

PetSmart, HomeGoods, TJ Maxx, Ross and Ulta with Kroger & Kohl's!



SPACE AVAILABLE

Fully Leased

LOCATION HIGHLIGHTS

- Less than 1 mile from I-95
- 2024 estimated population within 5 miles - 81,514*
- 2024 estimated average household income within 5 miles - \$113,597*

**Demographics obtained from Esri*

LEASING CONTACT

Nate Cretarolo, CCIM
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222 Cloister Ct
Chapel Hill, NC 27514



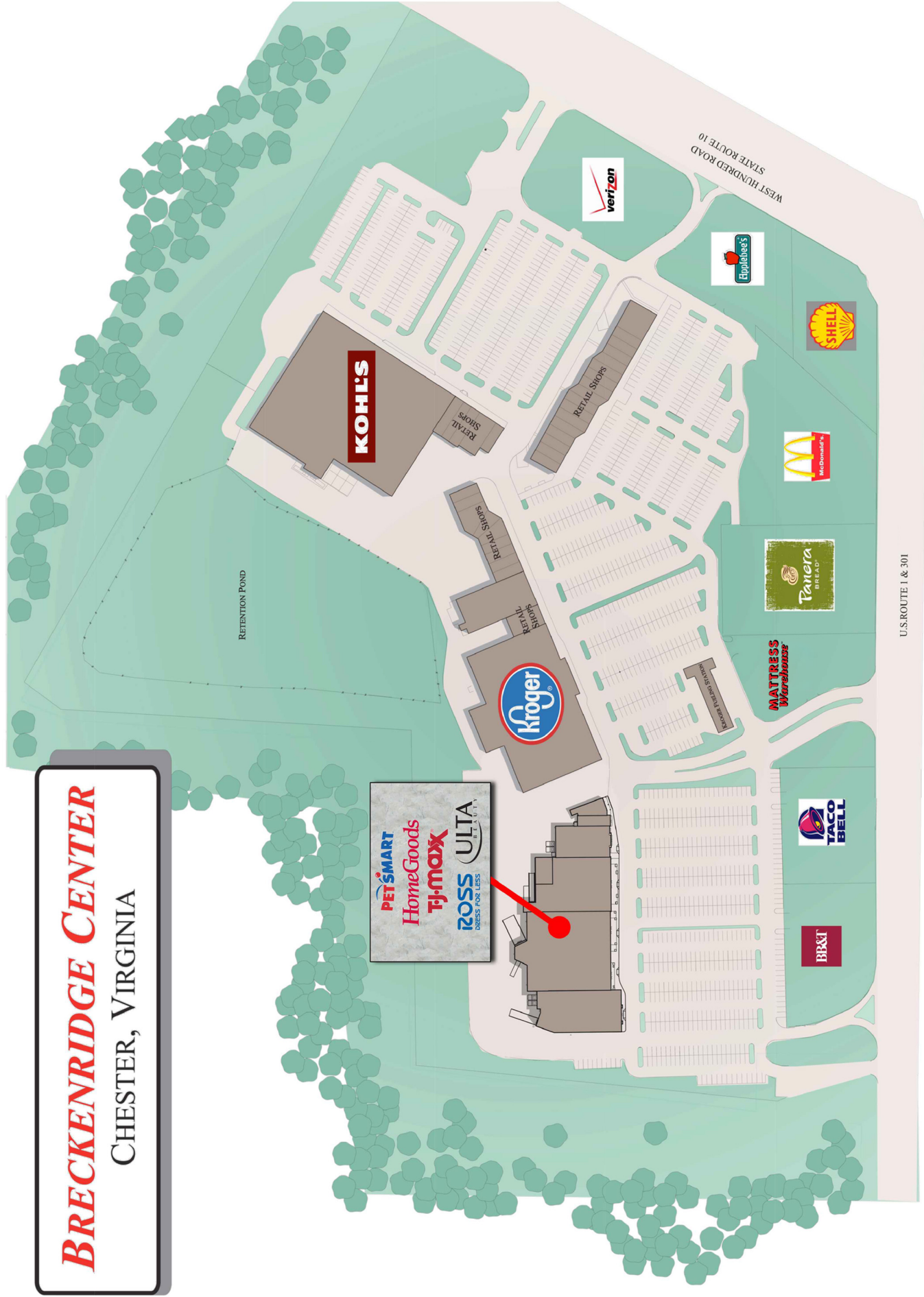
MORE INFO
www.gfdinc.com
919.401.1115



Scan this QR Code with your mobile phone's QR Reader to visit our website, and learn more about this property as well as others available for lease.

