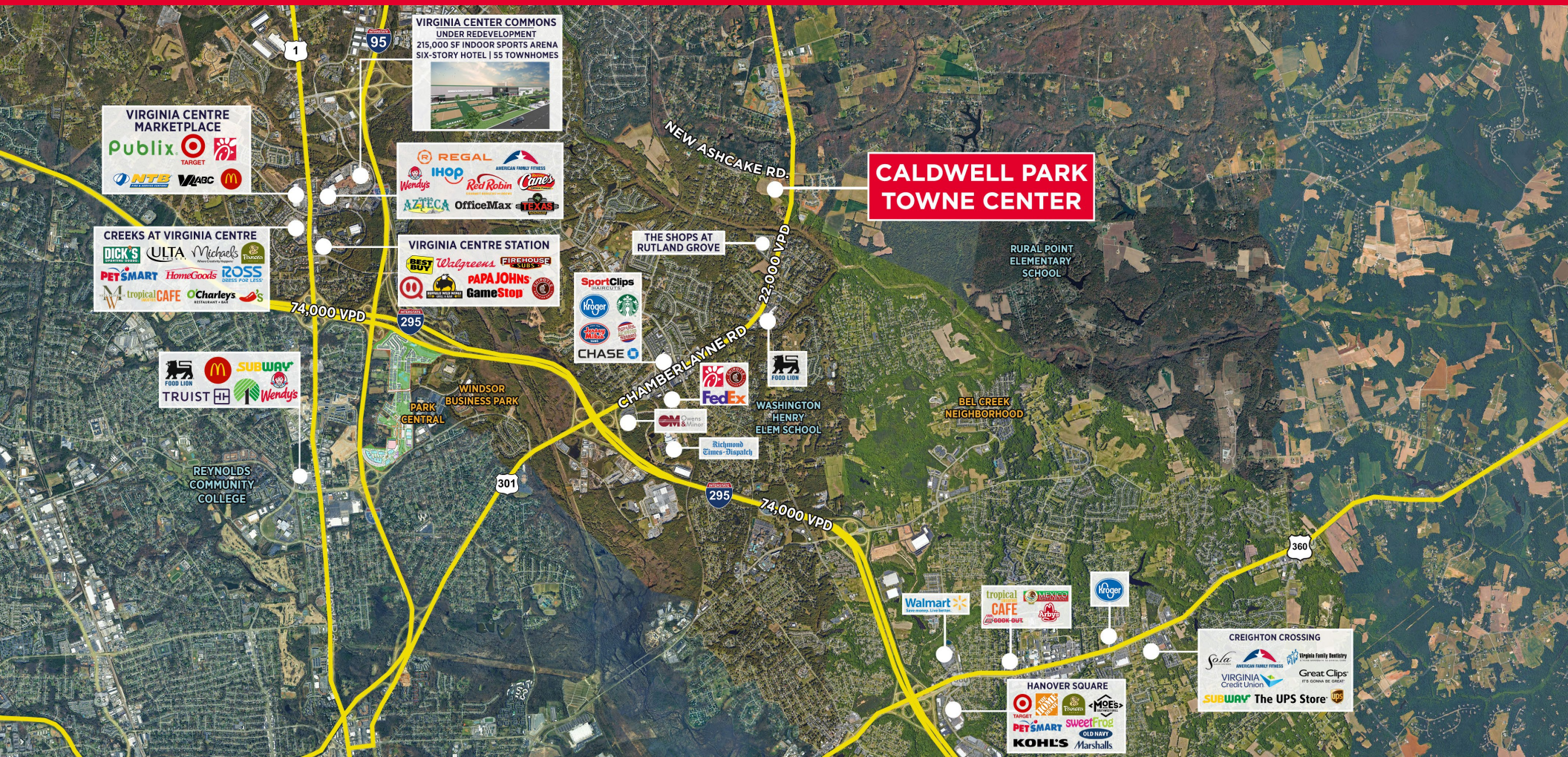


Caldwell Park Towne Center

10077 Chamberlayne Road
Mechanicsville, Virginia 23116

Now Pre-Leasing Grocery Anchored Center | Outparcels and Inline Space



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Caldwell Park Towne Center

Property Highlights

NOW PRE-LEASING

TWO RETAIL PAD SITES AVAILABLE

PAD SITE SIZES

From .75 acres up to 1.3 acres

RETAIL SPACE AVAILABLE

From 1,000 - 8,400 SF

End Cap Units with outdoor seating

COMMENTS

- Watkins Real Estate Group New Development delivering Q3 2028
- Grocery Anchored Mixed Use development under construction, retail buildings & outparcels 2027
- Dynamic location surround by strong residential growth
- Great access from Chamberlayne & New Ashcake Roads
- Close proximity to Pearson's Corner Elementary, Oak Knoll Middle and Hanover High School

TRAFFIC COUNTS



22,000 VPD
Chamberlayne Rd.

