

# FOR LEASE

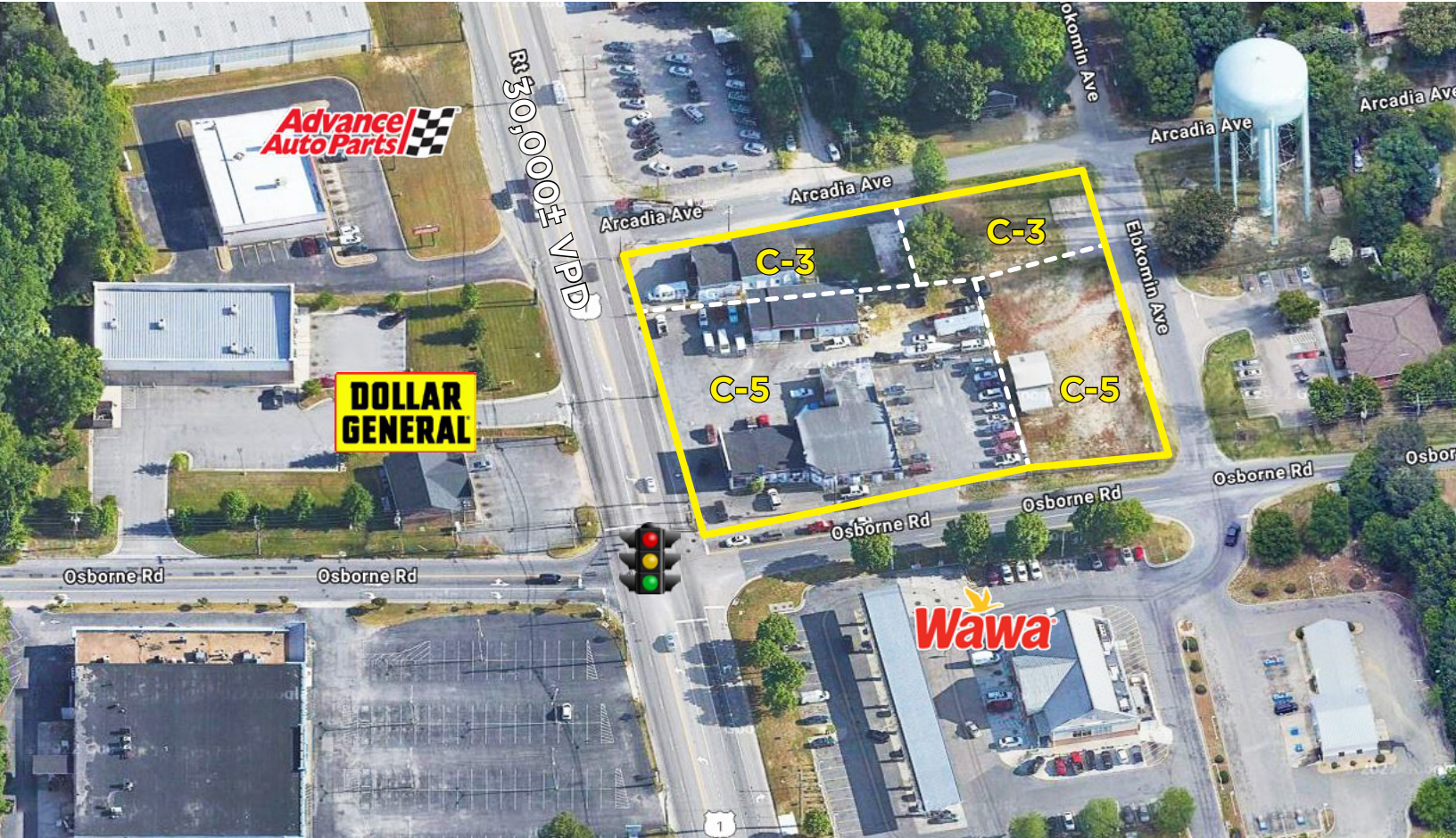
C-5 ZONING

## Urban Land

11641 - 11649 Route 1 & 2500 Osborne Road  
Chesterfield, VA 23836



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



### PROPERTY HIGHLIGHTS

- › 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 C-3 and C-5 zoning
- › Directly across the street from Wawa

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,088	31,720	84,608
AVERAGE HH INCOME	\$71,150	\$84,052	\$91,141
DAYTIME EMPLOYEES	3,781	13,681	33,310

