

SHOPPES AT BRECKENRIDGE

12540 Jefferson Davis Highway/Route 1 @ Route 10 | Chester, VA 23831

FULLY LEASED



As Owner/Agent:

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PROPERTY OVERVIEW



FEATURES

- FULLY LEASED
- 12,900 SF shadow shops to Kroger, Kohl's, TJMaxx, HomeGoods & Ulta Beauty
- Pylon signage available
- Excellent visibility on Route 1
- Minutes to Interstate 95
- Serves 1,000+ hotel rooms
- 1 Million SF Retail Trade Area
- High growth corridor



UP TO
3,861
AVAILABLE SF



22,000
VPD - Route 1



HIGHLIGHTS - 3 MILES



37,370
POPULATION



\$122,401
**AVERAGE
INCOME**



32,204
**DAYTIME
POPULATION**

DEMOGRAPHICS

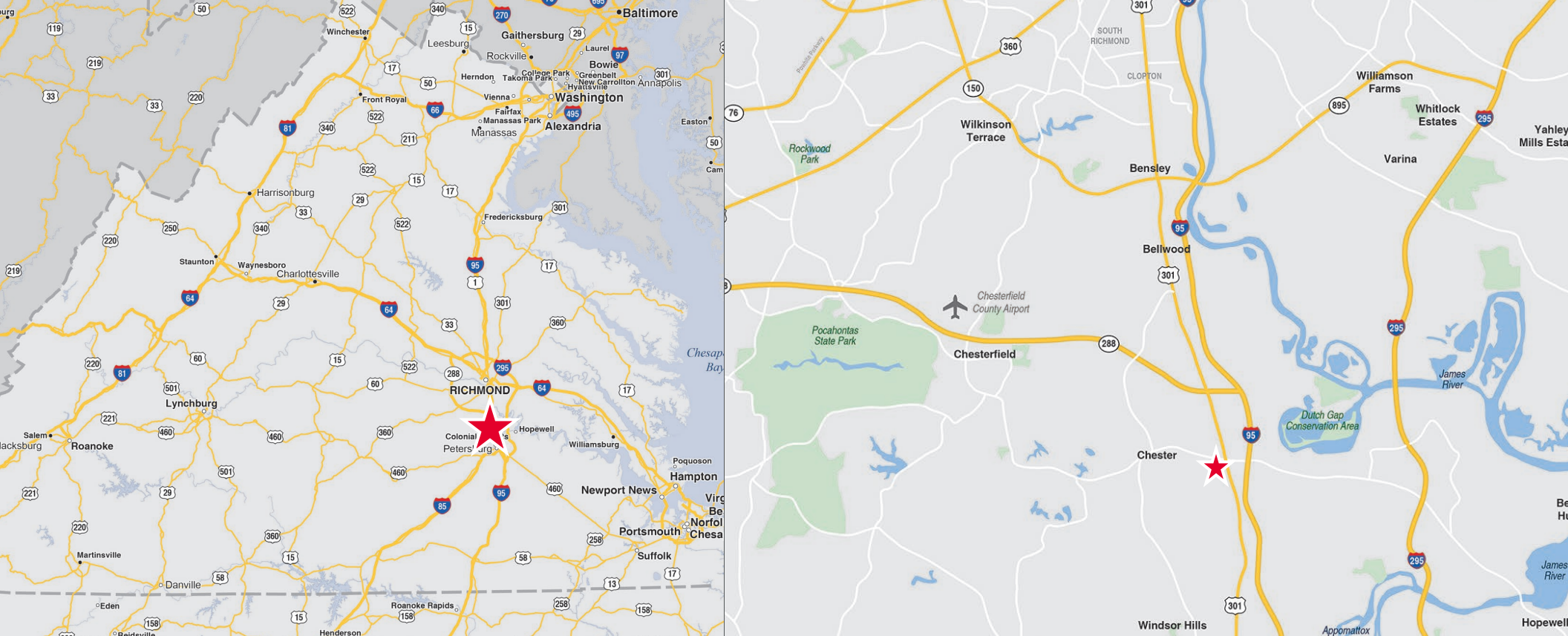
	1 MILE	3 MILES	5 MILES
Population	4,216	37,370	76,806
Daytime Population	7,881	32,204	78,322
Households	1,730	14,331	29,443
Average HH Income	\$108,220	\$122,401	\$118,993

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