



MOORE'S LAKE RESTAURANT SITE

2501 REDWATER RIDGE RD, CHESTER, VA 23831

BUILD TO SUIT LEASE OR PURCHASE



UPSCALE RESTAURANT SITE IN BOOMING DEVELOPMENT AREA OF CHESTERFIELD COUNTY

PROPERTY FEATURES

- ▶ **Build to suit opportunity for experienced restaurant user, lease or purchase, ± 10,000 SF on ± 1 acre site**
- ▶ Adjacent to The Jane at Moore's Lake, an upscale, 385 apartment community with an additional 720 apartments, 152 townhomes and 240 condos in development stages for a total of over **1,470 new living units within walking distance** of restaurant site, community trails and other amenities
- ▶ Close proximity to heavily trafficked retail hub at intersection of Route 1 and Route 10 that features Hobby Lobby, Home Depot, Lowe's, Target, TJ Maxx, HomeGoods, Kohl's, Ulta Beauty, Tropical Smoothie, Starbucks, Burlington, Petco, Tractor Supply, Kroger, Truist Bank, Chipotle, Chick-fil-A
- ▶ Potential for monument signage on Route 1
- ▶ Easy access to Interstates I-95 (< 2 mi) and I-288 (< 2 mi)
- ▶ Average vehicles per day on Route 1 ± 22,000

