

GFD

MANAGEMENT INC.

222 CLOISTER COURT CHAPEL HILL, NC 27514

Welcome to

BRECKENRIDGE SHOPPING CENTER CHESTER, VA



■ LOCATION HIGHLIGHTS

- Less than one mile from I-95
- 2025 estimated population within 5 miles- 81,736*
- 2025 estimated average household income within 5 miles- \$95,496*

* Demographics obtained from Esri

■ CURRENTLY AVAILABLE

Fully Lease



Scan this QR code to learn more about this property as well as others available for lease.

CALL US TODAY :

(919) 401-1115

NATE CRETAROLO • ncretarolo@gfdinc.com



GET MORE INFO HERE :

WWW.GFDINC.COM

BRECKENRIDGE CENTER

CHESTER, VIRGINIA



U.S. ROUTE 1 & 301

WEST HUNDRED ROAD
STATE ROUTE 10



PET SMART
TJ-maxx
HomeGoods
ROSS
DRESS FOR LESS
ULTA
tropical SMOOTHIE CAFE
EUROPEAN WAX CENTER

COLD STONE CREAMERY
CATO
MARINER FINANCE
Jackson Hewitt TAX SERVICES
RED WING SHOES
HIBACHI ICHIBAN JAPANESE CUISINE
pbt **FAMOUS** footwear
CLUB PILATES
SportClips HAIRCUTS
T-Mobile **GNC** **boost** mobile
PEKING RESTAURANT

LOWE'S

Kroger

KOHL'S

verizon

Applebee's

US ROUTE 1/301

ROUTE 10 (WEST HUNDRED RD)

STARBUCKS COFFEE

Panera BREAD

McDonald's

MATTRESS Warehouse

TACO BELL

▶ TENANT LIST

<u>SPACE</u>	<u>STORE</u>	<u>SQ. FT.</u>
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

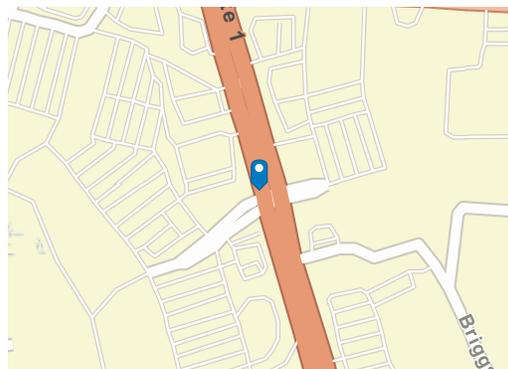
- Lot #1 - BB&T Bank
- Lot #2 - Taco Bell
- Lot #3 - Mattress Warehouse
- Lot #4 - The Shoppes at Breckenridge
- Lot #5 - McDonald's
- Lot #6 - Shell
- Lot #7 - Applebee's
- Lot #8 - Verizon Wireless

GFD
MANAGEMENT INC.

BRECKENRIDGE SHOPPING CENTER, CHESTER, VIRGINIA

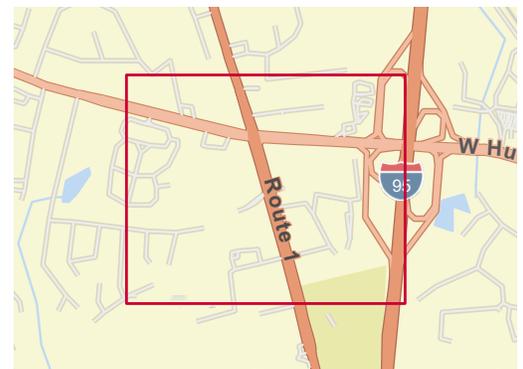
Traffic Count Map - Close Up

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



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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	2025	2030
Population	3,117	3,550	4,160	5,216
Households	1,287	1,513	1,813	2,251
Families	920	1,022	1,188	1,480
Average Household Size	2.42	2.34	2.29	2.32
Owner Occupied Housing Units	876	890	1,070	1,113
Renter Occupied Housing Units	411	623	743	1,138
Median Age	36.9	37.9	38.7	39.9

