

The Woodlands

**MALL DRIVE EXTENSION
COMPLETED!**

OUTPARCELS FOR SALE OR LEASE



KOGER CENTER BOULEVARD & MALL DRIVE

Chesterfield County, VA

- Ideal location for retail/restaurant uses.
- Parcels situated along Koger Center Boulevard part of The Woodlands, a ±80 acre mixed-use development including the recently opened ±150,000 SF Costco store, ±150,000 SF of future retail space and 400 residential apartment units.
- Directly across Koger Center Boulevard from the outparcels is the Chesterfield Towne Center Mall and Koger Center South Office Park.
- Chesterfield Towne Center is a 1,033,000 SF enclosed mall that was renovated in 2008. The mall consists of major retailers to the likes of Macy's, JCPenney, Sears, Barnes & Noble, Ulta Salon, Old Navy, and Cosmetics & Fragrance.
- Koger Center South has over 276,000 SF of office space.

Parcel	Acres	Price
1	1.42	\$1,200,000
2	0.77	Under Contract
3	1.08	\$ 880,000
4	1.84	\$1,200,000
5	0.95	\$1,050,000
6	0.95	\$1,050,000
7	0.95	\$1,050,000
8	1.09	\$1,000,000
9	1.09	\$ 800,000
10	1.09	\$ 600,000

ZONING:
C-4

RJS & Associates. Inc.

Commercial Real Estate
Brokerage

423 N. Boundary Street, Ste 200
Williamsburg, Virginia 23185-5629



For more Information
Contact:

Robert J. Singley, Jr. *CCIM*

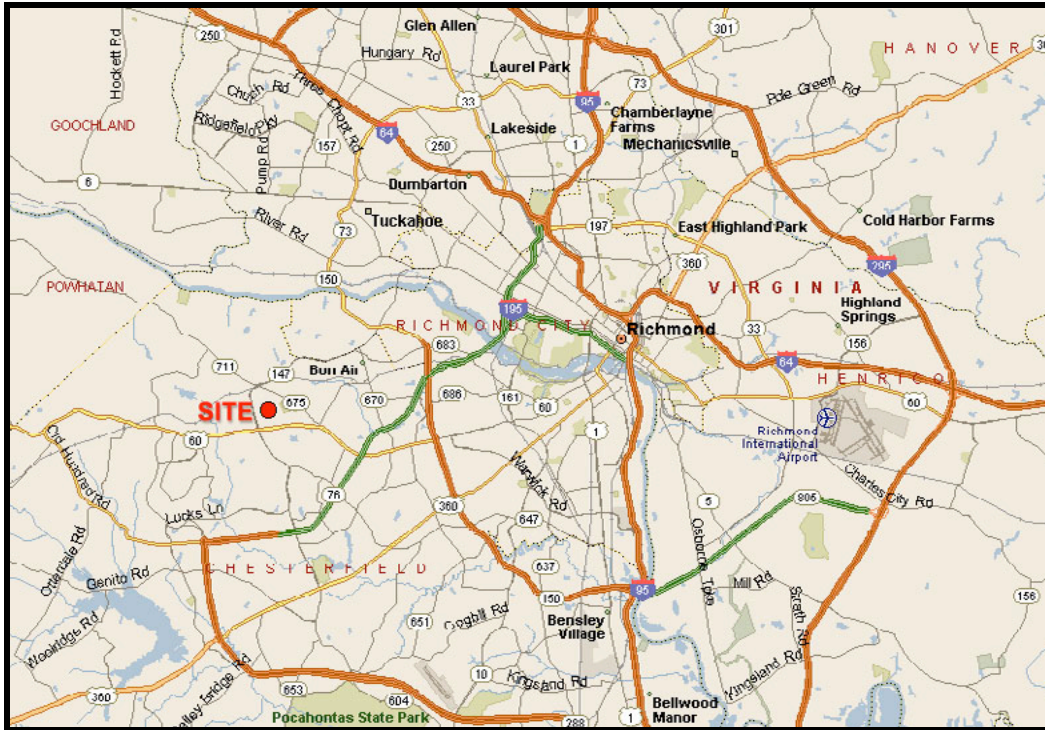
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THE WOODLANDS

