has been prepared for informational purposes only. All information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein.

For More Information:

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Senior Associate

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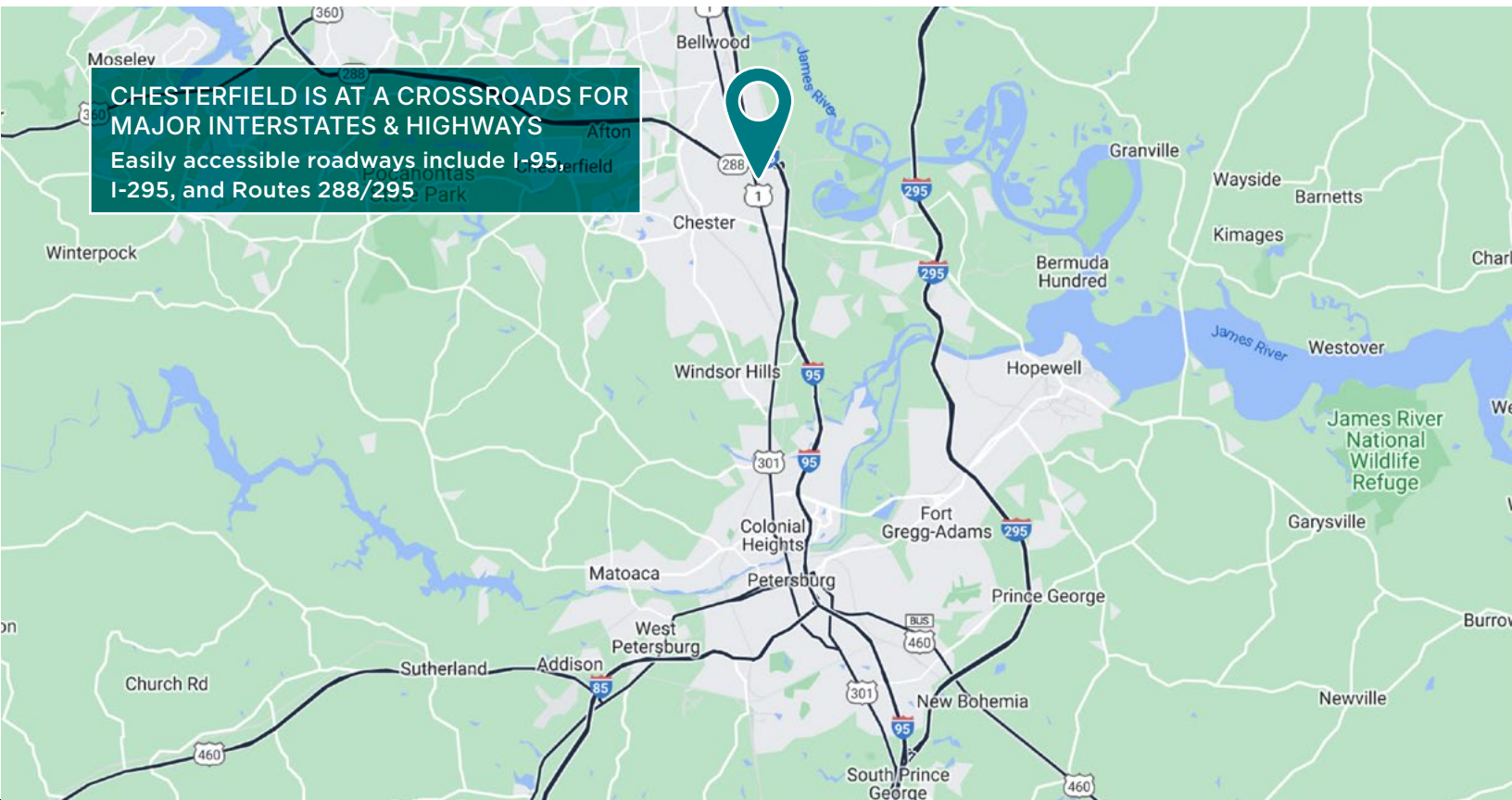
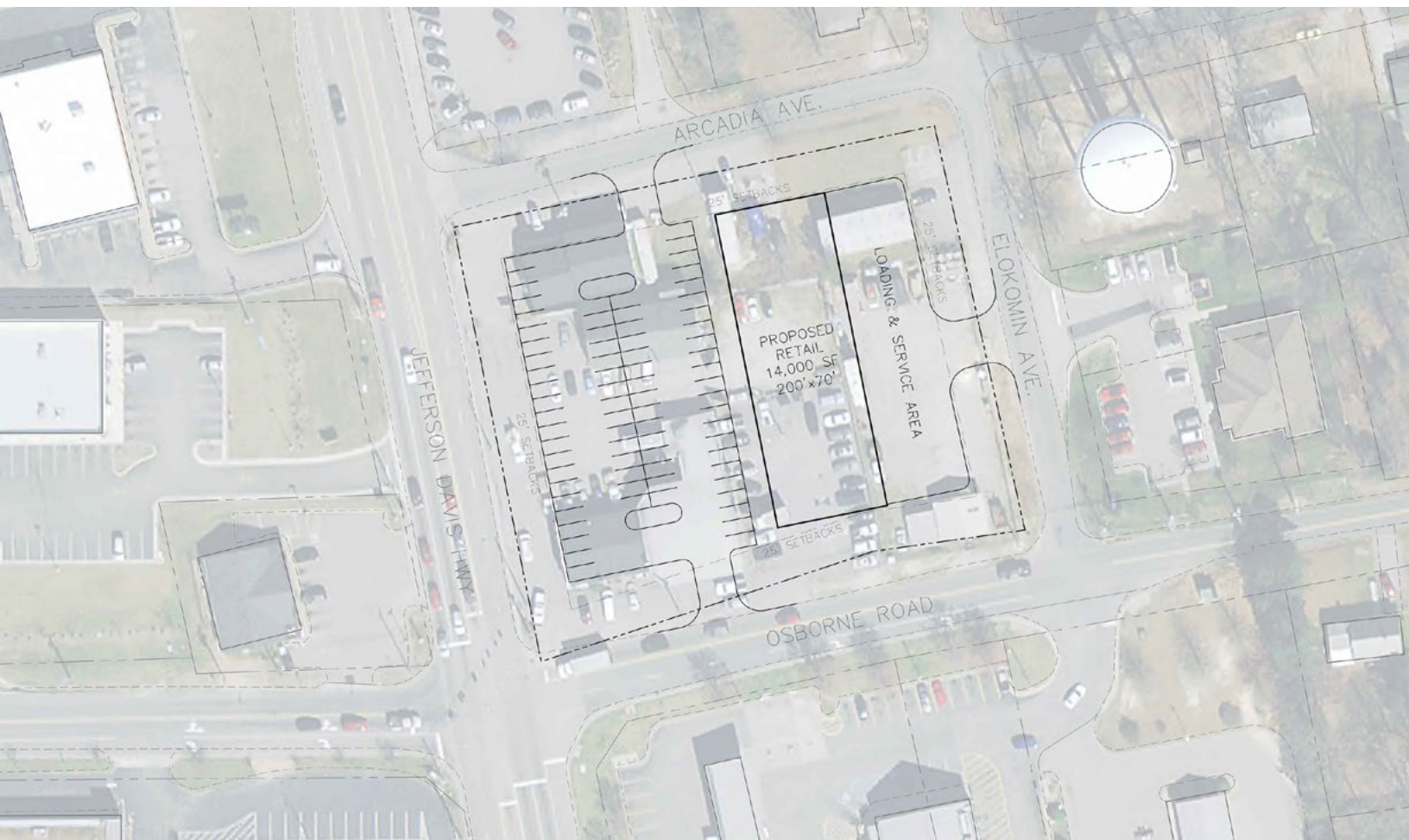
tbuttner@commonwealthcommercial.com

