

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



## SPACE AVAILABLE

5K-5L +/- 2,800 Sq. Ft.  
Available Soon

5P +/- 1,200 Sq. Ft.

## LOCATION HIGHLIGHTS

- Less than 1 mile from I-95
- 2023 estimated population within 5 miles - 79,858\*
- 2023 estimated average household income within 5 miles - \$101,774\*

*\*Demographics obtained from Esri*

## LEASING CONTACT

Nate Cretarolo, CCIM  
NCRETAROLO@GFDINC.COM  
Suite 205  
6350 Quadrangle Drive  
Chapel Hill, NC 27517



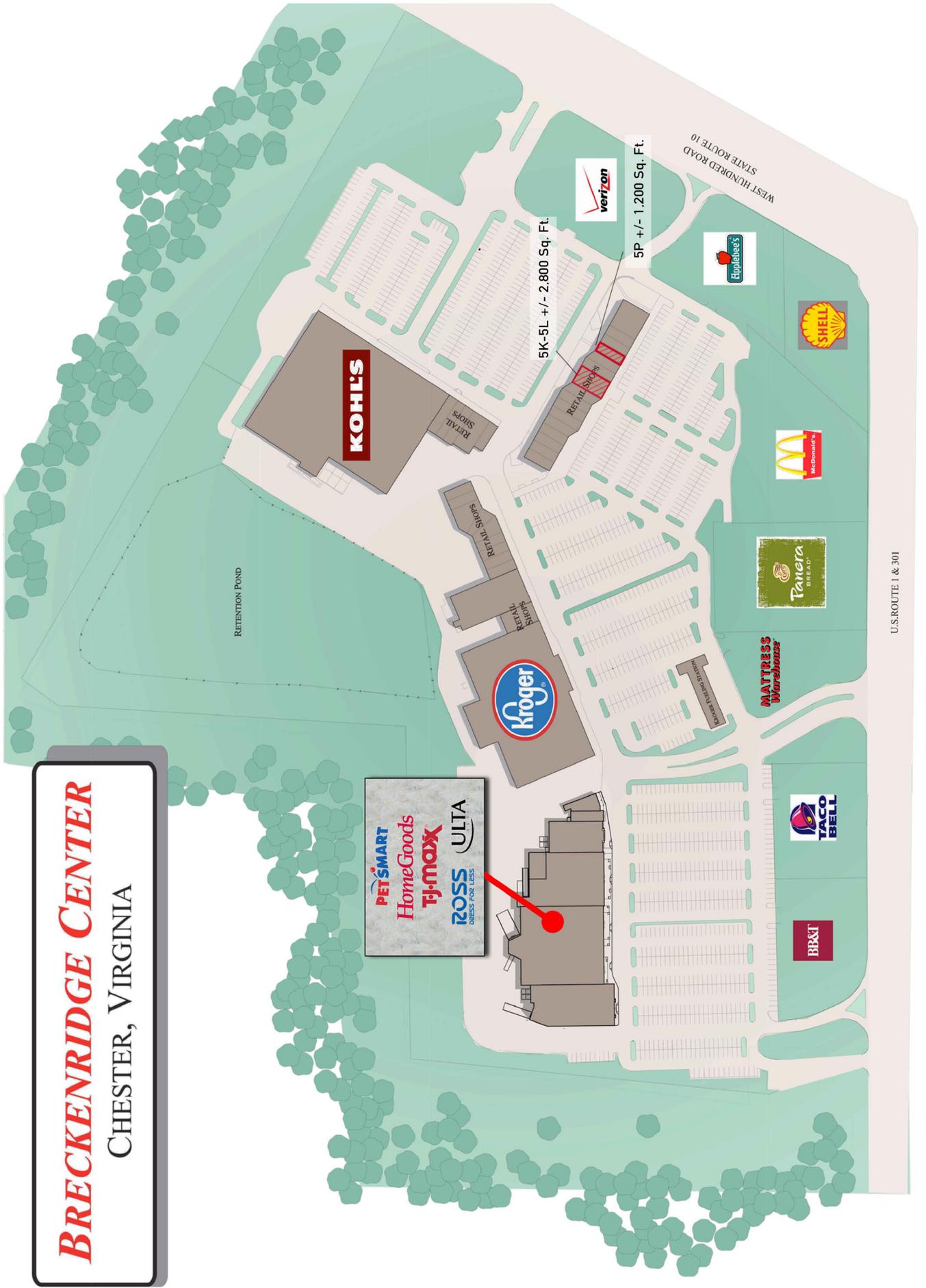
**MORE INFO**  
[www.gfdinc.com](http://www.gfdinc.com)  
**919.401.1115**



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**

<b>SPACE</b>	<b>TENANT</b>	<b>SQ. FT.</b>
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	United Smiles, PC	5,757
C	Kohl's	86,109
3B	Salon Yorya	1,400
3C	GNC	1,400
4A	Jackson Hewitt Tax Service	1,200
4B	Tech 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	Huntington Learning Center	2,800
5M & N	Central Park Deli	2,700
5P	<b>AVAILABLE</b>	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  
NEEDS FOR LESS  
ULTA

BIG  
LOTS!