### FOR MORE INFORMATION:

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#### TODD BUTTNER

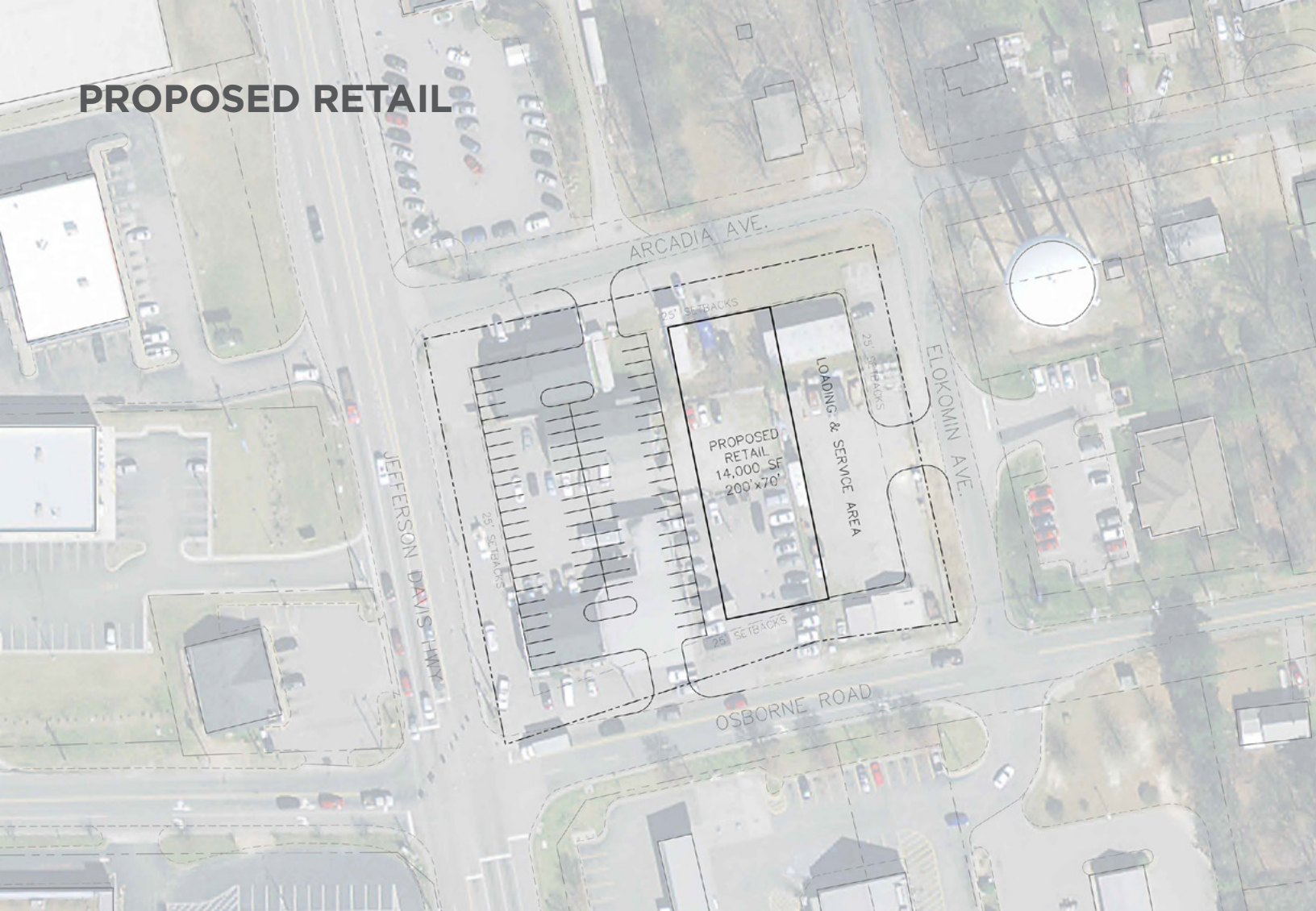
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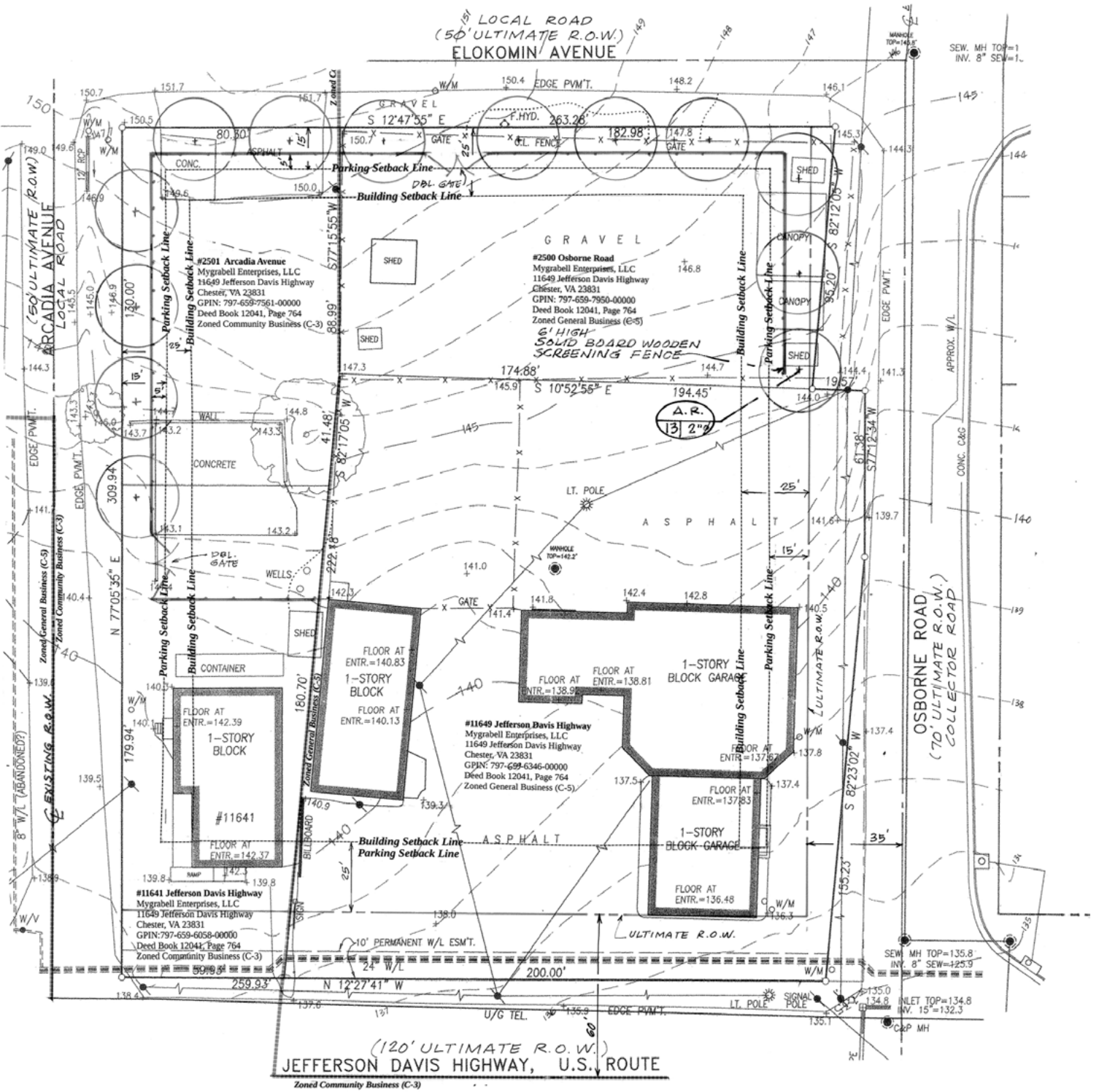
Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