Trends: 2025-2030 Annual Rate	Area	State	National
Population	4.63%	0.40%	0.42%
Households	4.42%	0.50%	0.64%
Families	4.49%	0.40%	0.54%
Owner HHs	0.79%	0.83%	0.91%
Median Household Income	2.18%	2.39%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	190	10.5%	187	8.3%
\$15,000 - \$24,999	76	4.2%	67	3.0%
\$25,000 - \$34,999	46	2.5%	47	2.1%
\$35,000 - \$49,999	122	6.7%	116	5.2%
\$50,000 - \$74,999	195	10.8%	223	9.9%
\$75,000 - \$99,999	355	19.6%	414	18.4%
\$100,000 - \$149,999	534	29.5%	656	29.1%
\$150,000 - \$199,999	126	6.9%	210	9.3%
\$200,000+	170	9.4%	330	14.7%

Median Household Income	\$93,166	\$103,767
Average Household Income	\$103,290	\$120,845
Per Capita Income	\$41,944	\$48,802

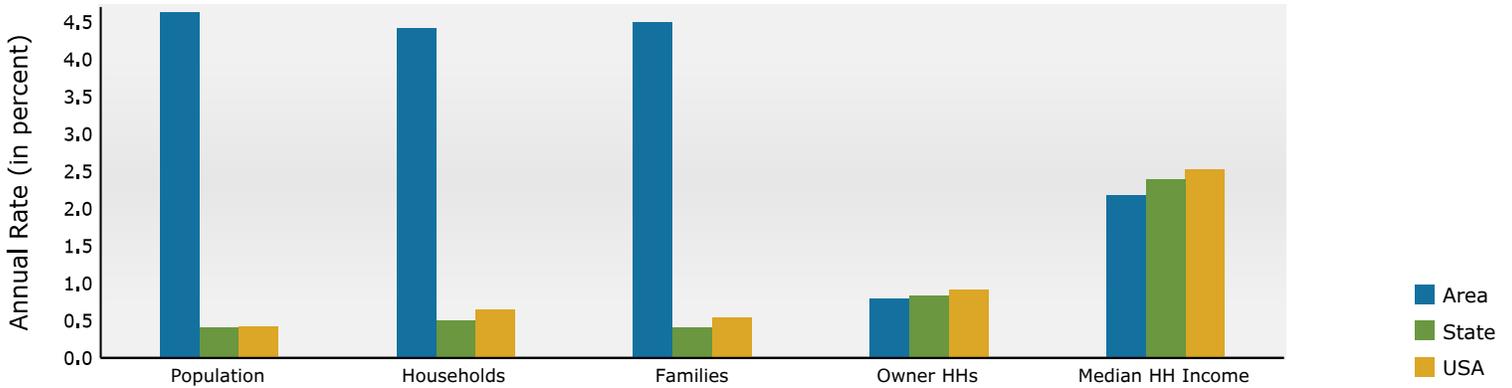
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	178	5.7%	193	5.4%	220	5.3%	276	5.3%
5 - 9	220	7.1%	204	5.7%	239	5.7%	282	5.4%
10 - 14	239	7.7%	218	6.1%	242	5.8%	307	5.9%
15 - 19	232	7.4%	257	7.2%	239	5.7%	290	5.6%
20 - 24	190	6.1%	226	6.4%	280	6.7%	296	5.7%
25 - 34	419	13.4%	538	15.2%	632	15.2%	755	14.5%
35 - 44	483	15.5%	460	13.0%	600	14.4%	799	15.3%
45 - 54	492	15.8%	472	13.3%	490	11.8%	662	12.7%
55 - 64	342	11.0%	486	13.7%	556	13.4%	600	11.5%
65 - 74	188	6.0%	305	8.6%	412	9.9%	564	10.8%
75 - 84	106	3.4%	138	3.9%	185	4.4%	300	5.8%
85+	30	1.0%	53	1.5%	65	1.6%	85	1.6%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,219	71.2%	1,995	56.2%	2,193	52.7%	2,604	49.9%
Black Alone	669	21.5%	975	27.5%	1,222	29.4%	1,615	31.0%
American Indian Alone	14	0.4%	13	0.4%	16	0.4%	21	0.4%
Asian Alone	70	2.2%	97	2.7%	120	2.9%	163	3.1%
Pacific Islander Alone	1	0.0%	4	0.1%	5	0.1%	6	0.1%
Some Other Race Alone	59	1.9%	189	5.3%	260	6.3%	356	6.8%
Two or More Races	85	2.7%	276	7.8%	343	8.2%	451	8.6%
Hispanic Origin (Any Race)	181	5.8%	356	10.0%	484	11.6%	654	12.5%