LOWE'S

Kroger

KOHL'S

US Route 1/301

Route 10 (West Hundred Rd)

WALMART

Panera

McDonald's

verizon

Applebees

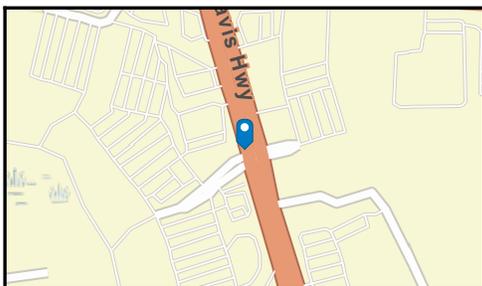
STARBUCKS  
COFFEES

FOOD LION

HOME  
DEPOT

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

Prepared by Esri  
 Latitude: 37.35264  
 Longitude: -77.41257



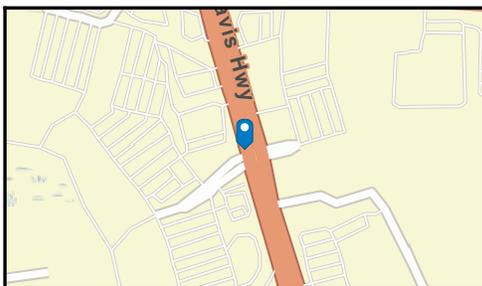
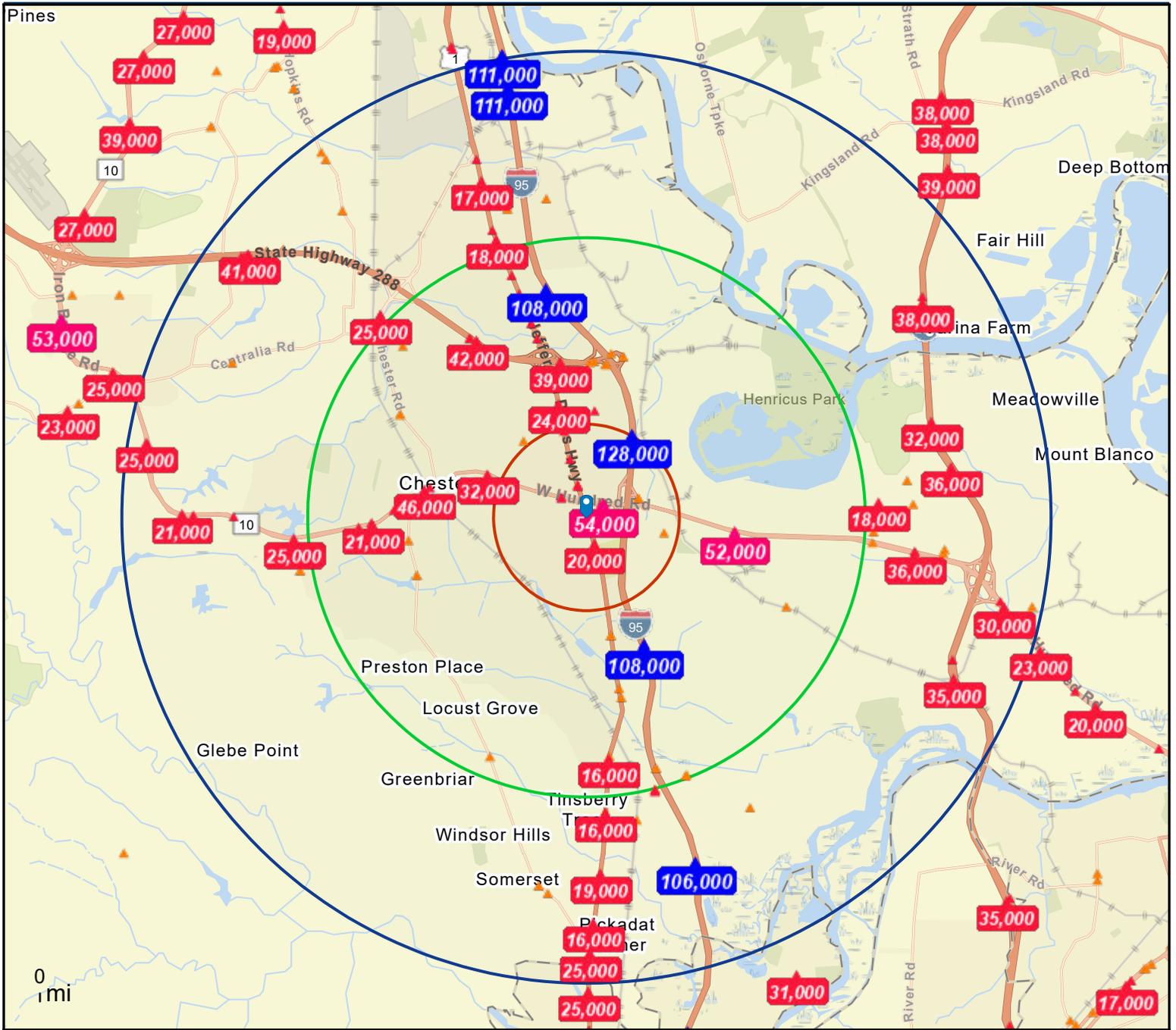
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



