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NORTHROP GRUMMAN

Capital One  
Data Center

1  
RETAIL/FLEX

2  
FLEX/INDUSTRIAL

3  
FLEX/INDUSTRIAL

MEADOWVILLE

amazon  
Fulfillment Center

# Development Sites For Sale at New Price

FOR SALE | River's Bend, Chester | VA

## FEATURES

- River's Bend Center
- Great visibility and access to I-295
- 14 miles from Richmond Airport
- Hotel and retail amenities adjacent to park
- Heavily landscaped setting with lake, pavilion area and walking trails
- Surrounded by established residential neighborhoods
- Tenants in River's Bend include Capital One, General Dynamics, Merit Medical and Carl Zeiss Optics
- Across I-295 via Meadowville interchange from Amazon Fulfillment Center, Capital One Data Center and Northrup Grumman



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Accelerating success.





#### 2018 ESTIMATED DEMOGRAPHICS



##### Current Population

1 Miles  
1,786

3 Miles  
15,316

5 Miles  
45,571



##### Average Household Income

1 Miles  
\$151,561

3 Miles  
\$104,977

5 Miles  
\$79,859

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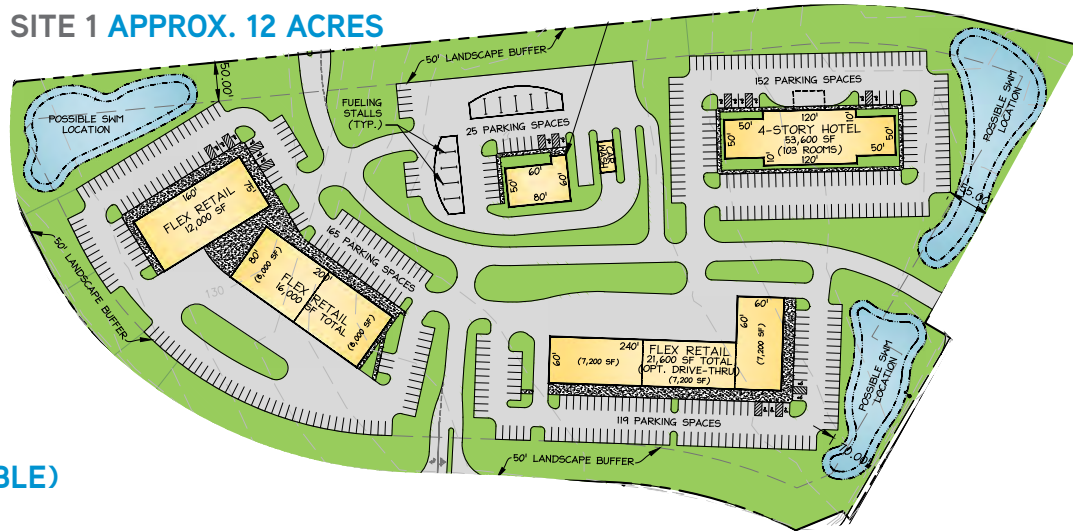
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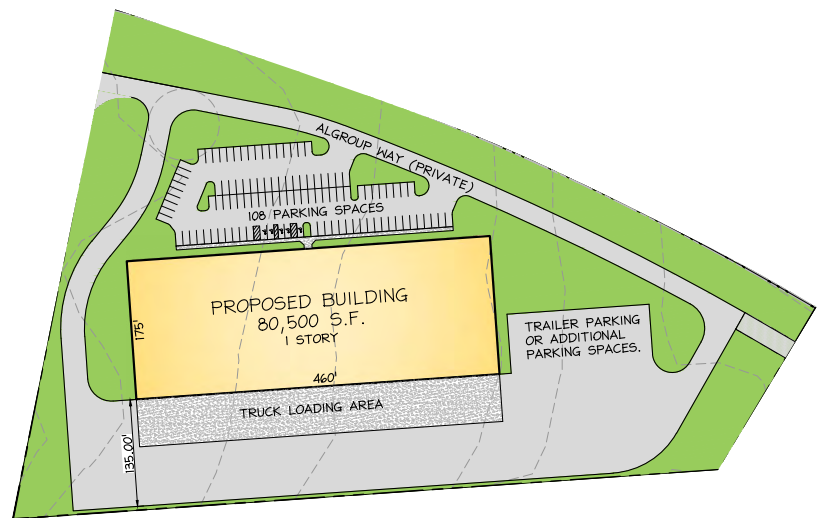
## SITE 1 APPROX. 12 ACRES



## SITE 2 APPROX. 8 ACRES (USABLE)



## SITE 3 APPROX. 10 ACRES



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