16,000 VPD
New Ashcake Rd.

MULTIFAMILY DEVELOPMENTS

- Asbury at Caldwell: five building, 232-unit high end apartments
- 185 + Townhomes

Join Nearby Retailers & Co-Tenants



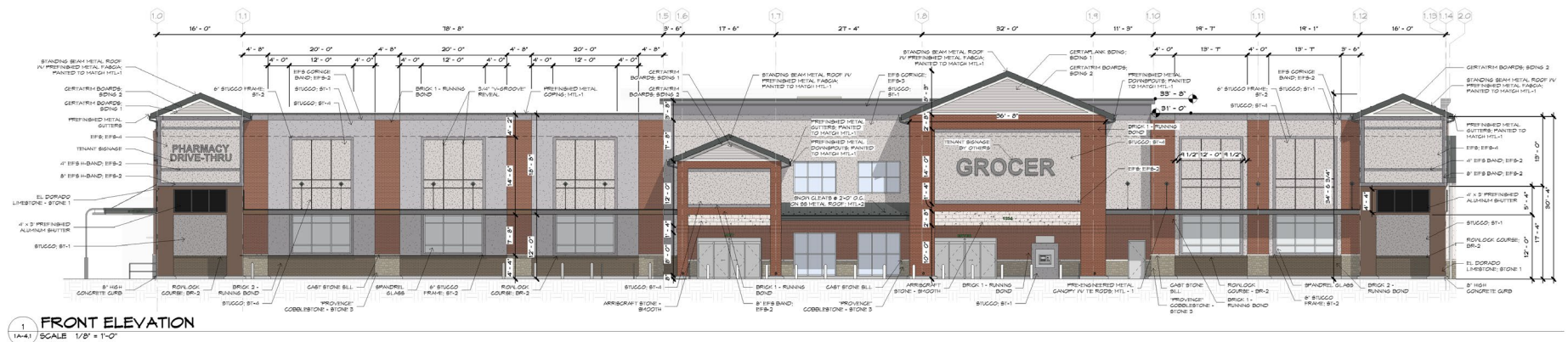
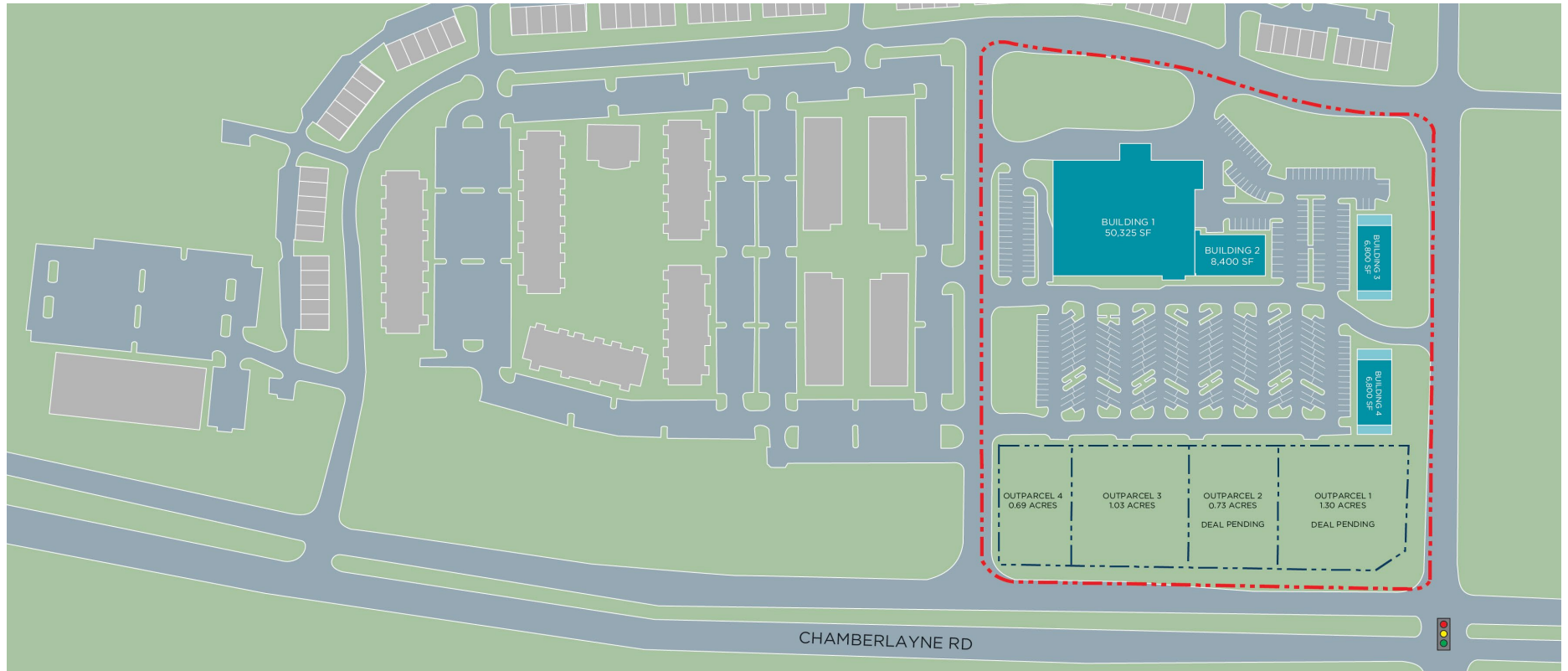
Caldwell Park Towne Center