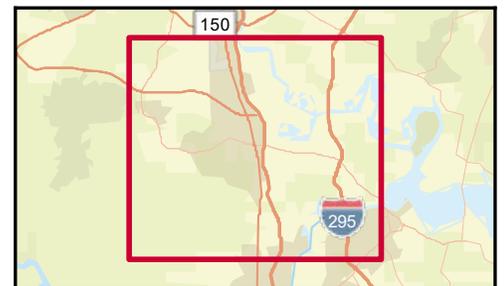
Source: ©2023 Kalibrate Technologies (Q3 2023).

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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  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).



# 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	2023	2028
Population	3,496	3,961	4,447	4,762
Households	1,436	1,674	1,912	2,050
Families	1,024	1,133	1,319	1,408
Average Household Size	2.43	2.36	2.32	2.32
Owner Occupied Housing Units	998	1,019	1,277	1,421
Renter Occupied Housing Units	438	655	635	628
Median Age	37.4	38.3	40.6	41.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.38%	0.35%	0.30%
Households	1.40%	0.49%	0.49%
Families	1.31%	0.33%	0.44%
Owner HHs	2.16%	0.66%	0.66%
Median Household Income	2.21%	2.69%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	206	10.8%	190	9.3%
\$15,000 - \$24,999	73	3.8%	63	3.1%
\$25,000 - \$34,999	118	6.2%	103	5.0%
\$35,000 - \$49,999	202	10.6%	175	8.5%
\$50,000 - \$74,999	314	16.4%	299	14.6%
\$75,000 - \$99,999	351	18.4%	370	18.0%
\$100,000 - \$149,999	431	22.5%	538	26.2%
\$150,000 - \$199,999	157	8.2%	226	11.0%
\$200,000+	60	3.1%	86	4.2%

Median Household Income	\$77,225	\$86,154
Average Household Income	\$88,478	\$102,335
Per Capita Income	\$35,848	\$41,599

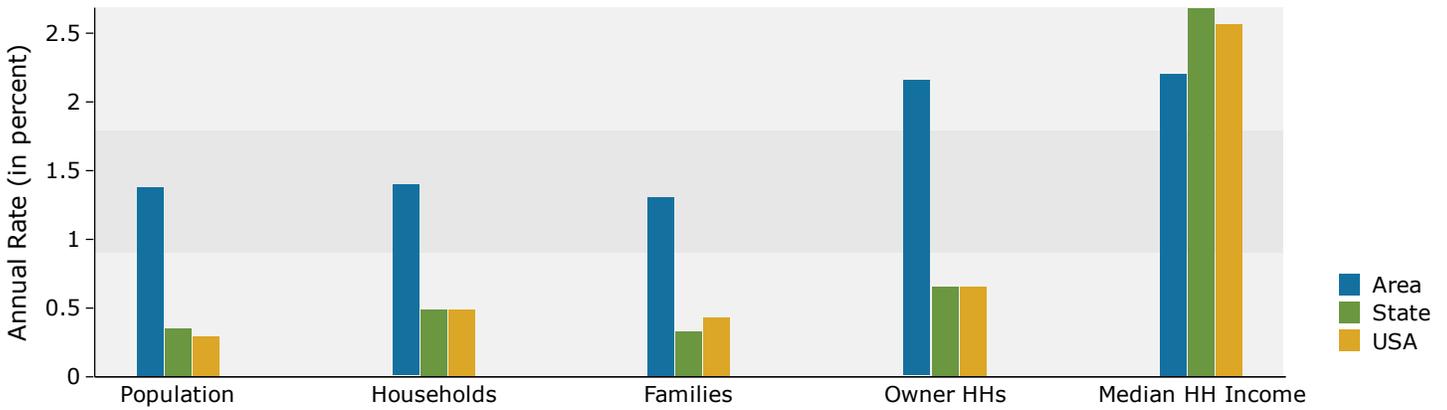
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	200	5.7%	217	5.5%	223	5.0%	240	5.0%
5 - 9	246	7.0%	228	5.8%	245	5.5%	252	5.3%
10 - 14	267	7.6%	242	6.1%	258	5.8%	273	5.7%
15 - 19	257	7.4%	290	7.3%	275	6.2%	247	5.2%
20 - 24	205	5.9%	247	6.2%	239	5.4%	223	4.7%
25 - 34	455	13.0%	582	14.7%	644	14.5%	651	13.7%
35 - 44	543	15.5%	500	12.6%	605	13.6%	712	15.0%
45 - 54	549	15.7%	528	13.3%	608	13.7%	604	12.7%
55 - 64	389	11.1%	544	13.7%	622	14.0%	665	14.0%
65 - 74	219	6.3%	358	9.0%	452	10.2%	521	10.9%
75 - 84	130	3.7%	161	4.1%	208	4.7%	287	6.0%
85+	36	1.0%	64	1.6%	68	1.5%	87	1.8%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,539	72.6%	2,288	57.8%	2,504	56.3%	2,572	54.0%
Black Alone	717	20.5%	1,047	26.4%	1,196	26.9%	1,329	27.9%
American Indian Alone	14	0.4%	14	0.4%	19	0.4%	21	0.4%
Asian Alone	73	2.1%	103	2.6%	119	2.7%	136	2.9%
Pacific Islander Alone	1	0.0%	4	0.1%	5	0.1%	5	0.1%
Some Other Race Alone	60	1.7%	201	5.1%	247	5.6%	289	6.1%
Two or More Races	92	2.6%	304	7.7%	357	8.0%	410	8.6%
Hispanic Origin (Any Race)	196	5.6%	383	9.7%	472	10.6%	548	11.5%

