

# Food Lion Shopping Center Richmond, Virginia 23234

# RD MANAGEMENT LLC

# Richmond, Virginia Food Lion Shopping Center



Demographics	3 mile	5 mile	7 mile
<b>Population</b>			
2020 (projection)	41,992	129,071	247,640
2015 (estimate)	40,448	124,323	238,298
2010 (census)	38,047	118,228	225,846
<b>Number of HH</b>			
2020 (projection)	16,237	49,443	101,784
2015 (estimate)	15,334	46,883	96,772
2010 (census)	14,065	43,352	89,063
<b>Average HH Income</b>			
2020 (projection)	\$55,795	\$59,042	\$61,743
2015 (estimate)	\$52,816	\$55,830	\$58,360
2010 (census)	\$51,006	\$53,639	\$55,787
<b>Median Age</b>			
2015 (estimate)	35.9	34.7	35.2

**Location:**

Food Lion Shopping Center is located in Chesterfield County at Jefferson Davis Highway (Route 1) and Chippenham Parkway, Richmond, Virginia 23234.

**Type:**

Neighborhood Strip Center

**Parking:**

960 cars

**Traffic:**

Two way average daily traffic ±30,000 cars per day

**Major Tenants:**

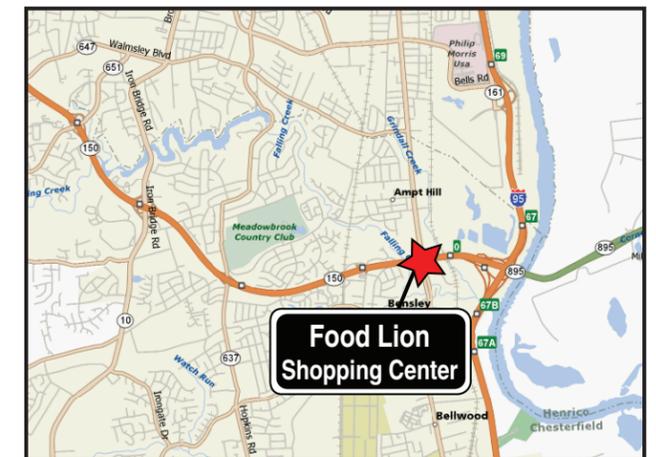
Food Lion 32,160 sf  
Fresenius Medical 8,360 sf

**Vital Statistics:**

Fresenius Medical has more than 2,200 dialysis facilities, outpatient cardiac and vascular labs, and urgent care centers, as well as the country's largest practice of hospitalist and post-acute providers and provides renal services to hundreds of thousands of people throughout the United States, Mexico and Canada.

**Available:**

- Parcel 1: 4,500 sf & 1,500 sf Pads Available with excellent visibility to Jefferson Davis Hwy
- Parcel 2: 5.23 Acres with service road connector to Jefferson Davis Highway ideal for storage and other commercial uses



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RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

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Jefferson Davis Hwy (Route 1) and Chippenham Pkwy  
 Richmond, Virginia 23234

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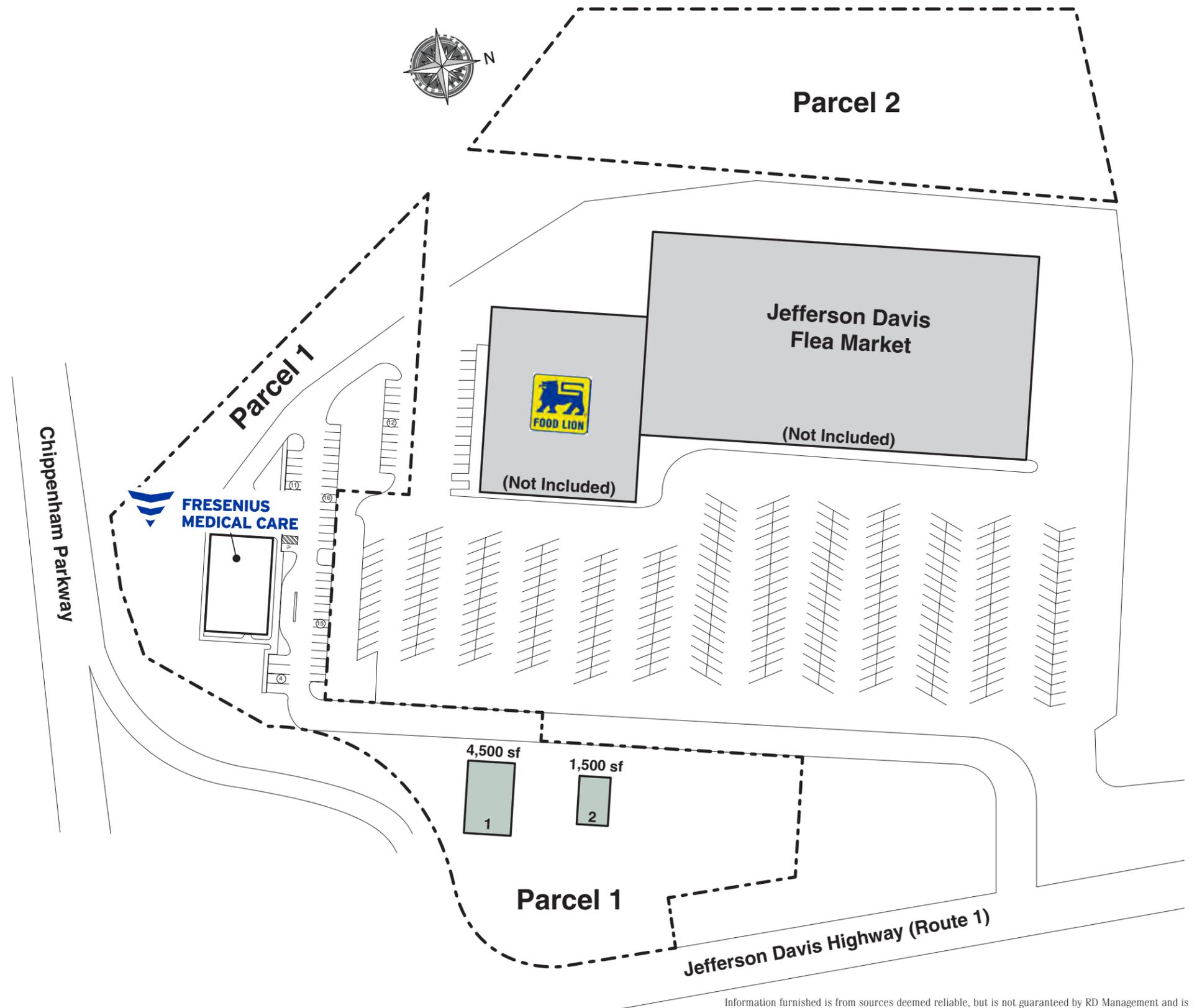


Fresenius Medical



**Parcel 1:**  
 Fresenius Medical                   ±8,360 sf  
 Pad                                       ±4,500 sf  
 Pad                                       ±1,500 sf

**Parcel 2: ±5.23 Acres**



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