

FOR LEASE

# SPRINGLINE

AT DISTRICT 60

Available Spring 2025

segall  
GROUP









## Project Overview

**Springline at District 60** is a multiphase, mixed-use development at VA Route 60 (Midlothian Turnpike) and Chippenham Parkway, which carries over 120,000 vehicles per day. This \$1 billion public/private partnership will feature more than 1,200 residential units, 120,000 SF of retail and 300,000 SF of office space, 2 hotels, a large conference center and an anchor retail building focused on music and entertainment. Arts and fitness activities will be programmed for the project's Celebration Park, a special entertainment and outdoor fitness space, along with other outdoor green space and a multi-use walking/running and biking path connecting with the adjacent Boulders Office Campus. Once complete, the project will offer Chesterfield County residents and the Richmond DMA a dynamic new destination and a catalyst for further redevelopment of Chesterfield County's Midlothian corridor.



## At a Glance - Drive Time

The demographic projections for both primary and secondary markets are detailed below. The Richmond-Petersburg DMA boasts a population of 1,486,933 and is expected to experience robust and steady growth of approximately 15% over the next five years

2023 Demographics	Primary Market (20 min DT)	Secondary Market (30 min DT)
 Population	<b>546,264</b>	<b>1,022,786</b>
 Population Growth (2029)	<b>564,241</b>	<b>1,056,509</b>
 Average HH Income	<b>\$108,399</b>	<b>\$120,256</b>
 Education		
High School	<b>19.6%</b>	<b>19.3%</b>
Bachelor's Degree or Higher	<b>44.2%</b>	<b>46.1%</b>
 Employees	<b>302,808</b>	<b>566,270</b>
 Traffic Count	<b>48,000 AADT</b> Midlothian Tpke (Rt. 60)	<b>78,000 AADT</b> Chippenham Pkwy (Rt. 150)

*Provided by Chesterfield Economic Development*

**A ROBUST  
RESIDENTIAL  
COMMUNITY**

*A 20 minute drive-time primary market with a population over 495,000 and growing with an average household income of almost \$103,000.*

**OFFICE WORKERS**

*Springline, when complete, will have 340,000 SF of office space and over 1,500 office workers available to shop and dine daily. Additionally, Springline is connected directly to The Boulder's Office Park Campus which, since 2023, averaged 2,688 visits lasting two hours or more.*

**CHIPPENHAM &  
JOHNSTON-WILLIS  
HOSPITAL**

*Part of the HCA Virginia System, one of the largest hospitals in Richmond and the 9<sup>th</sup> largest in Virginia boasting 2,500 employees and over 750 beds. This huge generator of economic activity is only 2.5 miles from Springline at District 60.*

**TOURISM**

*More than 16 Million Visitors generating \$3.7 Billion in spending (2023 Richmond Tourism Report) are available to Springline.*

### KEY

★ Springline at District 60:  
7100 Midlothian Tpke,  
Richmond, VA 23225

Primary Market

Secondary Market

### COUNTIES

- 1 Richmond
- 2 Colonial Heights
- 3 Hopewell
- 4 Petersburg
- 5 Chesterfield
- 6 Charles City
- 7 New Kent
- 8 Hanover
- 9 Goochland
- 10 Powhatan
- 11 Henrico

### STATISTICS

- Richmond DMA Population: 1,486,933
- Annual Richmond DMA Tourism Stats:  
Each year, more than 16 million people visit the Richmond Region, and they contribute close to \$3.7 billion to the local economy. Tourism generates almost 24,000 jobs in the Richmond Region  
(source: <https://www.visitrichmondva.com/partners/economic-impact/>)

### ACCESS / CONNECTIVITY

The Site highlights excellent connectivity (20-30 minute drive time) to Downtown Richmond and the Surrounding Counties.