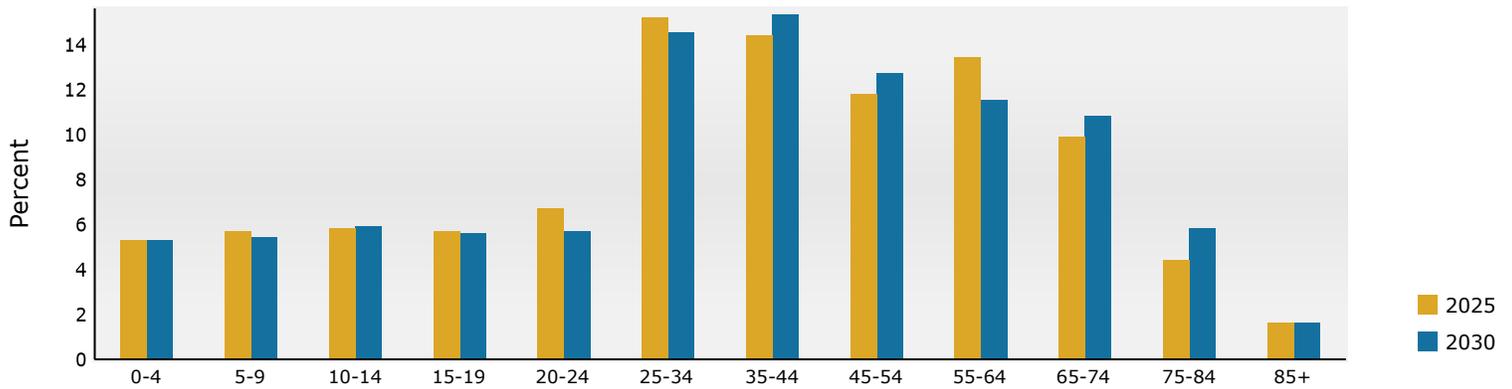
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