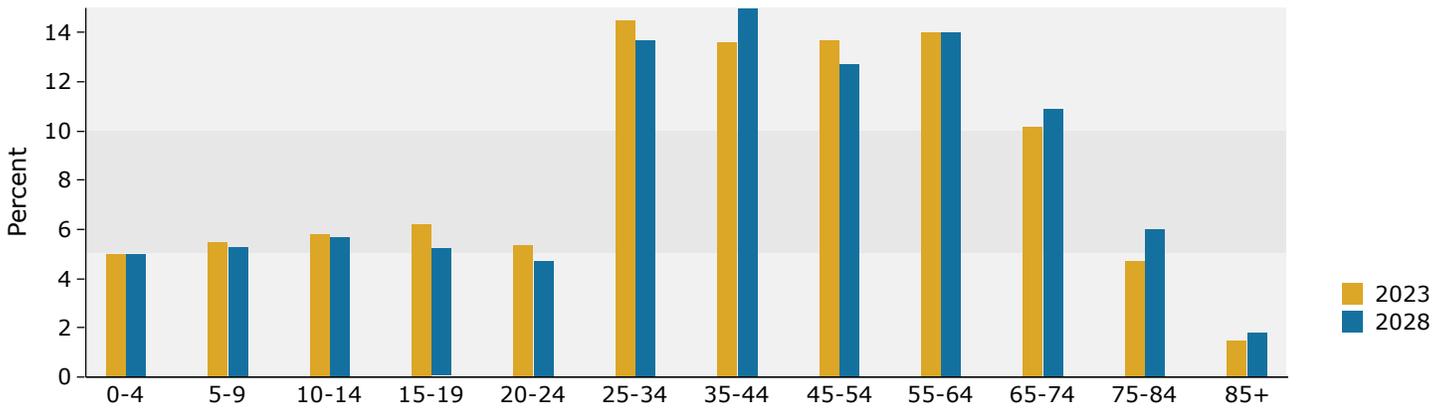
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

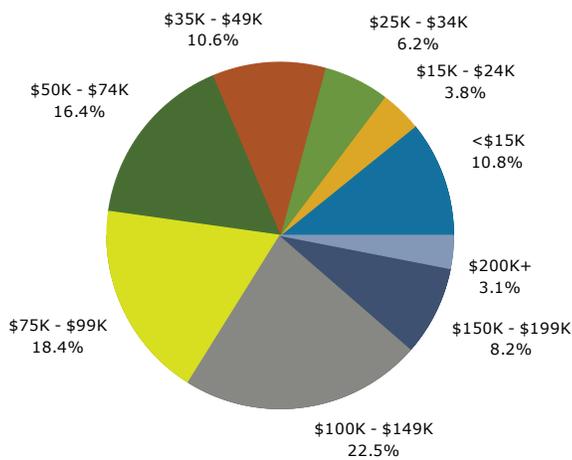
## Trends 2023-2028



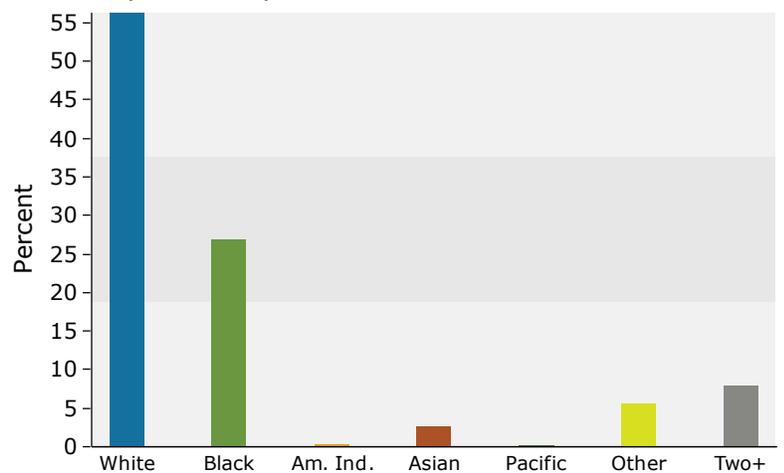
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 10.6%