Site Plan



Caldwell Park Towne Center

Site Plan



Caldwell Park Towne Center

Demographics

5-MILE DEMOGRAPHICS



67,321
2026 TOTAL
POPULATION

68,360
2029 PROJECTED
POPULATION



26,181
2026 TOTAL
HOUSEHOLDS

26,716
2029 PROJECTED
HOUSEHOLDS



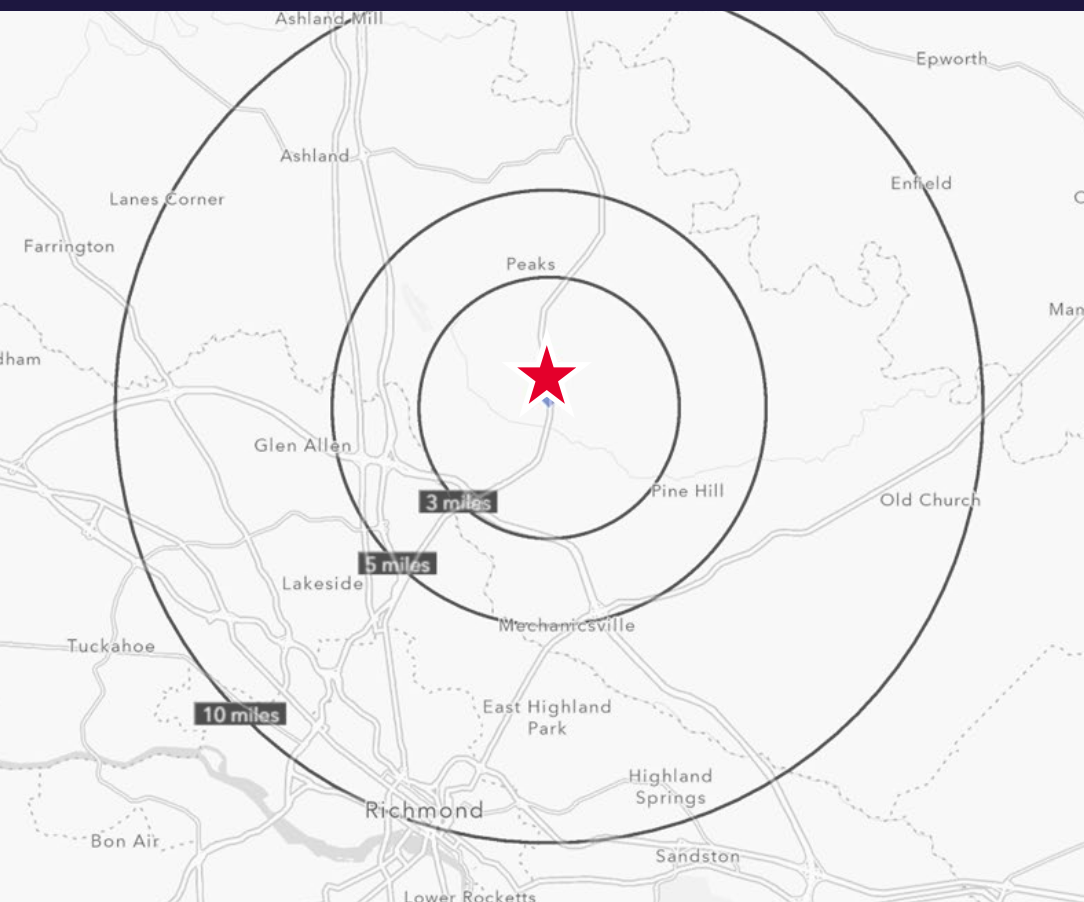
\$154,306
2026 AVG.
HOUSEHOLD
INCOME

\$153,305
2029 PROJECTED
AVG. HOUSEHOLD
INCOME



43.1
2026 MEDIAN
AGE

43.8
2029 PROJECTED
MEDIAN AGE

