



# COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



## FOR LEASE

Forest Hill Avenue & Chippenham Parkway | Richmond, Virginia 23225



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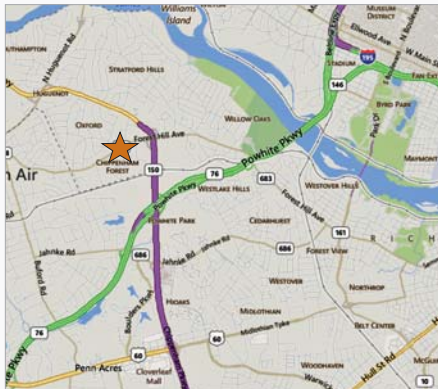
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### Features

- › 1,200± SF, 1,600± SF, 2,160± SF, 2,400± SF and 3,200± SF available
- › 41,200± SF of inline shops adjacent to the Walmart Super Center, Lowe's, new ALDI and Burger King
- › Current tenant mix: Dollar Tree, Sally Beauty, CATO and more!
- › Traffic count: 49,000 VPD - Chippenham Parkway &

### Demographics

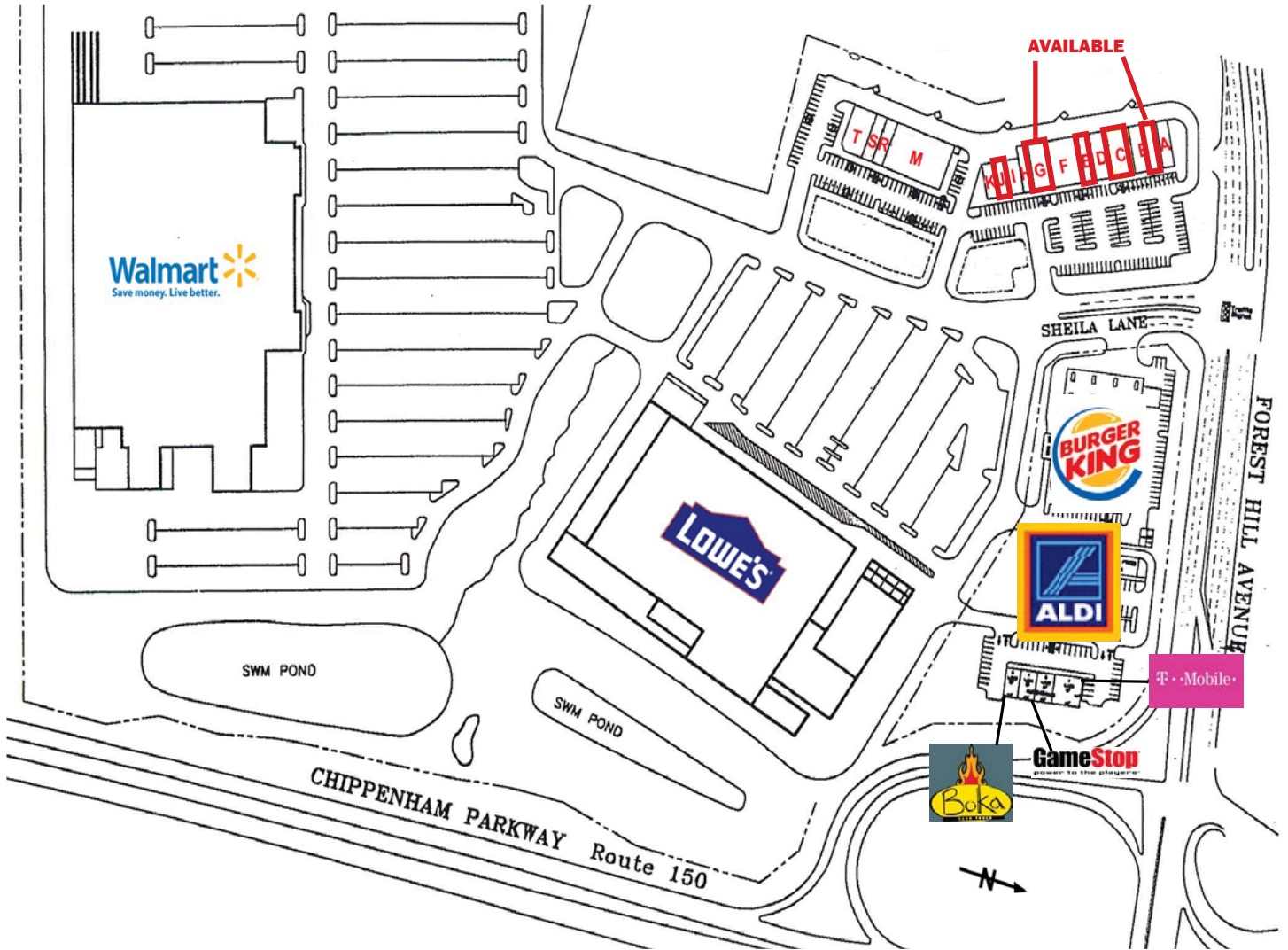
	1 Miles	3 Miles	5 Miles
Total Population	5,558	56,977	206,795
Average HH Income	\$83,088	\$84,379	\$75,530



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OFFICE LOCATIONS: Richmond | Virginia Beach | Nashville | Jacksonville | Greensboro | Tampa



LEGEND		
Unit	Tenant	SF
A	Puritan Cleaners	1,600
<b>B-1</b>	<b>AVAILABLE</b>	<b>2,160</b>
B-2	Firehouse Subs	1,840
<b>C</b>	<b>AVAILABLE</b>	<b>3,200</b>
D	Chicken Rico	2,400
<b>E</b>	<b>AVAILABLE</b>	<b>1,600</b>
F	Cato	4,640
<b>G</b>	<b>AVAILABLE</b>	<b>2,400</b>
H	Sally Beauty	1,600
I	China Star Restaurant	1,800
<b>J</b>	<b>AVAILABLE</b>	<b>1,200</b>
K	Hibachi Express	1,200
M	Dollar Tree	8,900
R	GNC	1,600
S	Nails 2K	1,600
T	National Vision	3,360