# 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	2023	2028
Population	31,949	35,425	36,795	38,162
Households	11,752	13,175	13,833	14,474
Families	8,823	9,507	10,020	10,418
Average Household Size	2.72	2.69	2.66	2.64
Owner Occupied Housing Units	8,865	9,171	9,923	10,465
Renter Occupied Housing Units	2,887	4,004	3,910	4,009
Median Age	37.2	38.3	39.5	40.2

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.73%	0.35%	0.30%
Households	0.91%	0.49%	0.49%
Families	0.78%	0.33%	0.44%
Owner HHs	1.07%	0.66%	0.66%
Median Household Income	2.26%	2.69%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	981	7.1%	916	6.3%
\$15,000 - \$24,999	756	5.5%	688	4.8%
\$25,000 - \$34,999	1,223	8.8%	1,093	7.6%
\$35,000 - \$49,999	1,376	9.9%	1,209	8.4%
\$50,000 - \$74,999	2,336	16.9%	2,260	15.6%
\$75,000 - \$99,999	1,992	14.4%	2,023	14.0%
\$100,000 - \$149,999	2,698	19.5%	3,051	21.1%
\$150,000 - \$199,999	1,641	11.9%	2,170	15.0%
\$200,000+	831	6.0%	1,065	7.4%

Median Household Income	\$77,340	\$86,474
Average Household Income	\$98,495	\$112,135
Per Capita Income	\$37,433	\$42,991

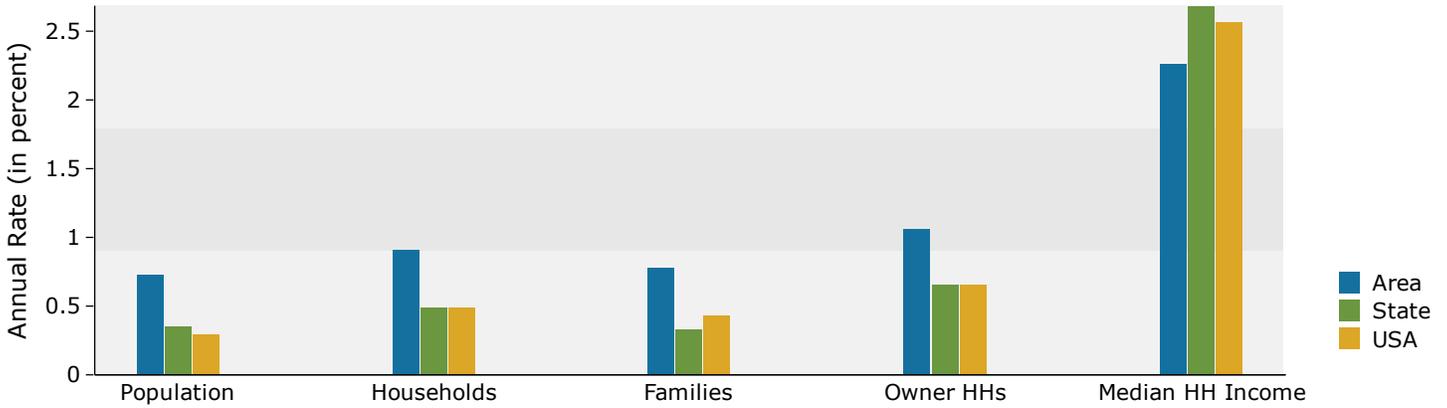
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,980	6.2%	2,062	5.8%	1,989	5.4%	2,080	5.5%
5 - 9	2,393	7.5%	2,376	6.7%	2,154	5.9%	2,141	5.6%
10 - 14	2,658	8.3%	2,541	7.2%	2,275	6.2%	2,288	6.0%
15 - 19	2,440	7.6%	2,591	7.3%	2,339	6.4%	2,111	5.5%
20 - 24	1,736	5.4%	2,228	6.3%	2,346	6.4%	2,119	5.6%
25 - 34	3,834	12.0%	4,401	12.4%	5,255	14.3%	5,553	14.6%
35 - 44	4,608	14.4%	4,437	12.5%	4,579	12.4%	5,036	13.2%
45 - 54	5,248	16.4%	4,729	13.3%	4,744	12.9%	4,572	12.0%
55 - 64	3,768	11.8%	4,884	13.8%	5,127	13.9%	5,030	13.2%
65 - 74	2,025	6.3%	3,257	9.2%	3,775	10.3%	4,241	11.1%
75 - 84	960	3.0%	1,474	4.2%	1,747	4.7%	2,376	6.2%
85+	300	0.9%	445	1.3%	465	1.3%	617	1.6%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	21,942	68.7%	19,401	54.8%	19,633	53.4%	19,573	51.3%
Black Alone	6,817	21.3%	9,276	26.2%	9,839	26.7%	10,474	27.4%
American Indian Alone	154	0.5%	202	0.6%	226	0.6%	248	0.6%
Asian Alone	956	3.0%	991	2.8%	1,078	2.9%	1,187	3.1%
Pacific Islander Alone	34	0.1%	31	0.1%	33	0.1%	33	0.1%
Some Other Race Alone	1,148	3.6%	2,765	7.8%	3,008	8.2%	3,355	8.8%
Two or More Races	897	2.8%	2,759	7.8%	2,978	8.1%	3,292	8.6%
Hispanic Origin (Any Race)	2,577	8.1%	4,626	13.1%	5,051	13.7%	5,617	14.7%