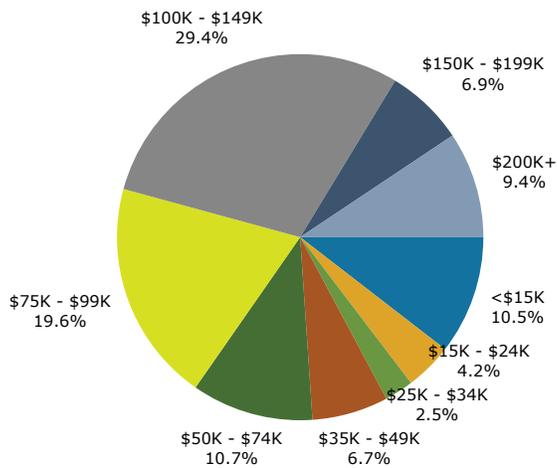
Trends 2025-2030



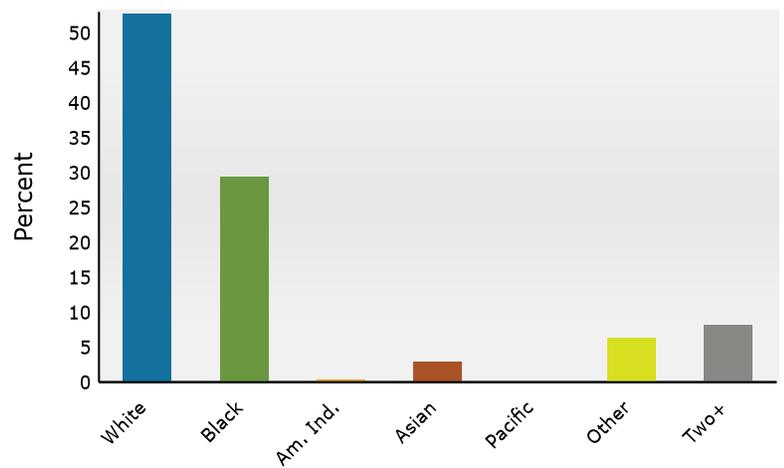
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 11.6%

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	2025	2030
Population	31,725	35,131	37,567	40,226
Households	11,715	13,094	14,277	15,406
Families	8,801	9,465	10,084	10,802
Average Household Size	2.71	2.68	2.63	2.61
Owner Occupied Housing Units	8,835	9,160	10,042	10,694
Renter Occupied Housing Units	2,880	3,934	4,235	4,712
Median Age	37.3	38.5	39.4	40.2

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.38%	0.40%	0.42%
Households	1.53%	0.50%	0.64%
Families	1.39%	0.40%	0.54%
Owner HHs	1.27%	0.83%	0.91%
Median Household Income	2.17%	2.39%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	918	6.4%	854	5.5%
\$15,000 - \$24,999	435	3.0%	367	2.4%
\$25,000 - \$34,999	820	5.7%	760	4.9%
\$35,000 - \$49,999	1,276	8.9%	1,147	7.4%
\$50,000 - \$74,999	1,910	13.4%	1,870	12.1%
\$75,000 - \$99,999	2,243	15.7%	2,336	15.2%
\$100,000 - \$149,999	3,349	23.5%	3,649	23.7%
\$150,000 - \$199,999	1,635	11.5%	2,046	13.3%
\$200,000+	1,692	11.9%	2,375	15.4%

Median Household Income	\$93,557	\$104,146
Average Household Income	\$112,278	\$124,479
Per Capita Income	\$42,896	\$47,904