Koger Center Boulevard & Mall Drive • Chesterfield County, VA



MAP

- Area Anchors include: Lowe’s, Target, Staples, Office Depot, Hhgregg, Kohl’s, Best Buy, Dick’s Sporting Goods, Michaels Arts and Crafts, Fresh Market, Martin’s, Home Depot, TJ Max, Bed Bath & Beyond, PetSmart, Bassett Furniture, Toys R Us
- Demographics:

	3 Mile	5 Mile	7 Mile
Population:	57,564	115,003	224,791
Households:	21,168	43,985	87,501
Median Household Income:	\$83,848	\$80,042	\$73,149

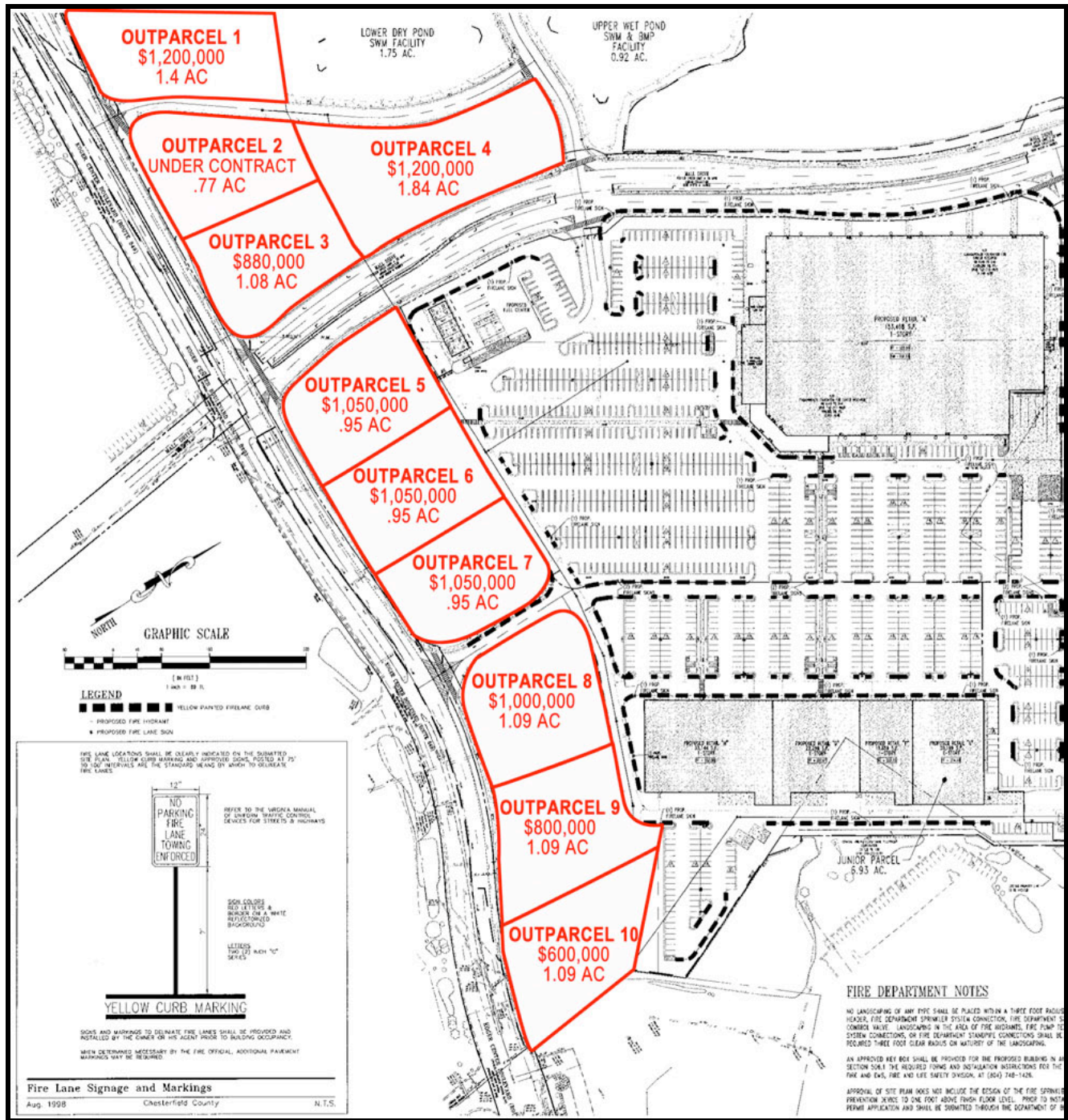
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