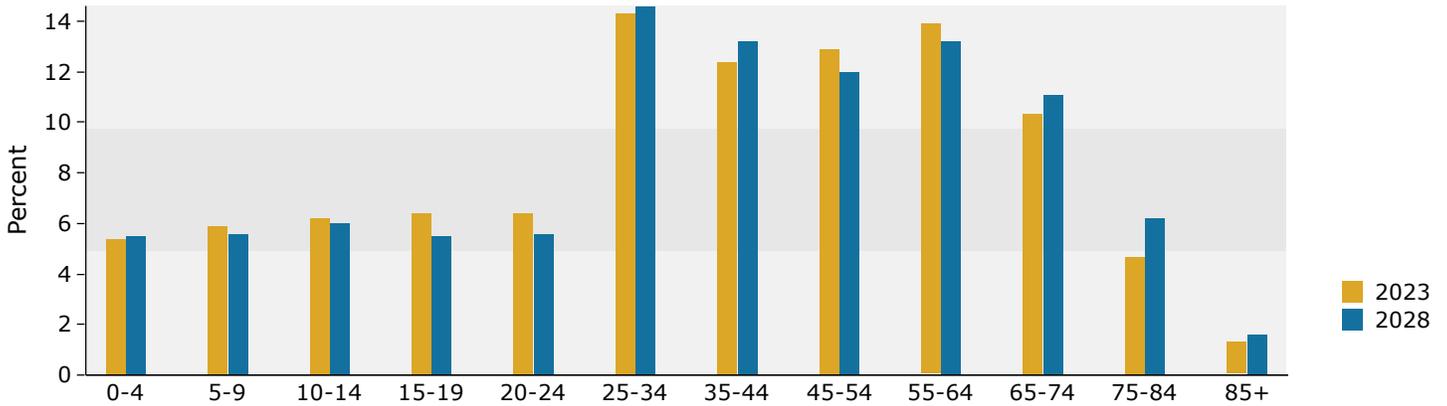
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

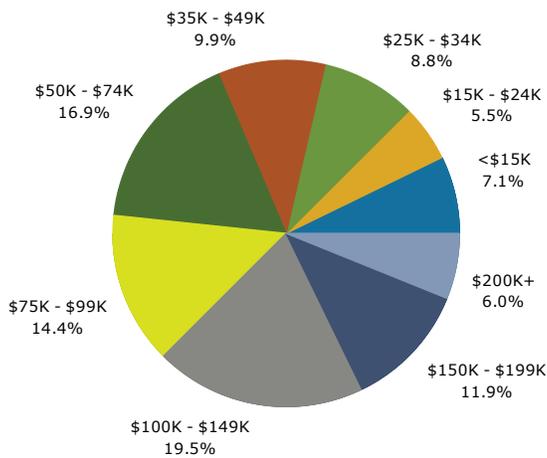
## Trends 2023-2028



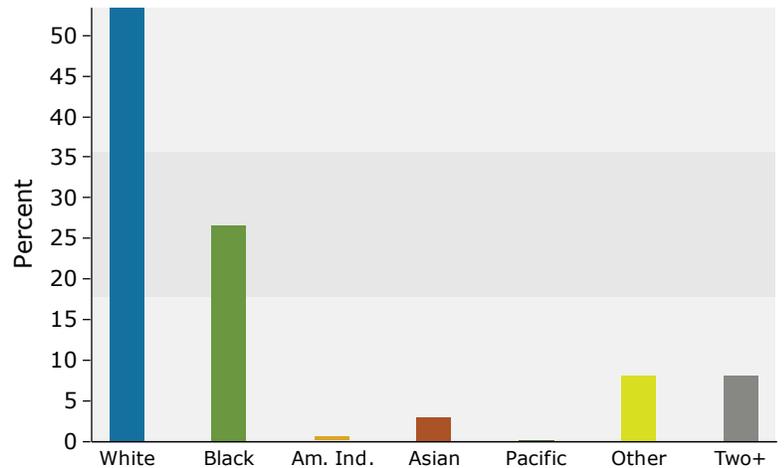
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 13.7%