# 42

Acre Site

# \$1B

Public/Private Development

JOHNSTON-WILLIS HOSPITAL  
5 MI AWAY  
750+ BEDS  
COMBINED NETWORK

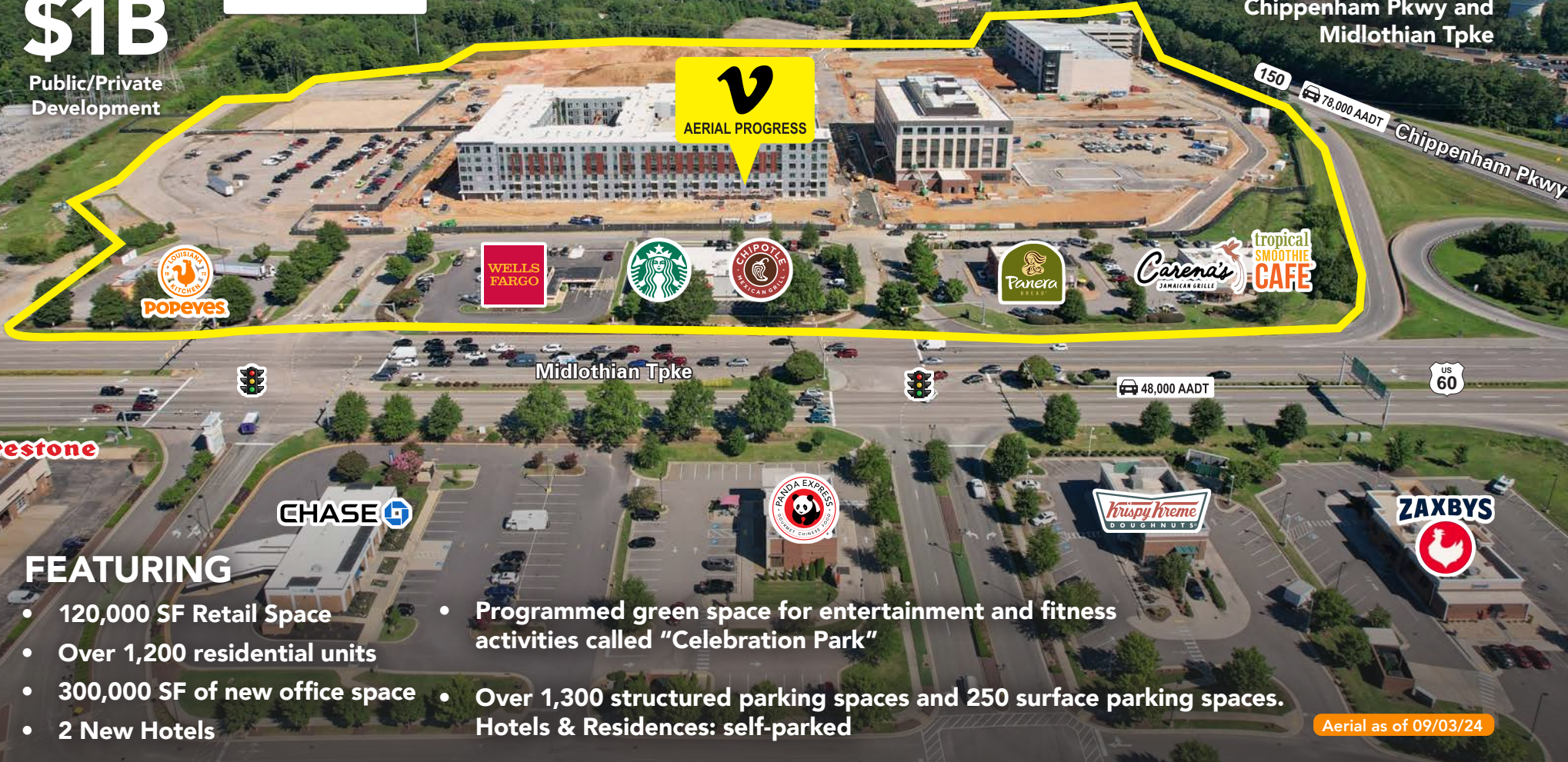
THE BOULDERS OFFICE PARK  
1,131,234 SF

CHIPPENHAM HOSPITAL  
LEVEL 1 TRAUMA CENTER  
750+ BEDS  
COMBINED NETWORK

# 2

## SIGNALIZED INTERSECTIONS

where over 120,000 cars a day converge at Chippenham Pkwy and Midlothian Tpke



## FEATURING

- 120,000 SF Retail Space
- Over 1,200 residential units
- 300,000 SF of new office space
- 2 New Hotels
- Programmed green space for entertainment and fitness activities called "Celebration Park"
- Over 1,300 structured parking spaces and 250 surface parking spaces. Hotels & Residences: self-parked

Aerial as of 09/03/24



**PARCEL**

**OVERVIEW**

- 1 + 4** Residential with ground floor retail & restaurants. One of the largest parcels for multi-family development. Between 500-700 apartment units and 50,000-70,000 SF of retail space. Ground Break in 2028.
- 2** A 275-room full-service Hilton Hotel and Conference Center developed, owned and operated by the [Shamin Hotel Group](#) open in late 2027. The hotel will have meeting rooms up to 30,000 SF that can accommodate medium size conventions.
- 3** A 120-room limited service hotel and a 245-unit residential mixed-use building with ground floor retail & restaurant space to break ground in early 2025 and open in late 2027.  
  
Anchor Entertainment Building: a 3 story building which will house a major entertainment anchor and new corporate offices.  
  
Parking Garage : A 1,340 car parking garage is now in construction with 790 garage spaces available by Q1-2025 with remaining 550 spaces delivering with the 2<sup>nd</sup> office building by 2028. Each residential and hotel parcel are self-parked.
- 5** Currently under construction and delivering both retail and residential space in Q1 2025, "The James I" – a 298-unit apartment building with 28,000 square feet of retail and restaurant space along with a 417-car parking garage.
- 6** 300,000 Square Feet of Office Space  
  
Building 1, containing 150,000 SF which delivers in Q1-2025, will have 800 office workers daily featuring the following Tenants: Timmons Group, Chesterfield County Economic Development and Chesterfield County Department of Education. Building 1 is now fully leased.  
  
Building 2 which contains another 150,000 SF of office space to break ground by Q4-2026.