BRECKENRIDGE CENTER

CHESTER, VIRGINIA



U.S. ROUTE 1 & 301

BRECKENRIDGE CENTER

Chester, Virginia

Tenant List

SPACE	TENANT	SQ. FT.
D1	PetSmart	20,046
D2/3	T.J.Maxx / HomeGoods	40,019
D4	Ross	22,028
D5	ULTA	10,027
D6	Tropical Smoothie Cafe	2,003
D7	European Wax Center	2,472
A	Kroger	62,159
B1	Rent-A-Center	5,443
B2	Independence Dental Services	5,757
C	Kohl's	86,109
3B	Salon Yorya	1,400
3C	GNC	1,400
4A	Jackson Hewitt Tax Service	1,200
4B	JT Nails	1,200
4C	Boost Mobile	1,200
4D	T-Mobile	1,200
4E & F	Seven Beauty	2,862
4G	Mariner Finance	2,519
4H	Army National Guard	1,200
4I	Tailored Data Solutions	1,200
5A & B	Hibachi Ichiban	2,400
5C	Cricket Wireless	1,200
5D	Cold Stone Creamery	1,200
5E, F, G & H	Cato	5,500
5J	The UPS Store	1,400
5K & L	Club Pilates East Chester	2,800
5M & N	Central Park Deli	2,700
5P	Total Wireless	1,200
5Q & R	Palm Beach Tan	2,400
5S, T & U	PEKING RESTAURANT	3,600
K3, 4 & 5	Famous Footwear	7,000
K2	Red Wing Shoes	2,400
K1	Sport Clips Haircuts	1,200
Kiosk	Bank of America	0
Kiosk	Better World Recycling	0

OUTPARCELS:

- Lot #1 – BB&T Bank
- Lot #2 – Taco Bell
- Lot #3 – Mattress Warehouse
- Lot #4 - The Shoppes at Breckenridge
- Lot #5 – McDonald's
- Lot #6 – Shell
- Lot #7 – Applebee's
- Lot #8 – Verizon Wireless



PETSMART
HomeGoods
TJ-maxx
ROSS (Dresses for Less)
ULTA



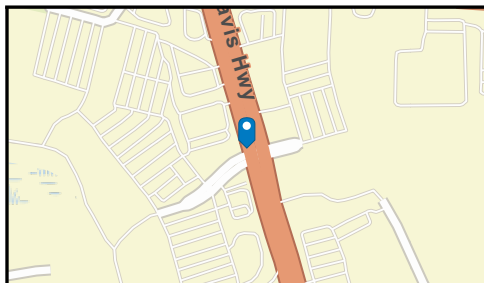
US Route 1/301

Route 10 (West Hundred Rd)

Traffic Count Map - Close Up

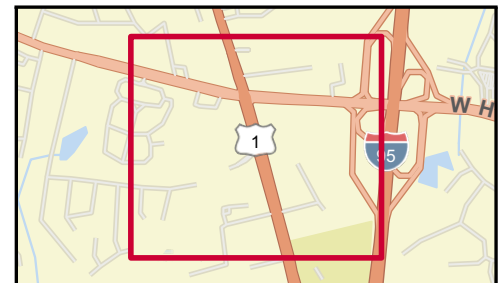
Breckenridge 2
12608 Jefferson Davis Hwy, Chester, Virginia, 23831
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.35264
Longitude: -77.41257



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



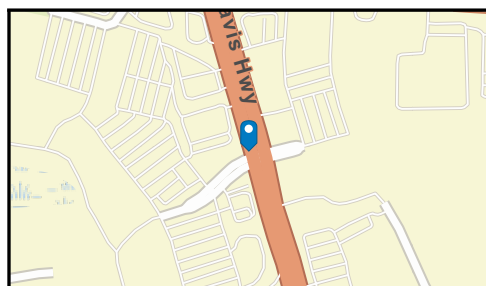
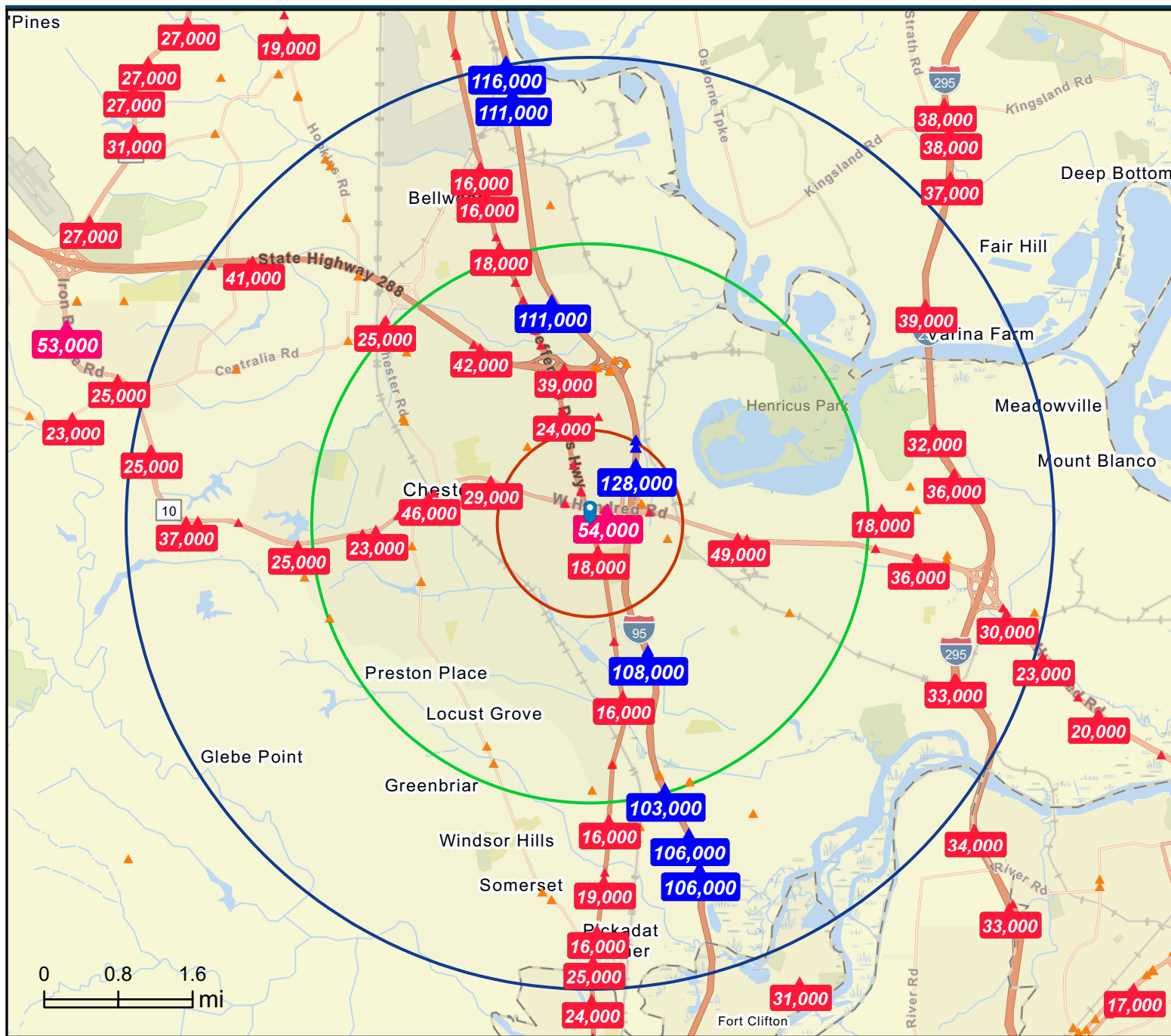
Source: ©2024 Kalibrate Technologies (Q3 2024).