Source: Esri forecasts for 2023 and 2028. 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	2023	2028
Population	66,199	75,207	79,858	82,334
Households	24,543	28,132	29,522	30,738
Families	18,292	20,328	21,208	21,956
Average Household Size	2.69	2.67	2.64	2.62
Owner Occupied Housing Units	18,512	19,877	21,517	22,727
Renter Occupied Housing Units	6,031	8,255	8,005	8,011
Median Age	37.5	38.9	39.9	40.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.61%	0.35%	0.30%
Households	0.81%	0.49%	0.49%
Families	0.70%	0.33%	0.44%
Owner HHs	1.10%	0.66%	0.66%
Median Household Income	2.19%	2.69%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,831	6.2%	1,693	5.5%
\$15,000 - \$24,999	1,509	5.1%	1,349	4.4%
\$25,000 - \$34,999	2,266	7.7%	2,011	6.5%
\$35,000 - \$49,999	2,878	9.7%	2,543	8.3%
\$50,000 - \$74,999	5,277	17.9%	5,059	16.5%
\$75,000 - \$99,999	4,525	15.3%	4,483	14.6%
\$100,000 - \$149,999	5,892	20.0%	6,639	21.6%
\$150,000 - \$199,999	3,366	11.4%	4,438	14.4%
\$200,000+	1,977	6.7%	2,522	8.2%
Median Household Income	\$79,296		\$88,381	
Average Household Income	\$101,774		\$115,764	
Per Capita Income	\$37,735		\$43,315	

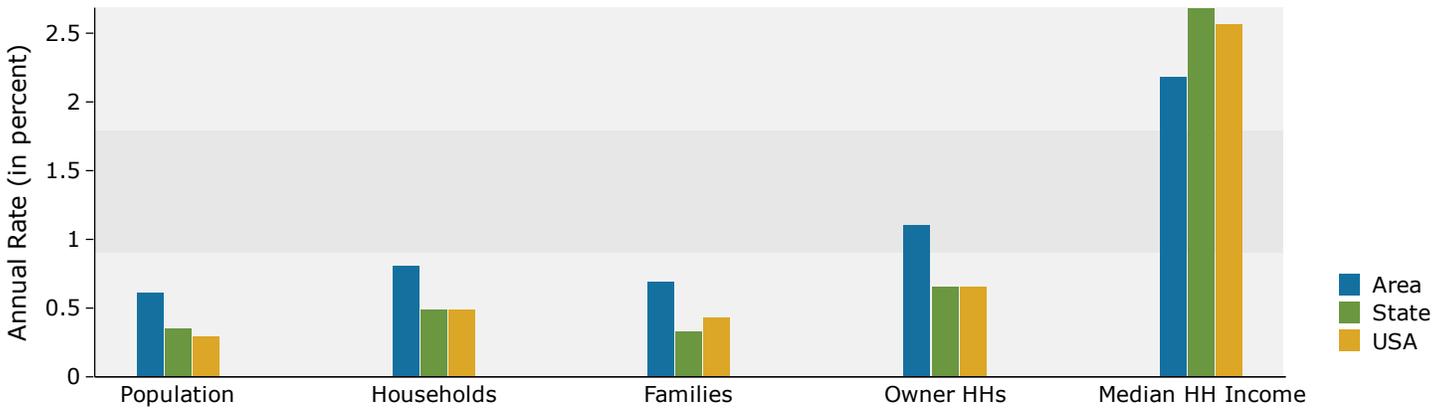
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,100	6.2%	4,254	5.7%	4,119	5.2%	4,276	5.2%
5 - 9	4,768	7.2%	4,932	6.6%	4,545	5.7%	4,480	5.4%
10 - 14	5,278	8.0%	5,384	7.2%	4,837	6.1%	4,866	5.9%
15 - 19	5,031	7.6%	5,371	7.1%	4,904	6.1%	4,548	5.5%
20 - 24	3,664	5.5%	4,535	6.0%	4,886	6.1%	4,446	5.4%
25 - 34	7,987	12.1%	9,319	12.4%	11,603	14.5%	11,758	14.3%
35 - 44	9,655	14.6%	9,482	12.6%	10,220	12.8%	11,403	13.8%
45 - 54	10,846	16.4%	9,944	13.2%	10,404	13.0%	10,012	12.2%
55 - 64	8,159	12.3%	10,484	13.9%	11,089	13.9%	10,597	12.9%
65 - 74	4,227	6.4%	7,261	9.7%	8,485	10.6%	9,355	11.4%
75 - 84	1,873	2.8%	3,286	4.4%	3,766	4.7%	5,261	6.4%
85+	610	0.9%	953	1.3%	999	1.3%	1,333	1.6%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	44,675	67.5%	40,063	53.3%	41,184	51.6%	40,730	49.5%
Black Alone	14,887	22.5%	21,036	28.0%	23,184	29.0%	24,484	29.7%
American Indian Alone	304	0.5%	429	0.6%	501	0.6%	545	0.7%
Asian Alone	2,119	3.2%	2,387	3.2%	2,583	3.2%	2,823	3.4%
Pacific Islander Alone	76	0.1%	89	0.1%	93	0.1%	94	0.1%
Some Other Race Alone	2,243	3.4%	5,459	7.3%	6,086	7.6%	6,813	8.3%
Two or More Races	1,895	2.9%	5,745	7.6%	6,227	7.8%	6,843	8.3%
Hispanic Origin (Any Race)	4,987	7.5%	9,170	12.2%	10,298	12.9%	11,466	13.9%

