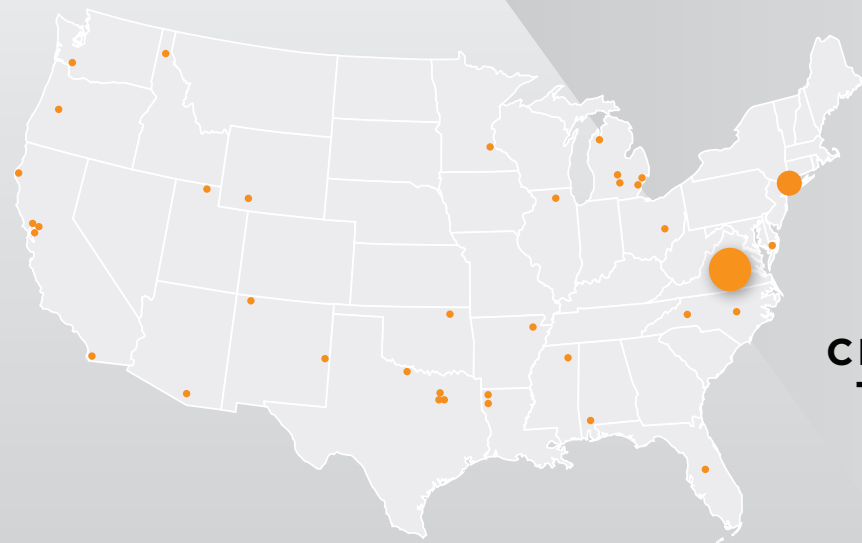


# ROUSEPROPERTIES

1114 AVE OF THE AMERICAS  
NEW YORK, NY 10036  
INFO@ROUSEPROPERTIES.COM  
212-608-5108



## CHESTERFIELD TOWNE CENTER

11500 MIDLOTHIAN TURNPIKE  
RICHMOND, VA 23235

## Chesterfield Towne Center

is the largest enclosed shopping center in the Richmond area. Located at the intersection of some of Richmond's major thoroughfares, it is highly visible, easily accessible and provides a desired retail lineup to the residents and college student shoppers.

ROUSEPROPERTIES.COM | NYSE: RSE

# ROUSEPROPERTIES



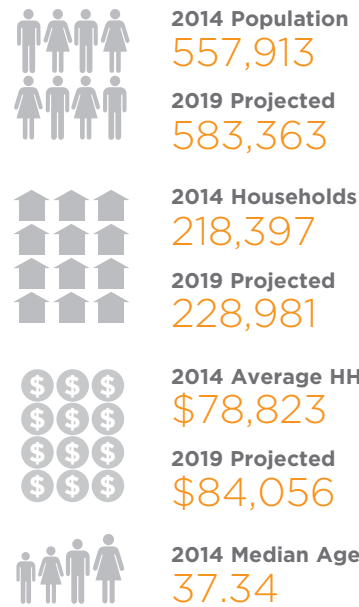
# CHESTERFIELD TOWNE CENTER

RICHMOND, VIRGINIA

# Chesterfield Towne Center

A retailer cornerstone for the affluent community and numerous college students it serves.

## Trade Area Profile



## Mall Information

**Market**  
Richmond, VA

**Description**  
Single level, enclosed, regional

**Anchors**  
Macy's, JCPenney, T.J. Maxx/  
HomeGoods, At Home and Sears

**Total Retail Square Footage**  
1,016,000

**Parking Spaces**  
4,417

**Opened**  
1975

**Expanded**  
1996

**Renovated**  
2008

## 20-Mile Radius

2014 Population	965,651
2019 Projected	1,013,007
2014 Households	379,545
2019 Projected	398,604
2014 Median Age	37.71
2014 Average HHI	\$77,169
2019 Projected	\$82,250

**Daytime Employment**

3-mile Radius	36,604
5-mile Radius	77,509

Source: Claritas, Inc.



Chesterfield Towne Center

## 5 Compelling Reasons to Locate Here

### Desirable Merchandise Mix

As the largest enclosed shopping center in the Richmond area, Chesterfield Towne Center offers a strong lineup of retailers including Macy's, Ulta, Ann Taylor Loft, Francesca's, Fink's (high end local jeweler and Rolex operator) and a strong junior lineup including the new prototype Hollister; which is only 1 of 5 in the US.

### High Visibility and Easy Accessibility

At the center of one of Chesterfield County's retail hubs located at the intersection of Midlothian Turnpike and Huguenot Road; two major thoroughfares in the area

Mall entrance roads Route 60 and Route 147 have an average of 93,000 cars traveling on them daily

### Young, Professional & Wealthy Customers

Located in one of Richmond's most affluent areas with an average household income of \$102,713 and a median age of 37.1 years old

70% of the population are white collar employed with strong education levels (37% have a college degree)

### Affluent Housing Market

Within the county of Chesterfield, and in close proximity to the mall, there are 17 elite, high-end master-planned communities as identified by Chesterfield Monthly. These 17 neighborhoods are made up of the highest priced neighborhoods and subdivisions. These are also the neighborhoods where the most

homes were sold in Chesterfield County over the last several years. Home prices in the Elite 17 range from \$300,000-\$800,000+, with an average home size of 4,500 feet, more than double the county-wide average size of homes

### Hub for Higher Learning

Over 70,000 students are enrolled in the 4 colleges located within 20 miles of the mall including the University of Richmond and Virginia Commonwealth University