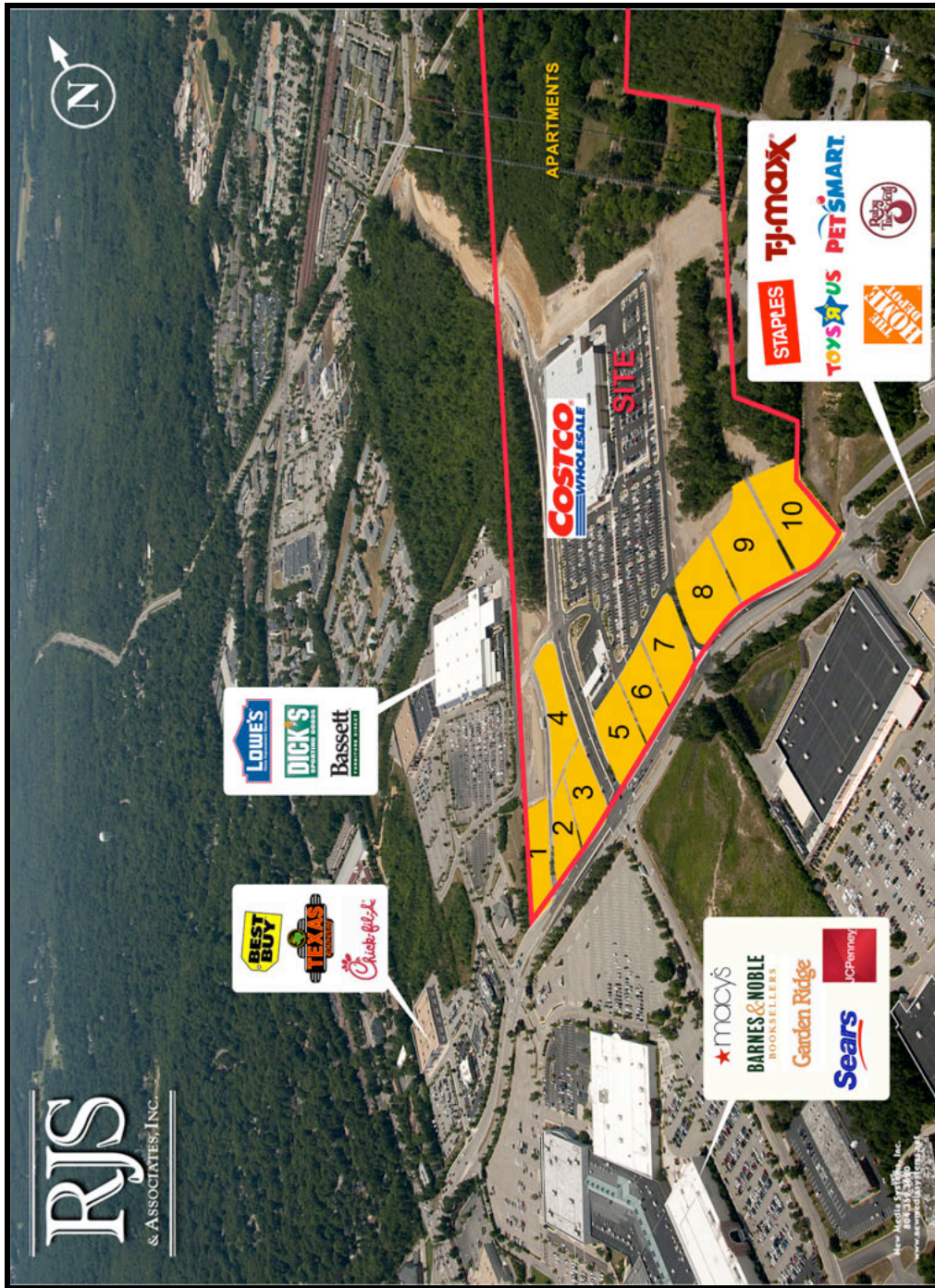
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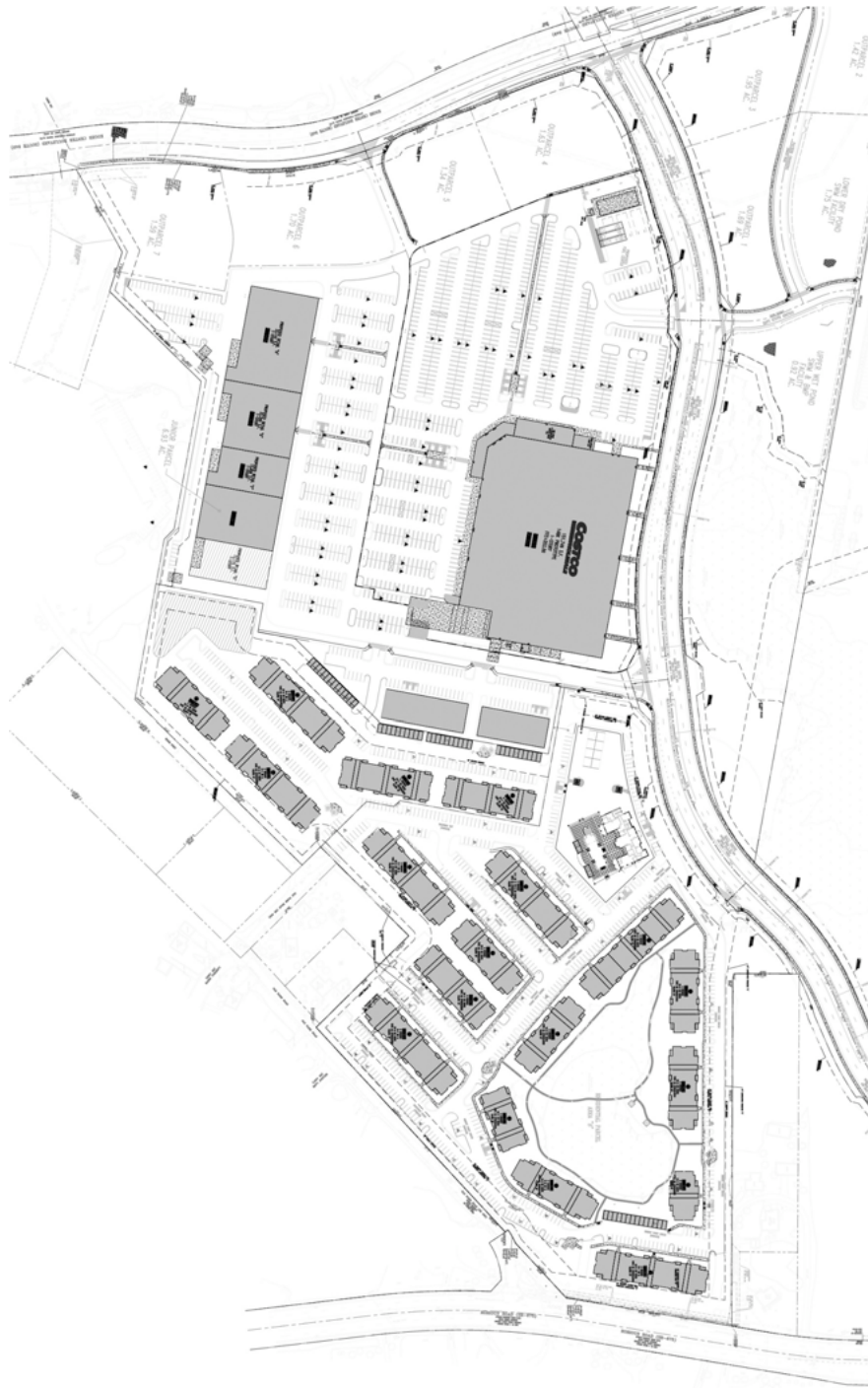
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THE WOODLANDS SITE PLAN

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