



12531 ROUTE 1, CHESTER, VA 23831

BERMUDA SQUARE OUTPARCEL



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

BERMUDA SQUARE OUTPARCEL

12531 ROUTE 1, CHESTER, VA 23831

PROPERTY SUMMARY



PROPERTY DESCRIPTION

2,800 SF former Sleep Number available at Bermuda Square Outparcel located at Route 1 and West Hundred Road. Excellent access and visibility located off I-95, exit 61. The strong co-tenancy of Burlington, Hobby Lobby, and Petco along with Starbucks, Chipotle, and Raising Cane's consistently drive traffic to the center at all hours of the day. Join the primary retail destination for the growing Chester community.

PROPERTY HIGHLIGHTS

- Available immediately
- Space dimensions: 46'-5"x59'-3"
- Access to existing 8'x8' monument sign
- High growth corridor
- Access from Rt. 1 and Rt. 10
- Access from Rt. 1 and Rt. 10

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,800 SF
Lot Size:	0.7 Acres
Building Size:	6,300 SF

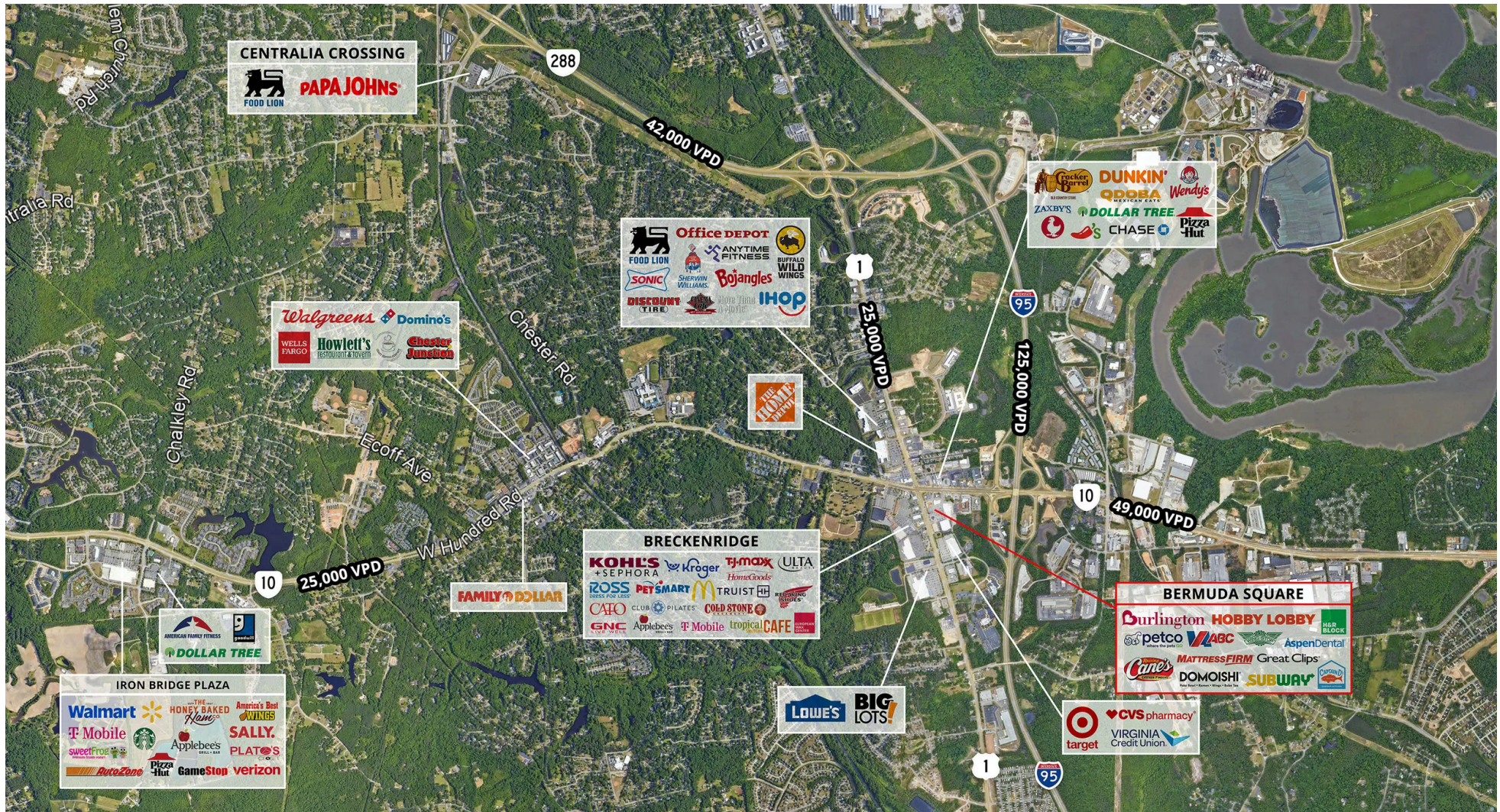
TRAFFIC COUNTS

- Rt 1 (Jefferson Davis Hwy): 55,000 VPD
- Rt 10 (W Hundred Rd): 21,000 VPD

BERMUDA SQUARE OUTPARCEL

12531 ROUTE 1, CHESTER, VA 23831

MARKET AERIAL



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

MARKET AERIAL // 3

READ GOODE
804.335.0554
RGOODE@DIVARIS.COM

RACHEL JAMES
540.322.6627
RACHEL.JAMES@DIVARIS.COM

BERMUDA SQUARE OUTPARCEL

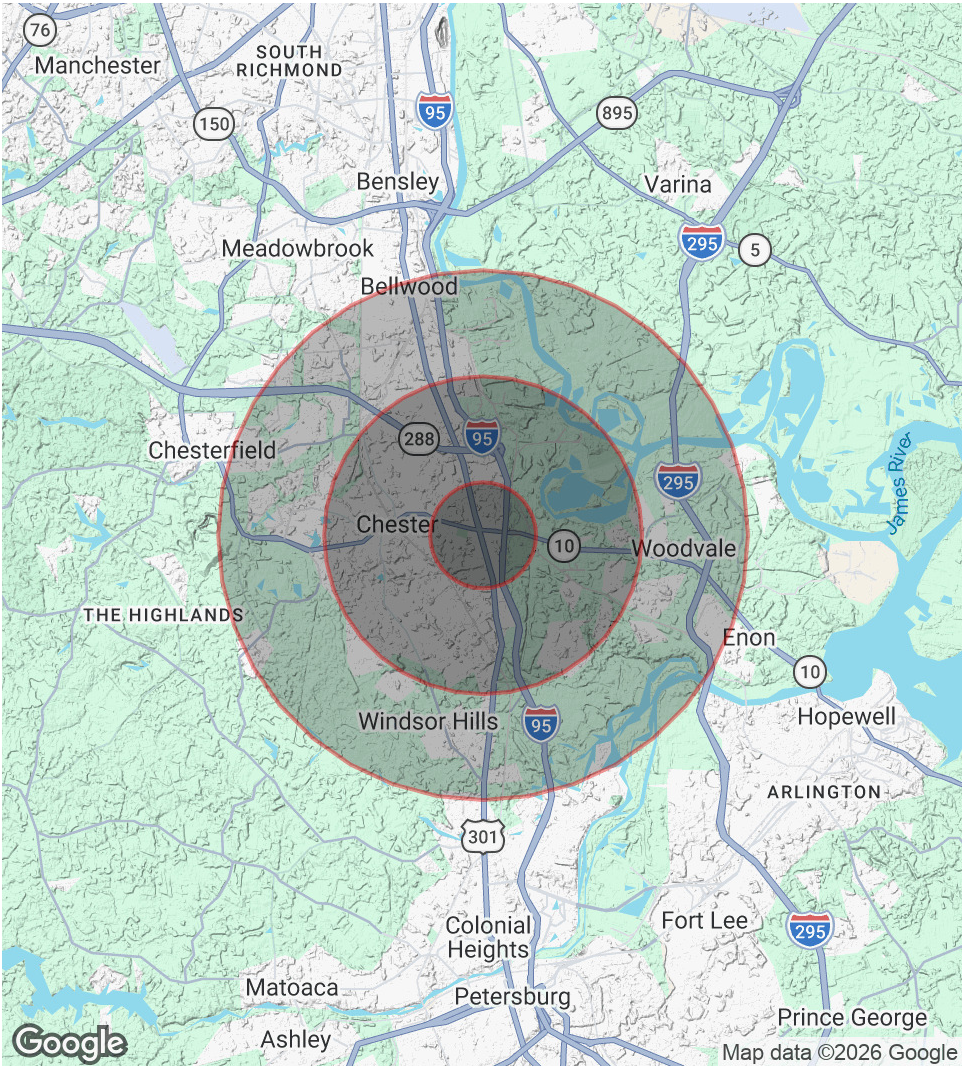
12531 ROUTE 1, CHESTER, VA 23831

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,870	33,334	77,985
Average Age	41.9	40.7	39.0
Average Age (Male)	45.5	39.0	38.1
Average Age (Female)	39.2	43.2	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,159	12,706	28,626
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$99,860	\$105,890	\$105,896

2023 American Community Survey (ACS)





Read Goode
Executive Vice President
804.335.0554
Rgoode@Divaris.Com

Rachel James
Associate
540.322.6627
Rachel.James@Divaris.Com