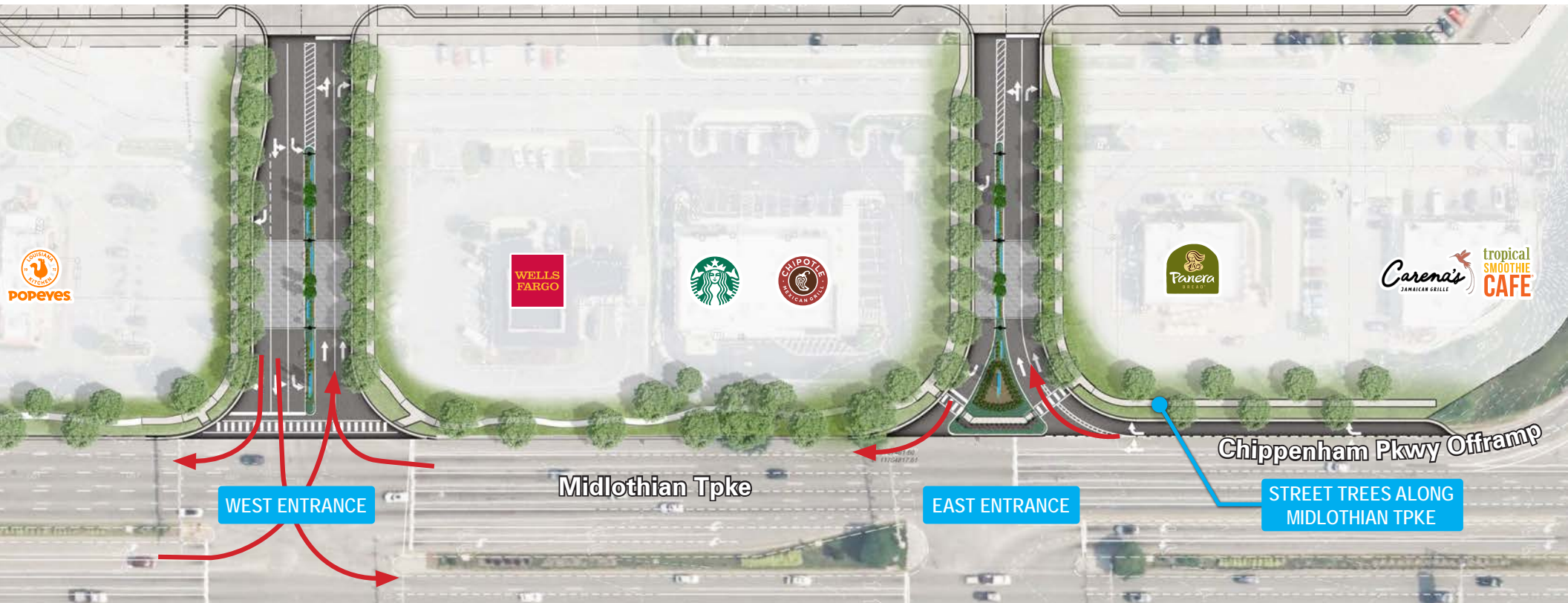
*\*The above are estimates and subject to change.*