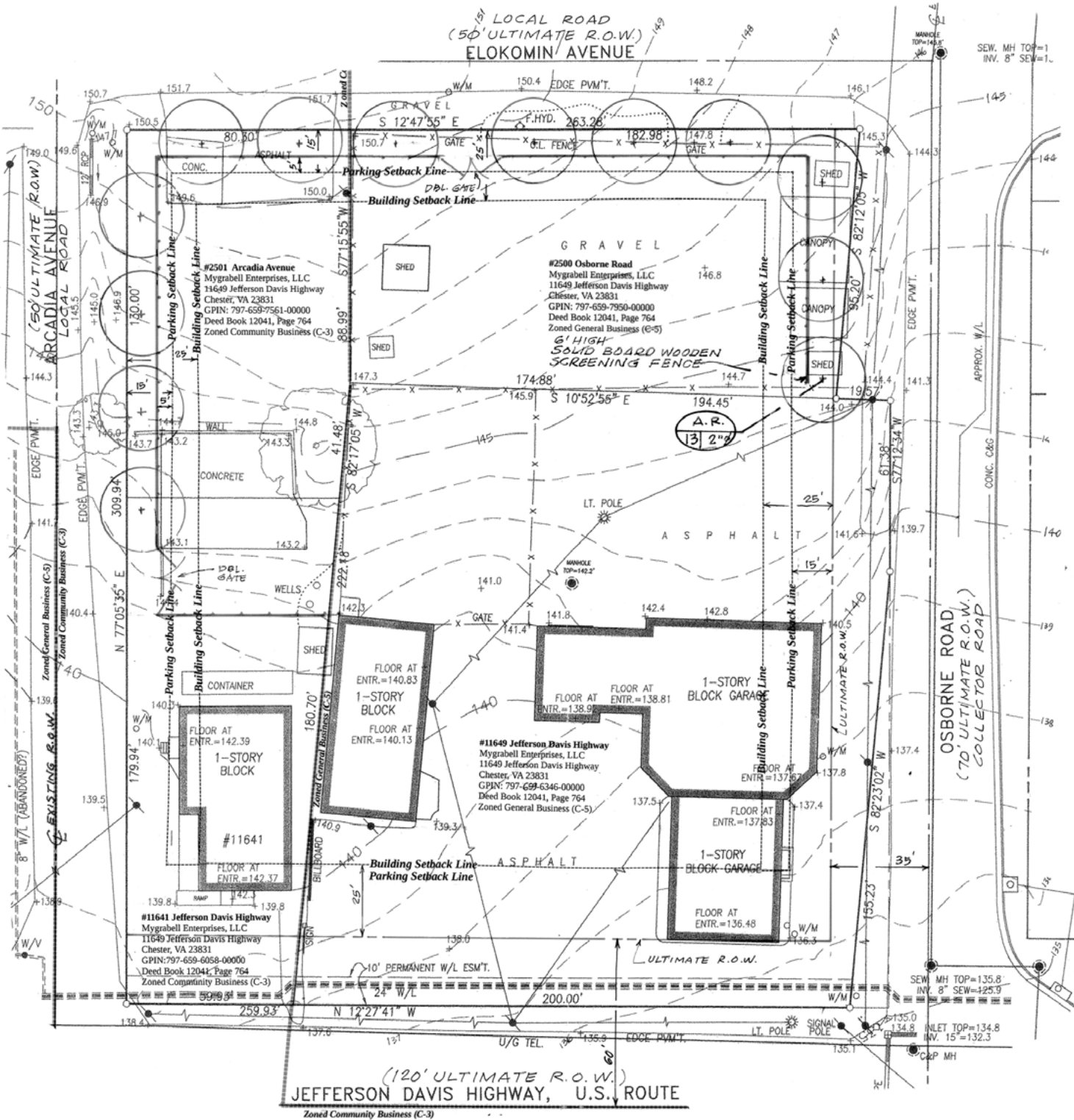
4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com

Proposed Retail





Chesterfield Economic

Some of the biggest brands...



10,400+ Businesses

204,245 Labor Force

394,000+ Residents

\$22.4B Local Economy

Chesterfield County: Connected. Growing. Thriving.

Home to more than 401,000 residents across 1,000+ neighborhoods, Chesterfield County combines a dynamic economy with an exceptional quality of life. Residents and visitors enjoy nearly 60 parks, 4,000 acres of green space, premier athletic complexes, and abundant recreational opportunities.

Strategically positioned in the heart of the Mid-Atlantic, Chesterfield offers unmatched connectivity with direct access to Interstates 64, 85, 95, and 295—placing businesses within a one-day drive of nearly half the U.S. population. Backed by a strong workforce, top-rated schools, and a rich history of growth and innovation, Chesterfield County is an ideal place to live, work, and succeed.

Chesterfield County Public Schools



64,000+ Students
68 Schools

\$1.07B Annual Budget
100% Accredited

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