January 22, 2025

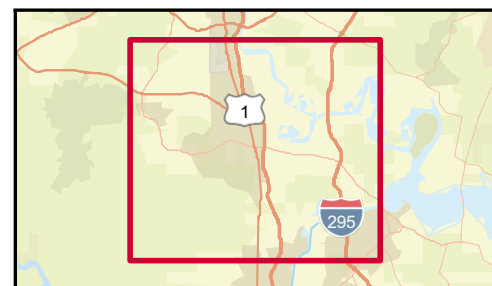
Traffic Count Map

Breckenridge 2
12608 Jefferson Davis Hwy, Chester, Virginia, 23831
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.35264
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Source: ©2024 Kalibrate Technologies (Q3 2024).

January 22, 2025

Demographic and Income Profile

Breckenridge 2
 12608 Jefferson Davis Hwy, Chester, Virginia, 23831
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 37.35264
 Longitude: -77.41257

Summary	Census 2010	Census 2020	2024	2029
Population	3,117	3,550	4,144	5,152
Households	1,287	1,513	1,797	2,349
Families	920	1,022	1,178	1,537
Average Household Size	2.42	2.34	2.30	2.19
Owner Occupied Housing Units	876	890	1,048	1,181
Renter Occupied Housing Units	411	623	749	1,168
Median Age	36.9	37.9	38.5	39.6

Trends: 2024-2029 Annual Rate	Area	State	National
Population	4.45%	0.37%	0.38%
Households	5.50%	0.56%	0.64%
Families	5.46%	0.46%	0.56%
Owner HHs	2.42%	0.95%	0.97%
Median Household Income	3.00%	2.80%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	210	11.7%	219	9.3%
\$15,000 - \$24,999	64	3.6%	72	3.1%
\$25,000 - \$34,999	67	3.7%	80	3.4%
\$35,000 - \$49,999	172	9.6%	198	8.4%
\$50,000 - \$74,999	228	12.7%	268	11.4%
\$75,000 - \$99,999	284	15.8%	313	13.3%
\$100,000 - \$149,999	513	28.5%	716	30.5%
\$150,000 - \$199,999	130	7.2%	229	9.7%
\$200,000+	130	7.2%	253	10.8%

Median Household Income	\$87,038	\$100,905
Average Household Income	\$99,873	\$119,393
Per Capita Income	\$40,536	\$49,835

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	178	5.7%	193	5.4%	221	5.3%	277	5.4%
5 - 9	220	7.1%	204	5.7%	243	5.9%	278	5.4%
10 - 14	239	7.7%	218	6.1%	245	5.9%	305	5.9%
15 - 19	232	7.4%	257	7.2%	244	5.9%	284	5.5%
20 - 24	190	6.1%	226	6.4%	282	6.8%	298	5.8%
25 - 34	419	13.4%	538	15.2%	618	14.9%	760	14.8%
35 - 44	483	15.5%	460	13.0%	597	14.4%	784	15.2%
45 - 54	492	15.8%	472	13.3%	498	12.0%	628	12.2%
55 - 64	342	11.0%	486	13.7%	561	13.5%	607	11.8%
65 - 74	188	6.0%	305	8.6%	396	9.6%	560	10.9%
75 - 84	106	3.4%	138	3.9%	173	4.2%	283	5.5%
85+	30	1.0%	53	1.5%	65	1.6%	87	1.7%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,219	71.2%	1,995	56.2%	2,223	53.6%	2,678	52.0%
Black Alone	669	21.5%	975	27.5%	1,186	28.6%	1,487	28.9%
American Indian Alone	14	0.4%	13	0.4%	16	0.4%	22	0.4%
Asian Alone	70	2.2%	97	2.7%	118	2.8%	157	3.0%
Pacific Islander Alone	1	0.0%	4	0.1%	6	0.1%	10	0.2%
Some Other Race Alone	59	1.9%	189	5.3%	255	6.2%	355	6.9%
Two or More Races	85	2.7%	276	7.8%	340	8.2%	444	8.6%