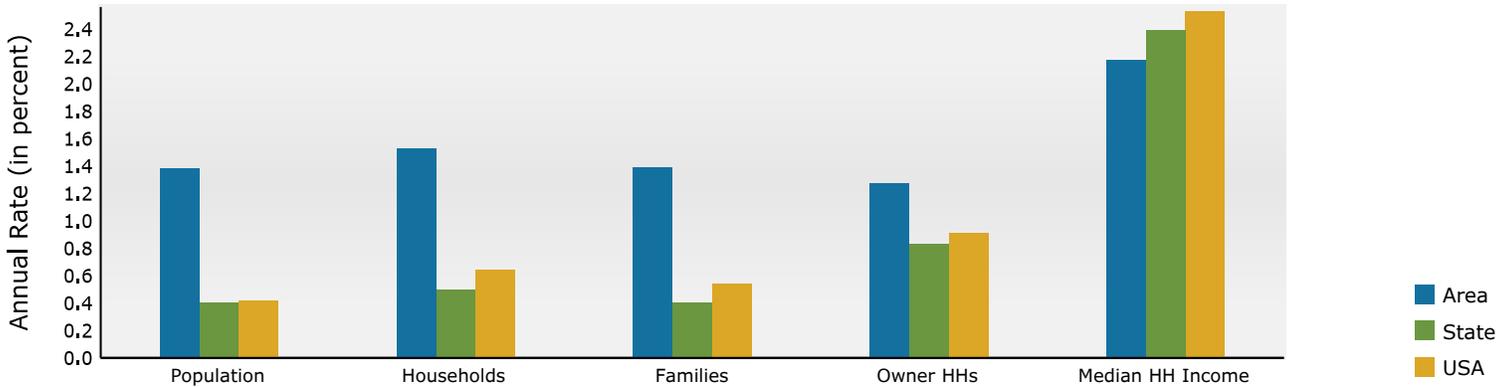
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,957	6.2%	2,050	5.8%	2,136	5.7%	2,265	5.6%
5 - 9	2,347	7.4%	2,337	6.7%	2,295	6.1%	2,304	5.7%
10 - 14	2,622	8.3%	2,507	7.1%	2,461	6.6%	2,460	6.1%
15 - 19	2,439	7.7%	2,572	7.3%	2,365	6.3%	2,370	5.9%
20 - 24	1,734	5.5%	2,201	6.3%	2,295	6.1%	2,199	5.5%
25 - 34	3,791	11.9%	4,351	12.4%	5,146	13.7%	5,684	14.1%
35 - 44	4,564	14.4%	4,357	12.4%	4,807	12.8%	5,311	13.2%
45 - 54	5,213	16.4%	4,705	13.4%	4,598	12.2%	4,903	12.2%
55 - 64	3,786	11.9%	4,864	13.8%	4,989	13.3%	4,860	12.1%
65 - 74	2,020	6.4%	3,278	9.3%	3,940	10.5%	4,584	11.4%
75 - 84	954	3.0%	1,472	4.2%	1,994	5.3%	2,550	6.3%
85+	297	0.9%	439	1.2%	540	1.4%	735	1.8%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	21,804	68.7%	19,210	54.7%	19,378	51.6%	19,918	49.5%
Black Alone	6,798	21.4%	9,302	26.5%	10,641	28.3%	11,765	29.2%
American Indian Alone	146	0.5%	196	0.6%	217	0.6%	235	0.6%
Asian Alone	942	3.0%	956	2.7%	1,082	2.9%	1,245	3.1%
Pacific Islander Alone	33	0.1%	31	0.1%	33	0.1%	37	0.1%
Some Other Race Alone	1,115	3.5%	2,686	7.6%	3,137	8.4%	3,552	8.8%
Two or More Races	886	2.8%	2,750	7.8%	3,080	8.2%	3,475	8.6%
Hispanic Origin (Any Race)	2,526	8.0%	4,540	12.9%	5,291	14.1%	6,005	14.9%

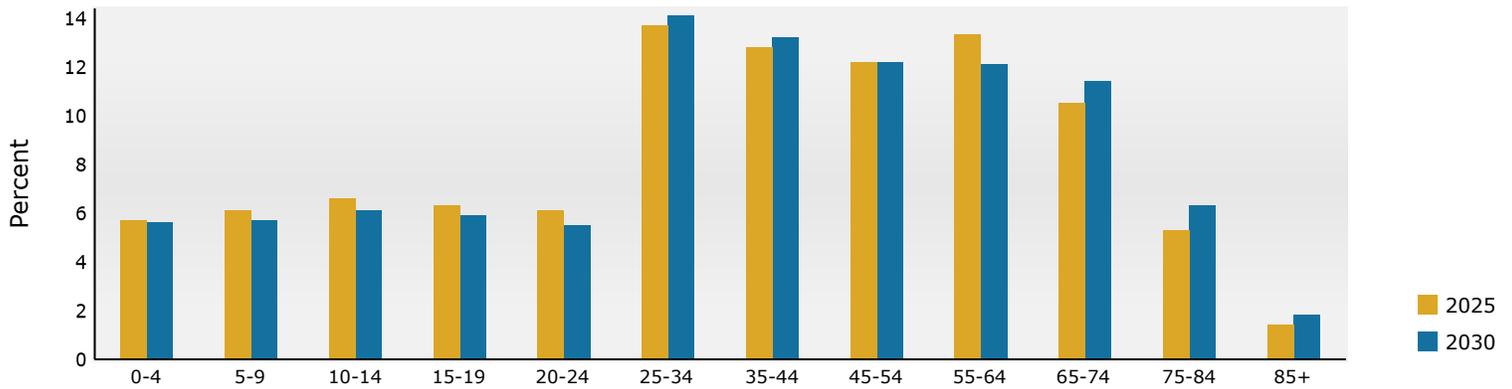
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