PROPERTY FEATURES

Restaurant Site ± 1 acre ± 10,000 square feet

Nearby attractions and businesses

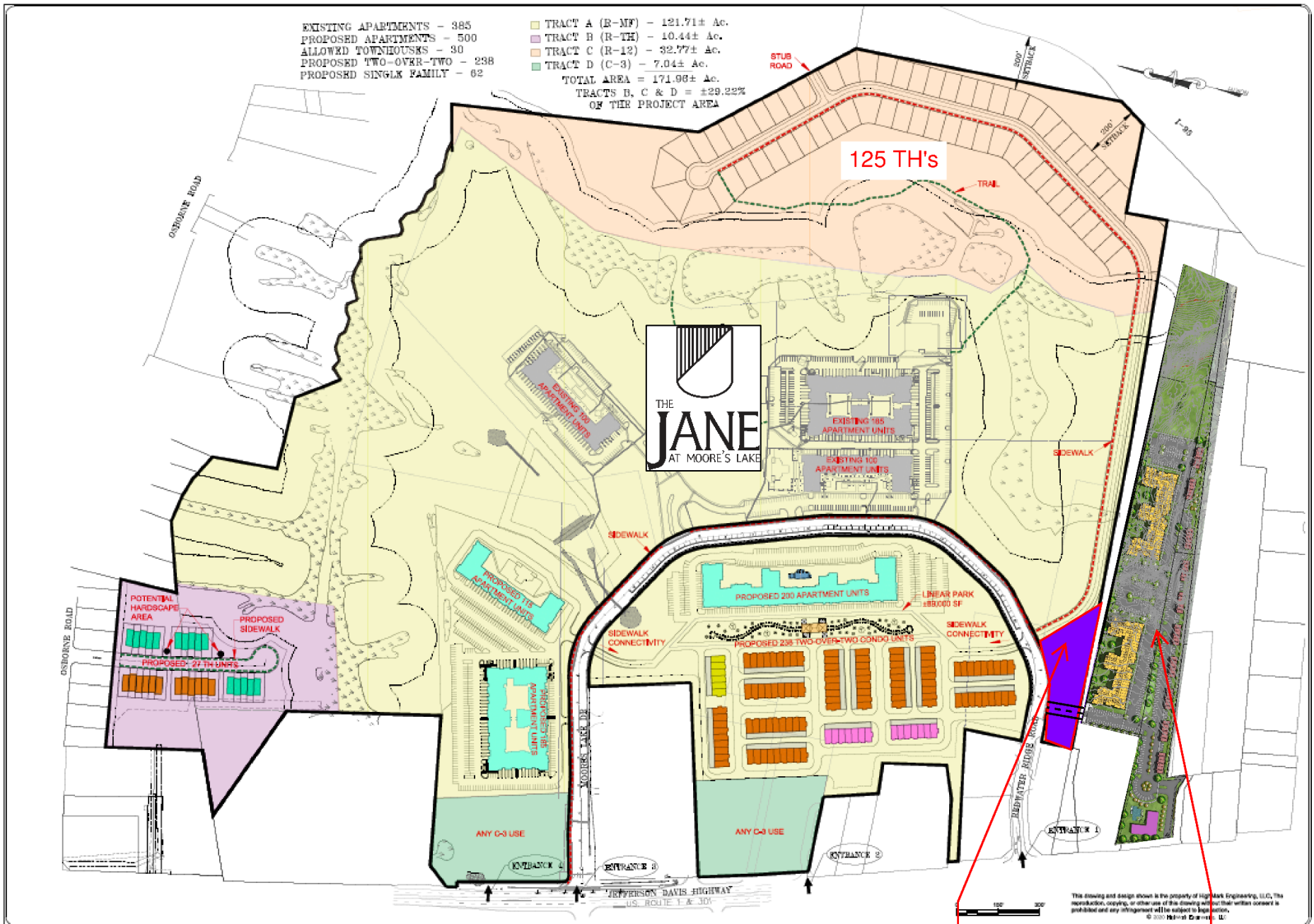


PROPERTY CONTACT

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MASTER SITE LAYOUT



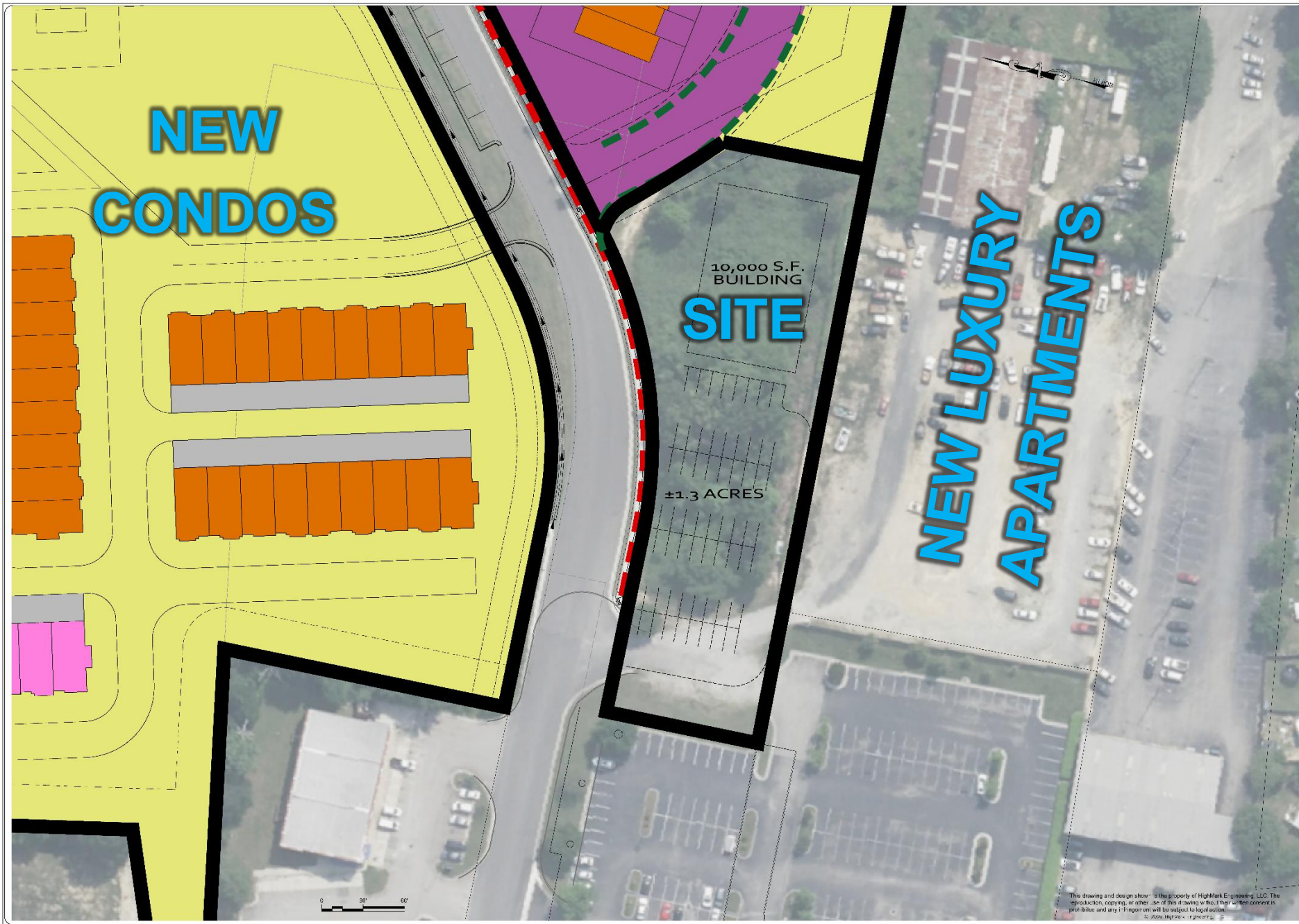
US ROUTE 1

± 22,000 VEHICLES PER DAY

RESTAURANT AREA

BREEDEN LUXURY APARTMENTS

CONCEPTUAL BUILDING SITE LAYOUT



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