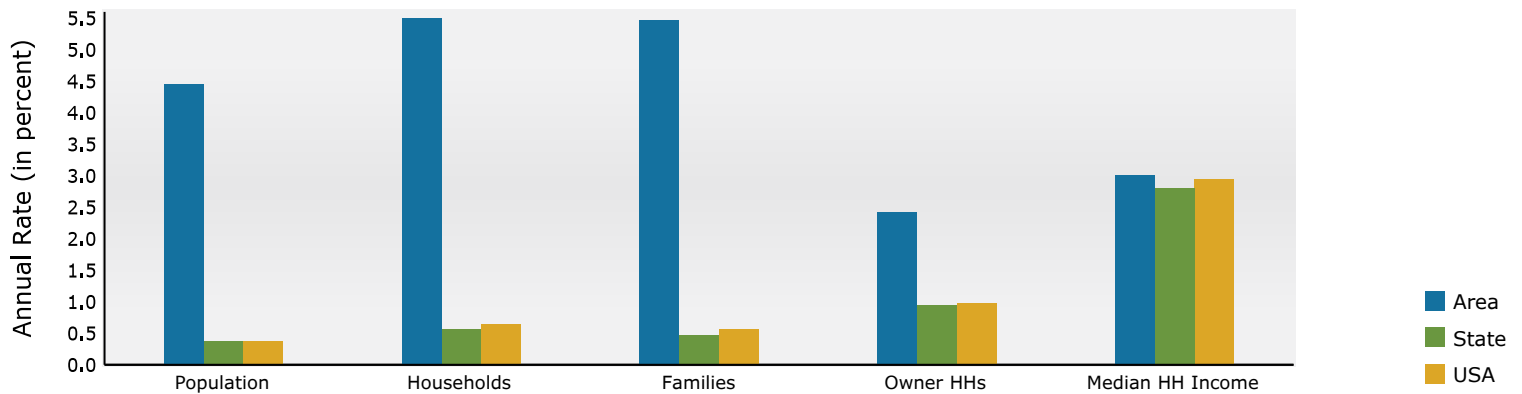
Hispanic Origin (Any Race)	181	5.8%	356	10.0%	478	11.5%	667	12.9%
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Data Note: Income is expressed in current dollars.

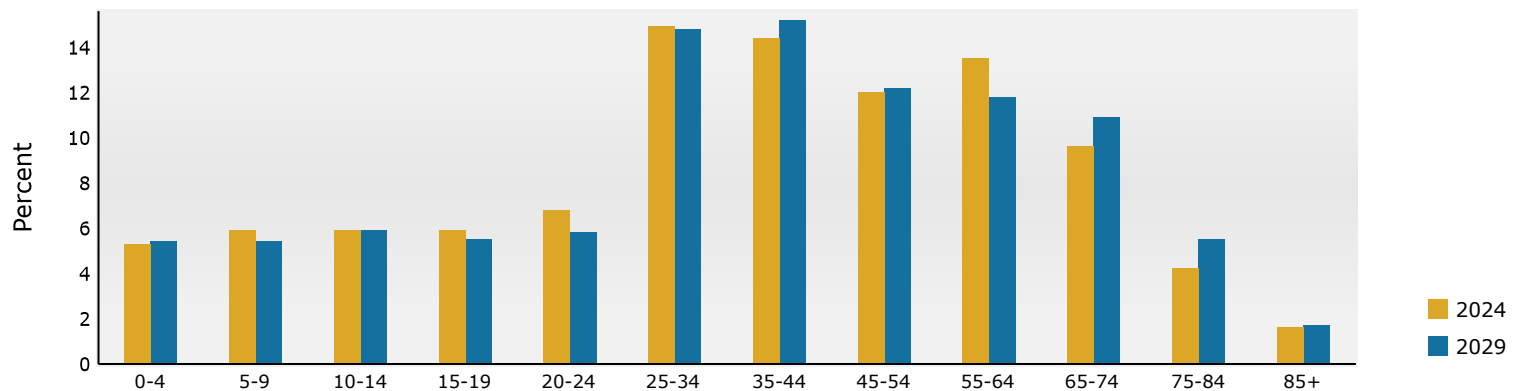
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 22, 2025