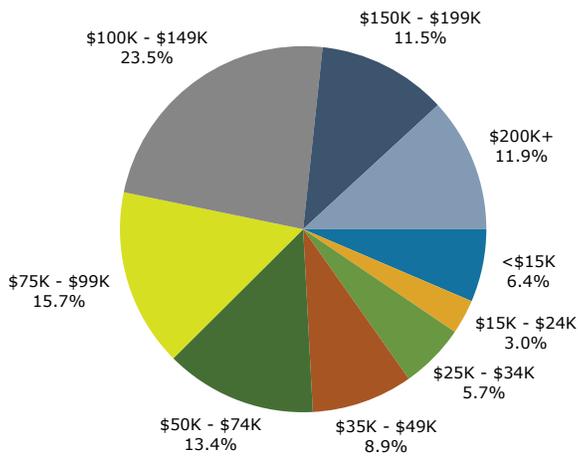
Trends 2025-2030



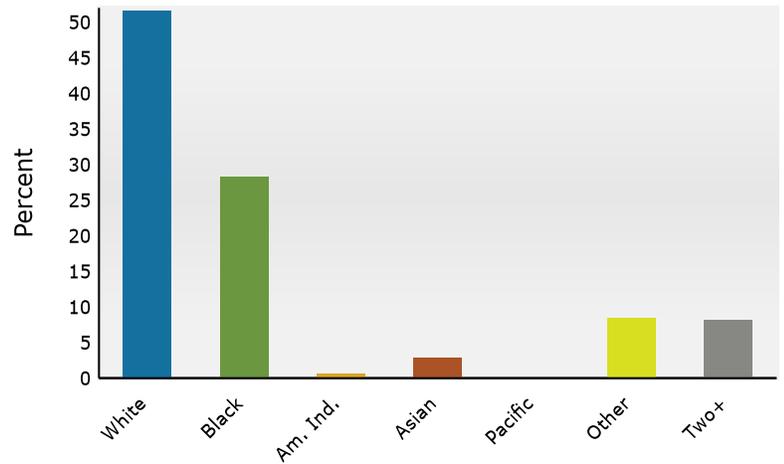
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 14.1%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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	2025	2030
Population	65,992	74,966	81,736	86,656
Households	24,433	28,007	30,435	32,587
Families	18,210	20,239	21,547	22,939
Average Household Size	2.70	2.67	2.63	2.61
Owner Occupied Housing Units	18,438	19,798	21,865	23,421
Renter Occupied Housing Units	5,995	8,209	8,570	9,165
Median Age	37.5	38.9	39.8	40.5

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.18%	0.40%	0.42%
Households	1.38%	0.50%	0.64%
Families	1.26%	0.40%	0.54%
Owner HHs	1.38%	0.83%	0.91%
Median Household Income	2.06%	2.39%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	1,585	5.2%	1,478	4.5%
\$15,000 - \$24,999	868	2.9%	726	2.2%
\$25,000 - \$34,999	1,489	4.9%	1,349	4.1%
\$35,000 - \$49,999	2,580	8.5%	2,277	7.0%
\$50,000 - \$74,999	4,693	15.4%	4,496	13.8%
\$75,000 - \$99,999	4,666	15.3%	4,817	14.8%
\$100,000 - \$149,999	7,549	24.8%	8,226	25.2%
\$150,000 - \$199,999	3,353	11.0%	4,127	12.7%
\$200,000+	3,652	12.0%	5,092	15.6%

Median Household Income	\$95,496	\$105,725
Average Household Income	\$114,653	\$126,856
Per Capita Income	\$42,699	\$47,691