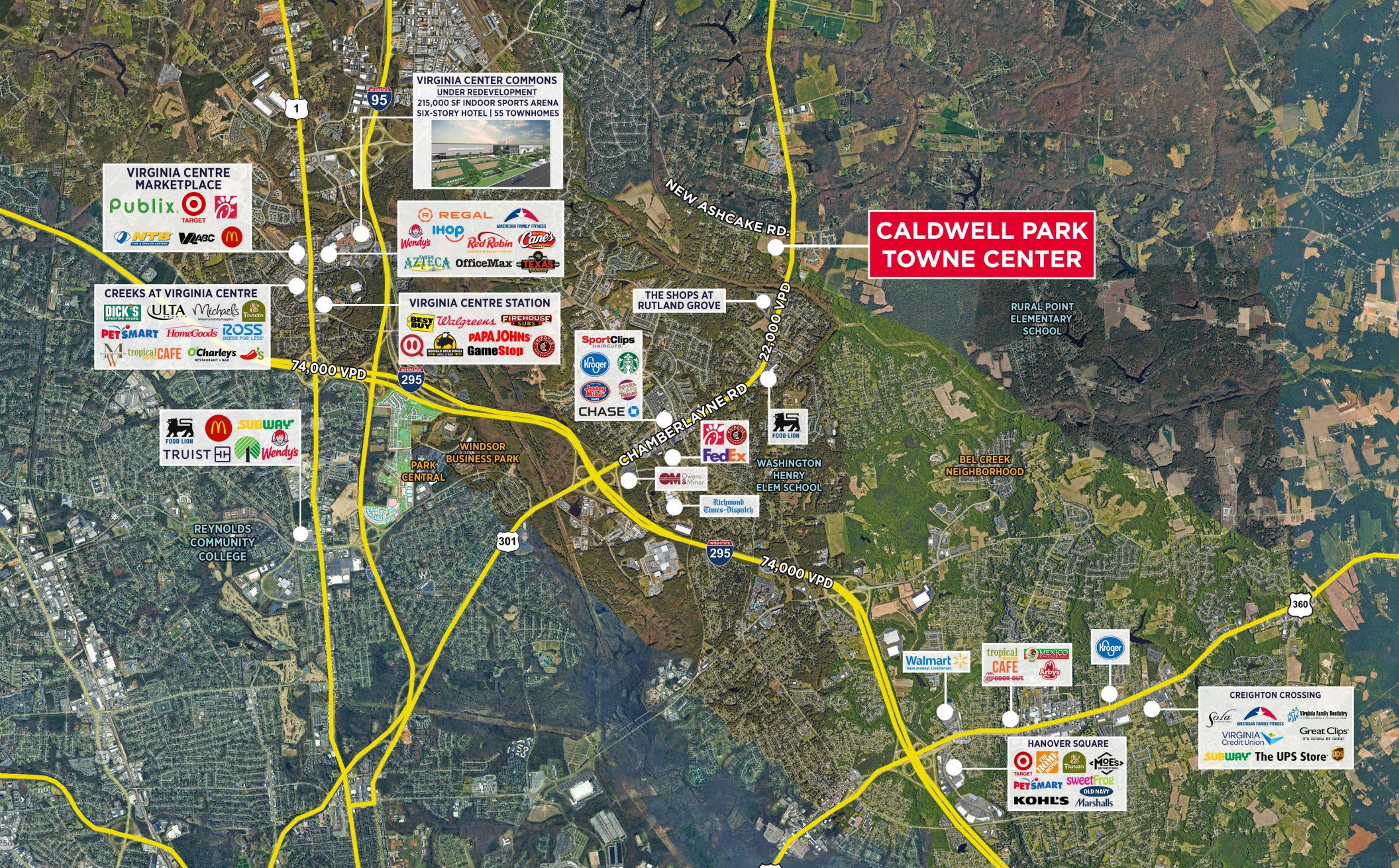


DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	1,777	30,351	67,321
No. of Households	617	10,984	26,181
Avg. Household Income	\$169,150	\$189,496	\$154,306
Daytime Population	1,166	21,398	65,117

Caldwell Park Towne Center

Residential Aerial





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CUSHMAN & WAKEFIELD | **THALHIMER**

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