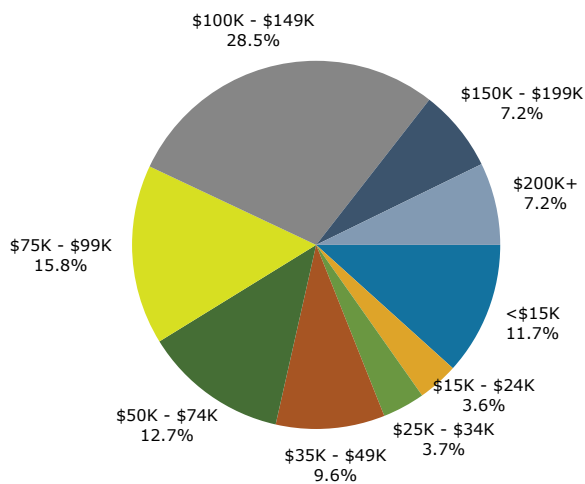
Trends 2024-2029



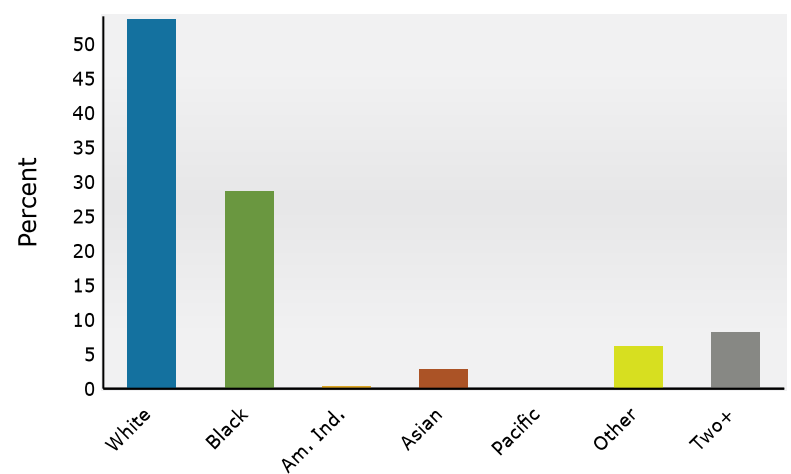
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 11.5%

Demographic and Income Profile

Breckenridge 2
 12608 Jefferson Davis Hwy, Chester, Virginia, 23831
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 37.35264
 Longitude: -77.41257

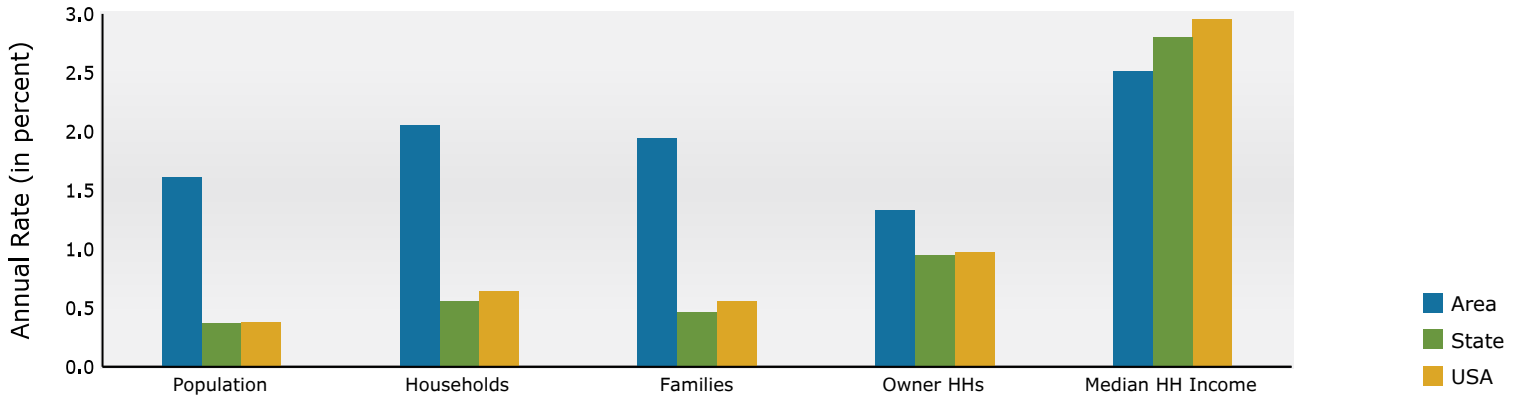
Summary	Census 2010		Census 2020		2024		2029	
Population	31,725		35,131		37,147		40,232	
Households	11,715		13,094		14,101		15,607	
Families	8,801		9,465		9,916		10,914	
Average Household Size	2.71		2.68		2.63		2.58	
Owner Occupied Housing Units	8,835		9,160		9,922		10,600	
Renter Occupied Housing Units	2,880		3,934		4,179		5,007	
Median Age	37.3		38.5		39.1		39.9	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	1.61%		0.37%		0.38%			
Households	2.05%		0.56%		0.64%			
Families	1.94%		0.46%		0.56%			
Owner HHs	1.33%		0.95%		0.97%			
Median Household Income	2.51%		2.80%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			987	7.0%	968	6.2%		
\$15,000 - \$24,999			632	4.5%	577	3.7%		
\$25,000 - \$34,999			980	6.9%	906	5.8%		
\$35,000 - \$49,999			1,406	10.0%	1,355	8.7%		
\$50,000 - \$74,999			1,840	13.0%	1,871	12.0%		
\$75,000 - \$99,999			1,765	12.5%	1,802	11.5%		
\$100,000 - \$149,999			3,379	24.0%	3,904	25.0%		
\$150,000 - \$199,999			1,730	12.3%	2,253	14.4%		
\$200,000+			1,382	9.8%	1,971	12.6%		
Median Household Income			\$90,584		\$102,556			
Average Household Income			\$110,447		\$127,188			
Per Capita Income			\$42,182		\$49,619			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,957	6.2%	2,050	5.8%	2,144	5.8%	2,304	5.7%
5 - 9	2,347	7.4%	2,337	6.7%	2,349	6.3%	2,301	5.7%
10 - 14	2,622	8.3%	2,507	7.1%	2,493	6.7%	2,544	6.3%
15 - 19	2,439	7.7%	2,572	7.3%	2,415	6.5%	2,429	6.0%
20 - 24	1,734	5.5%	2,201	6.3%	2,358	6.3%	2,287	5.7%
25 - 34	3,791	11.9%	4,351	12.4%	4,847	13.0%	5,581	13.9%
35 - 44	4,564	14.4%	4,357	12.4%	4,850	13.1%	5,326	13.2%
45 - 54	5,213	16.4%	4,705	13.4%	4,620	12.4%	4,880	12.1%
55 - 64	3,786	11.9%	4,864	13.8%	4,960	13.4%	4,939	12.3%
65 - 74	2,020	6.4%	3,278	9.3%	3,749	10.1%	4,503	11.2%
75 - 84	954	3.0%	1,472	4.2%	1,843	5.0%	2,440	6.1%
85+	297	0.9%	439	1.2%	519	1.4%	699	1.7%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	21,804	68.7%	19,210	54.7%	19,423	52.3%	20,324	50.5%
Black Alone	6,798	21.4%	9,302	26.5%	10,332	27.8%	11,467	28.5%
American Indian Alone	146	0.5%	196	0.6%	214	0.6%	235	0.6%
Asian Alone	942	3.0%	956	2.7%	1,055	2.8%	1,218	3.0%
Pacific Islander Alone	33	0.1%	31	0.1%	35	0.1%	46	0.1%
Some Other Race Alone	1,115	3.5%	2,686	7.6%	3,069	8.3%	3,506	8.7%
Two or More Races	886	2.8%	2,750	7.8%	3,020	8.1%	3,436	8.5%
Hispanic Origin (Any Race)	2,526	8.0%	4,540	12.9%	5,203	14.0%	5,979	14.9%