# PROPOSED RETAIL



FOR SALE/LEASE | 11641 - 11649 ROUTE 1 & 2500 OSBORNE ROAD  
CHESTERFIELD, VA 23836

# SURVEY



FOR SALE/LEASE | 11641 - 11649 ROUTE 1 & 2500 OSBORNE ROAD  
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## MARKET OVERVIEW

# CHESTERFIELD SNAPSHOT

### MARKET ACCESS DEPENDS ON LOCATION

Chesterfield is a one-day drive of 45% of the U.S. population. Our region features a world-class transportation system with four interstates, an international airport and river access to one of the nation's most advanced seaports.



There are more than 40 courier service companies — scheduled and rush, local, intrastate, and interstate.

United Parcel Service's 350,000-square foot regional hub facility operates 24 hours a day and has later pick-up times in Chesterfield than in other parts of the state.

Companies in Chesterfield can easily ship cargo overseas with nearby access to the Richmond Marine Terminal and the Port of Virginia.

Ever expanding number of large, medium, and small businesses.

Some of the biggest brands...



## Chesterfield County, Virginia:

### A Perfect Choice for Business Success

- > Chesterfield County, Virginia is a thriving, affluent, suburban community located in the Richmond, Virginia metropolitan area.
- > Chesterfield is recognized for its prime mid-Atlantic location and a robust economy. It's a great place to start or grow a business.
- > The climate in Chesterfield is business friendly with a very competitive business environment and a local government committed to economic development.
- > Chesterfield County has a well-designed and developed infrastructure system in place with a commitment to enhancing infrastructure for future projects.
- > Chesterfield is a great location for a wide range of businesses offering a competitive tax structure with attractive incentives for new businesses.
- > The abundance of qualified labor and the county's quality of life have been key factors in attracting retailers, manufacturing companies and corporate headquarters.

SOURCE: [chesterfieldfits.com](http://chesterfieldfits.com)

SOURCE: Chesterfield Economic Development

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