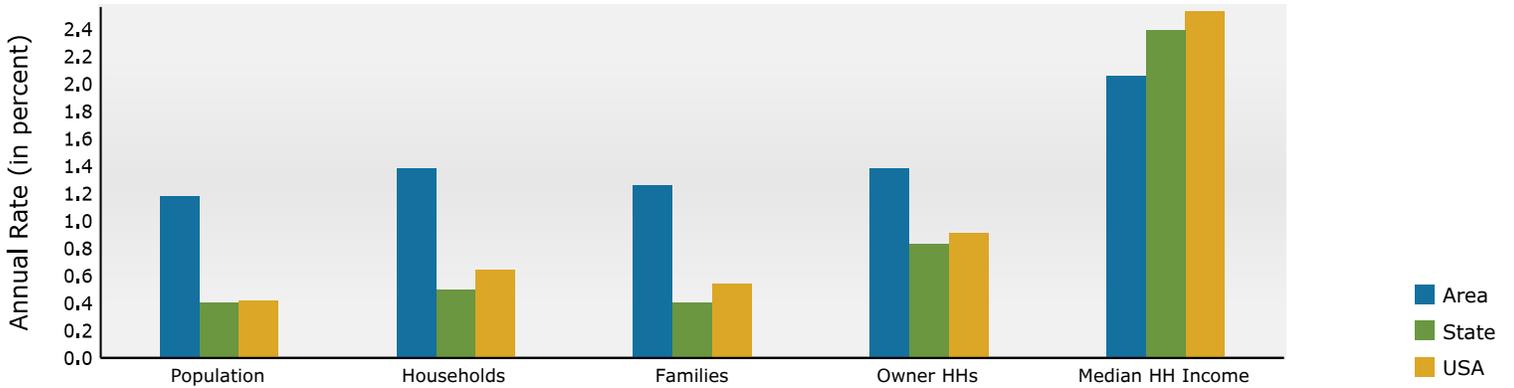
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,085	6.2%	4,239	5.7%	4,426	5.4%	4,625	5.3%
5 - 9	4,750	7.2%	4,912	6.6%	4,821	5.9%	4,795	5.5%
10 - 14	5,256	8.0%	5,360	7.1%	5,202	6.4%	5,147	5.9%
15 - 19	5,012	7.6%	5,351	7.1%	5,123	6.3%	4,998	5.8%
20 - 24	3,654	5.5%	4,521	6.0%	4,932	6.0%	4,807	5.5%
25 - 34	7,961	12.1%	9,287	12.4%	11,224	13.7%	12,331	14.2%
35 - 44	9,625	14.6%	9,452	12.6%	10,948	13.4%	11,829	13.7%
45 - 54	10,818	16.4%	9,917	13.2%	10,110	12.4%	10,789	12.5%
55 - 64	8,137	12.3%	10,457	13.9%	10,729	13.1%	10,316	11.9%
65 - 74	4,219	6.4%	7,240	9.7%	8,607	10.5%	9,791	11.3%
75 - 84	1,869	2.8%	3,280	4.4%	4,441	5.4%	5,616	6.5%
85+	609	0.9%	950	1.3%	1,173	1.4%	1,614	1.9%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	44,550	67.5%	39,944	53.3%	40,680	49.8%	41,265	47.6%
Black Alone	14,816	22.5%	20,949	27.9%	24,793	30.3%	27,065	31.2%
American Indian Alone	303	0.5%	427	0.6%	501	0.6%	538	0.6%
Asian Alone	2,117	3.2%	2,383	3.2%	2,720	3.3%	3,099	3.6%
Pacific Islander Alone	75	0.1%	88	0.1%	91	0.1%	100	0.1%
Some Other Race Alone	2,240	3.4%	5,448	7.3%	6,528	8.0%	7,411	8.6%
Two or More Races	1,891	2.9%	5,727	7.6%	6,423	7.9%	7,178	8.3%
Hispanic Origin (Any Race)	4,980	7.5%	9,150	12.2%	10,959	13.4%	12,419	14.3%