Data Note: Income is expressed in current dollars.

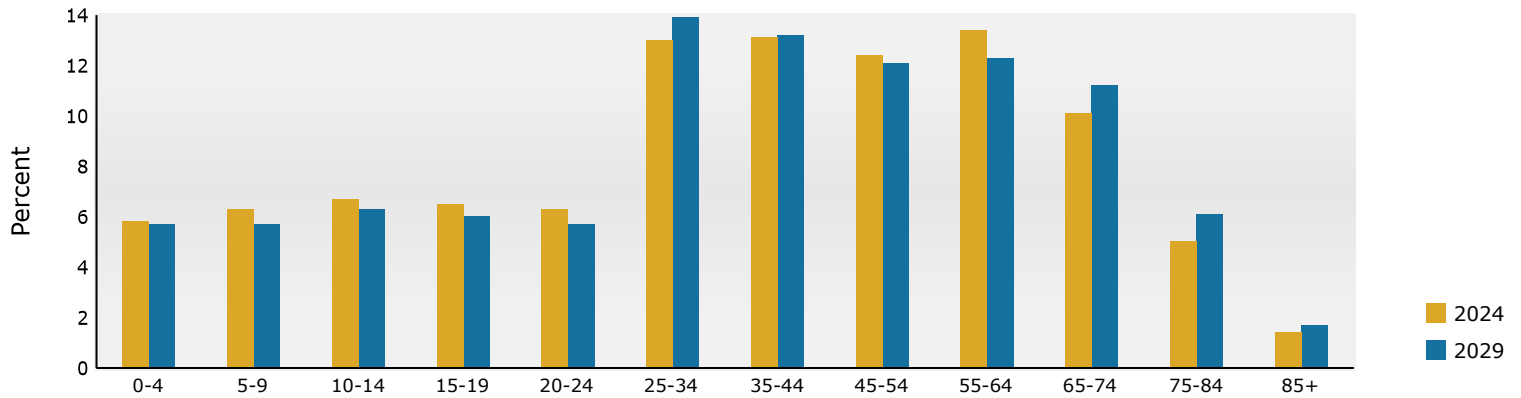
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 22, 2025

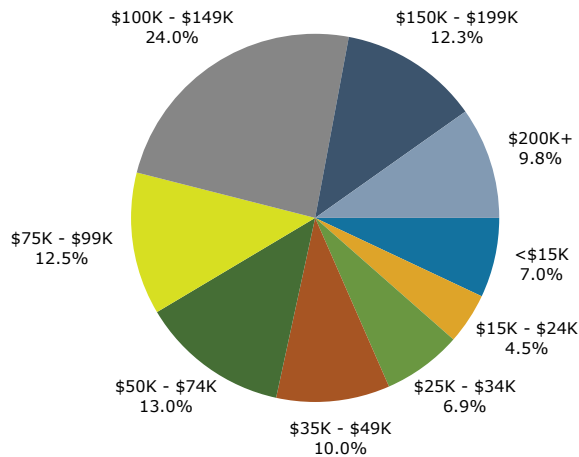
Trends 2024-2029



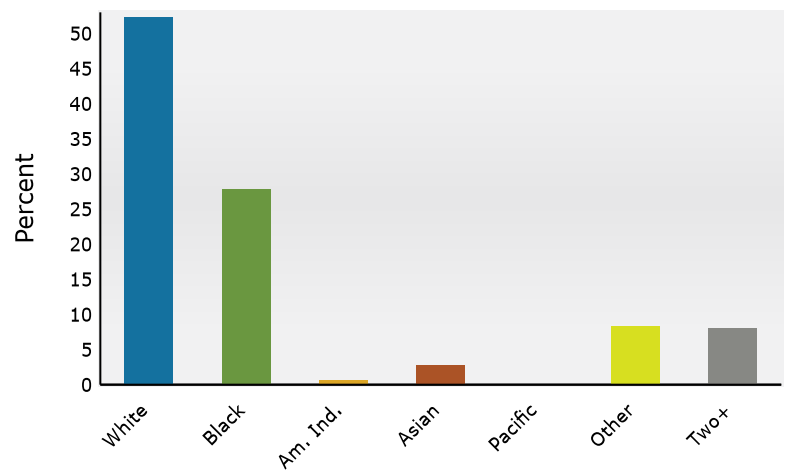
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 14.0%