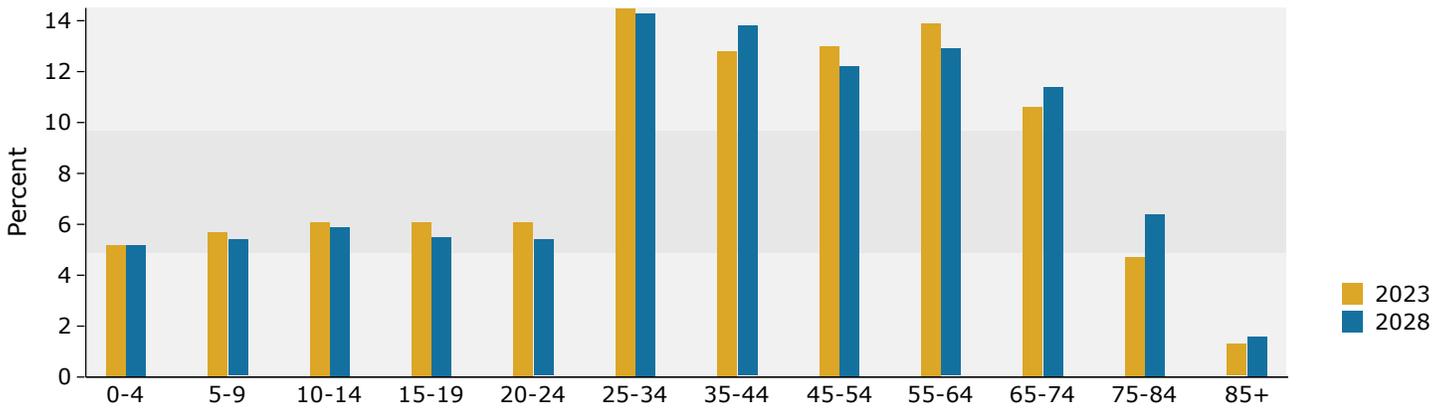
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

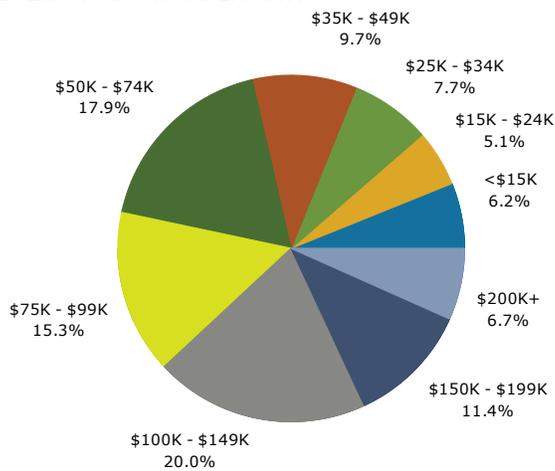
## Trends 2023-2028



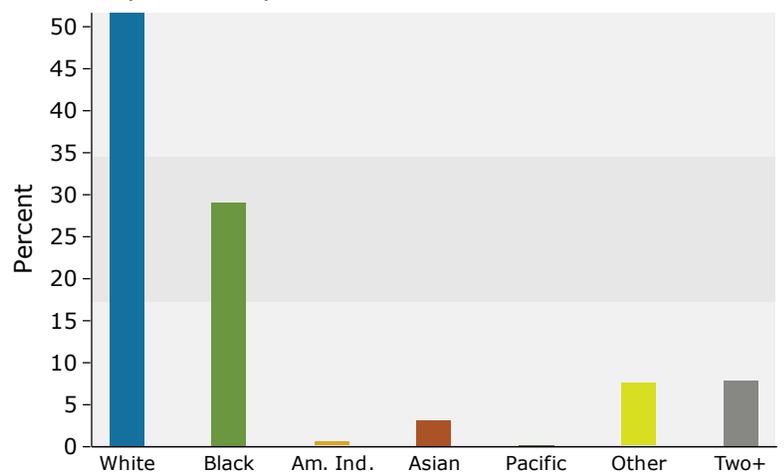
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 12.9%