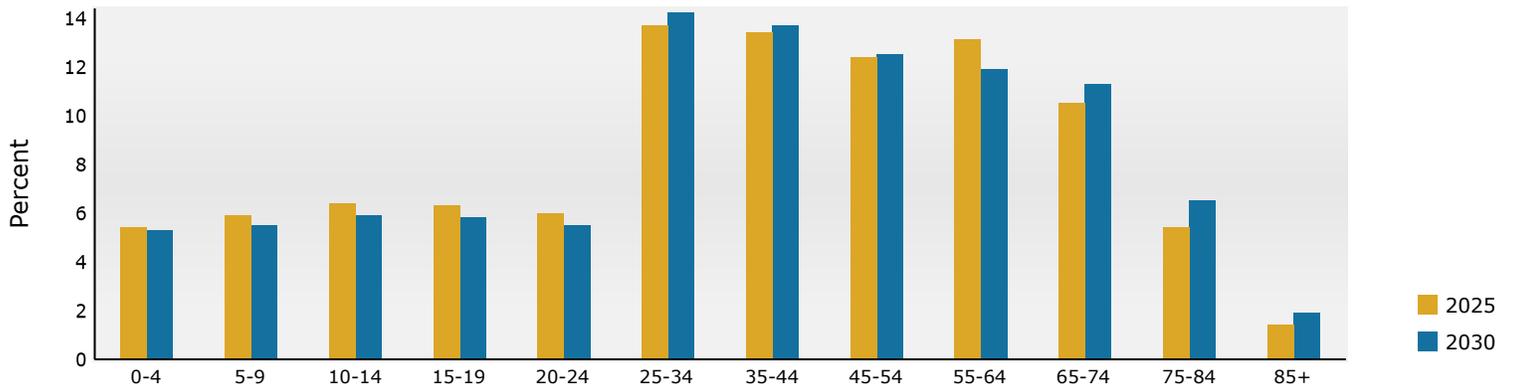
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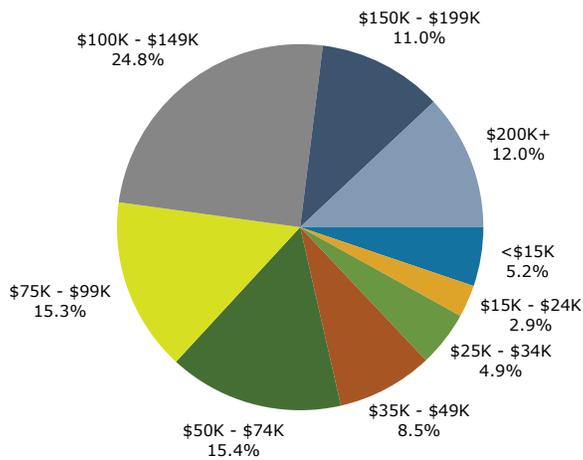
Trends 2025-2030



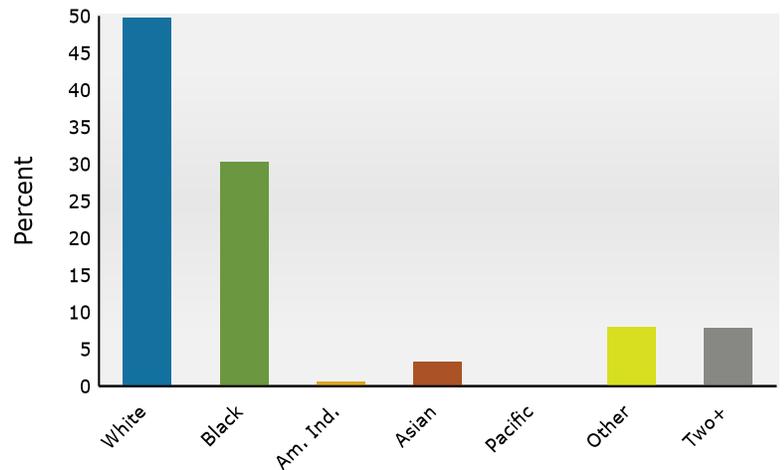
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 13.4%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.