Demographic and Income Profile

Breckenridge 2
 12608 Jefferson Davis Hwy, Chester, Virginia, 23831
 Ring: 5 mile radius

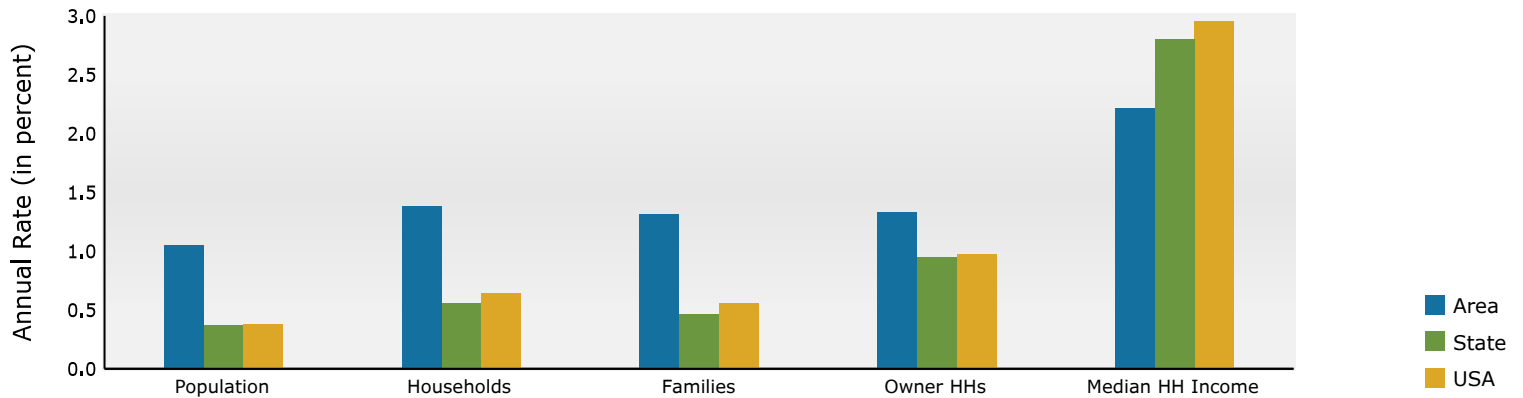
Prepared by Esri
 Latitude: 37.35264
 Longitude: -77.41257

Summary	Census 2010		Census 2020		2024		2029	
Population	65,992		74,966		81,514		85,879	
Households	24,433		28,007		30,232		32,384	
Families	18,210		20,239		21,335		22,764	
Average Household Size	2.70		2.67		2.64		2.60	
Owner Occupied Housing Units	18,438		19,798		21,697		23,180	
Renter Occupied Housing Units	5,995		8,209		8,535		9,203	
Median Age	37.5		38.9		39.5		40.3	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	1.05%		0.37%		0.38%			
Households	1.38%		0.56%		0.64%			
Families	1.31%		0.46%		0.56%			
Owner HHs	1.33%		0.95%		0.97%			
Median Household Income	2.21%		2.80%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			1,665	5.5%	1,603	4.9%		
\$15,000 - \$24,999			1,297	4.3%	1,116	3.4%		
\$25,000 - \$34,999			1,731	5.7%	1,511	4.7%		
\$35,000 - \$49,999			2,836	9.4%	2,532	7.8%		
\$50,000 - \$74,999			4,537	15.0%	4,307	13.3%		
\$75,000 - \$99,999			3,747	12.4%	3,666	11.3%		
\$100,000 - \$149,999			7,769	25.7%	8,833	27.3%		
\$150,000 - \$199,999			3,529	11.7%	4,495	13.9%		
\$200,000+			3,122	10.3%	4,321	13.3%		
Median Household Income			\$94,294		\$105,162			
Average Household Income			\$113,597		\$131,158			
Per Capita Income			\$42,262		\$49,584			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,085	6.2%	4,239	5.7%	4,470	5.5%	4,666	5.4%
5 - 9	4,750	7.2%	4,912	6.6%	4,957	6.1%	4,772	5.6%
10 - 14	5,256	8.0%	5,360	7.1%	5,295	6.5%	5,230	6.1%
15 - 19	5,012	7.6%	5,351	7.1%	5,250	6.4%	5,071	5.9%
20 - 24	3,654	5.5%	4,521	6.0%	5,125	6.3%	4,962	5.8%
25 - 34	7,961	12.1%	9,287	12.4%	10,706	13.1%	12,002	14.0%
35 - 44	9,625	14.6%	9,452	12.6%	11,069	13.6%	11,708	13.6%
45 - 54	10,818	16.4%	9,917	13.2%	10,252	12.6%	10,658	12.4%
55 - 64	8,137	12.3%	10,457	13.9%	10,771	13.2%	10,395	12.1%
65 - 74	4,219	6.4%	7,240	9.7%	8,295	10.2%	9,541	11.1%
75 - 84	1,869	2.8%	3,280	4.4%	4,168	5.1%	5,361	6.2%
85+	609	0.9%	950	1.3%	1,156	1.4%	1,513	1.8%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	44,550	67.5%	39,944	53.3%	41,111	50.4%	41,639	48.5%
Black Alone	14,816	22.5%	20,949	27.9%	24,313	29.8%	26,221	30.5%
American Indian Alone	303	0.5%	427	0.6%	500	0.6%	534	0.6%
Asian Alone	2,117	3.2%	2,383	3.2%	2,673	3.3%	3,003	3.5%
Pacific Islander Alone	75	0.1%	88	0.1%	96	0.1%	110	0.1%
Some Other Race Alone	2,240	3.4%	5,448	7.3%	6,464	7.9%	7,310	8.5%
Two or More Races	1,891	2.9%	5,727	7.6%	6,357	7.8%	7,062	8.2%
Hispanic Origin (Any Race)	4,980	7.5%	9,150	12.2%	10,891	13.4%	12,304	14.3%

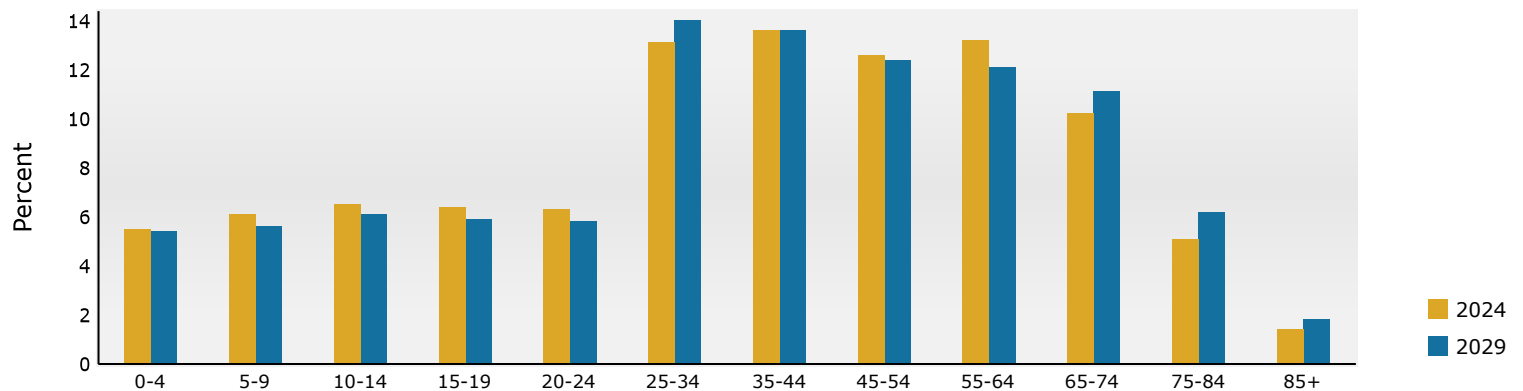
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

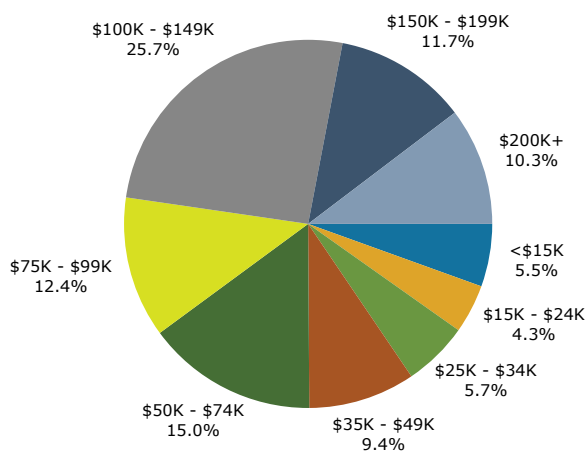
Trends 2024-2029



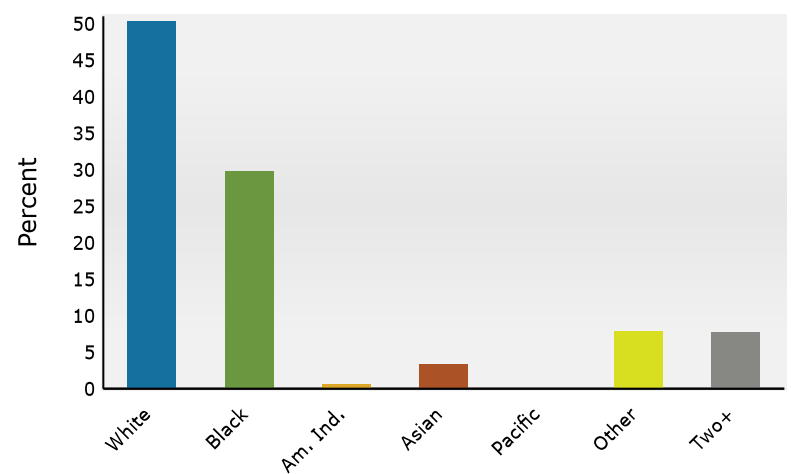
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 13.4%