**WEST ENTRANCE AFTER - PHASE I**



**EAST ENTRANCE AFTER - PHASE I**



**WEST ENTRANCE**

**Midlothian Tpke**

**EAST ENTRANCE**

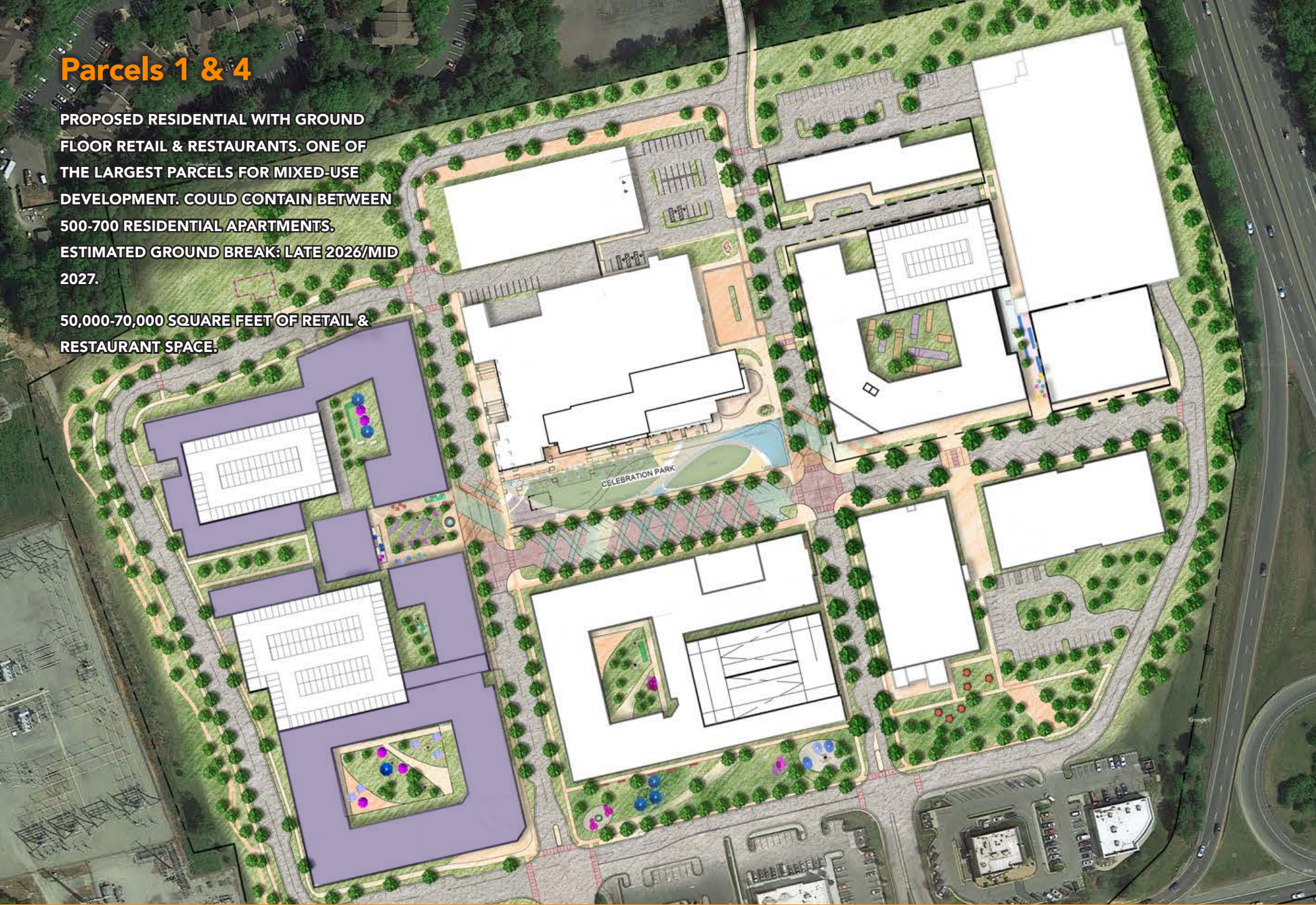
**Chippenham Pkwy Offramp**

**STREET TREES ALONG MIDLOTHIAN TPKE**

## Parcels 1 & 4

PROPOSED RESIDENTIAL WITH GROUND FLOOR RETAIL & RESTAURANTS. ONE OF THE LARGEST PARCELS FOR MIXED-USE DEVELOPMENT. COULD CONTAIN BETWEEN 500-700 RESIDENTIAL APARTMENTS. ESTIMATED GROUND BREAK: LATE 2026/MID 2027.

50,000-70,000 SQUARE FEET OF RETAIL & RESTAURANT SPACE.





## Parcel 2

- Full-service Hilton and Conference Center
- 275 Rooms
- 3 major restaurant spaces (size TBD)
- Can accommodate medium format conventions with over 30,000 SF of meeting room space
- Open in late 2027



## Parcel 3

A 120-room limited service hotel and a 245-unit residential mixed-use building with ground floor retail & restaurant space opening in late 2027.



## Parcel 3 - Anchor Entertainment Building

A 3 story building, with direct connection to parking deck, which will house a major entertainment anchor and new corporate offices.



Parking Garage -  
1,340 spaces at completion



## Parking Garage

1,340 car parking garage is now under construction with 790 garage spaces available by Q1-2025 with the remaining 550 spaces delivering with the 2<sup>nd</sup> office building by 2028.

All parking at Springline will be free to retail customers



## Parcel 5

- Multifamily with retail
- 298 residential apartments and 20,000 SF of amenities
- 417 parking spaces in a five level parking deck
- 28,000 SF of retail and restaurant space
- Delivers to apartment tenants Q1-2025



## Parcel 6

300,000 Square Feet of Office Space

### Building 1

- 150,000 SF
- 800 office workers daily featuring the following tenants: Timmons Group, Chesterfield County Economic Development and Chesterfield County Department of Education.
- Fully leased
- Delivers in Q1-2025

### Building 2

- 150,000 SF of additional office space
- Ground break in Q4-2026

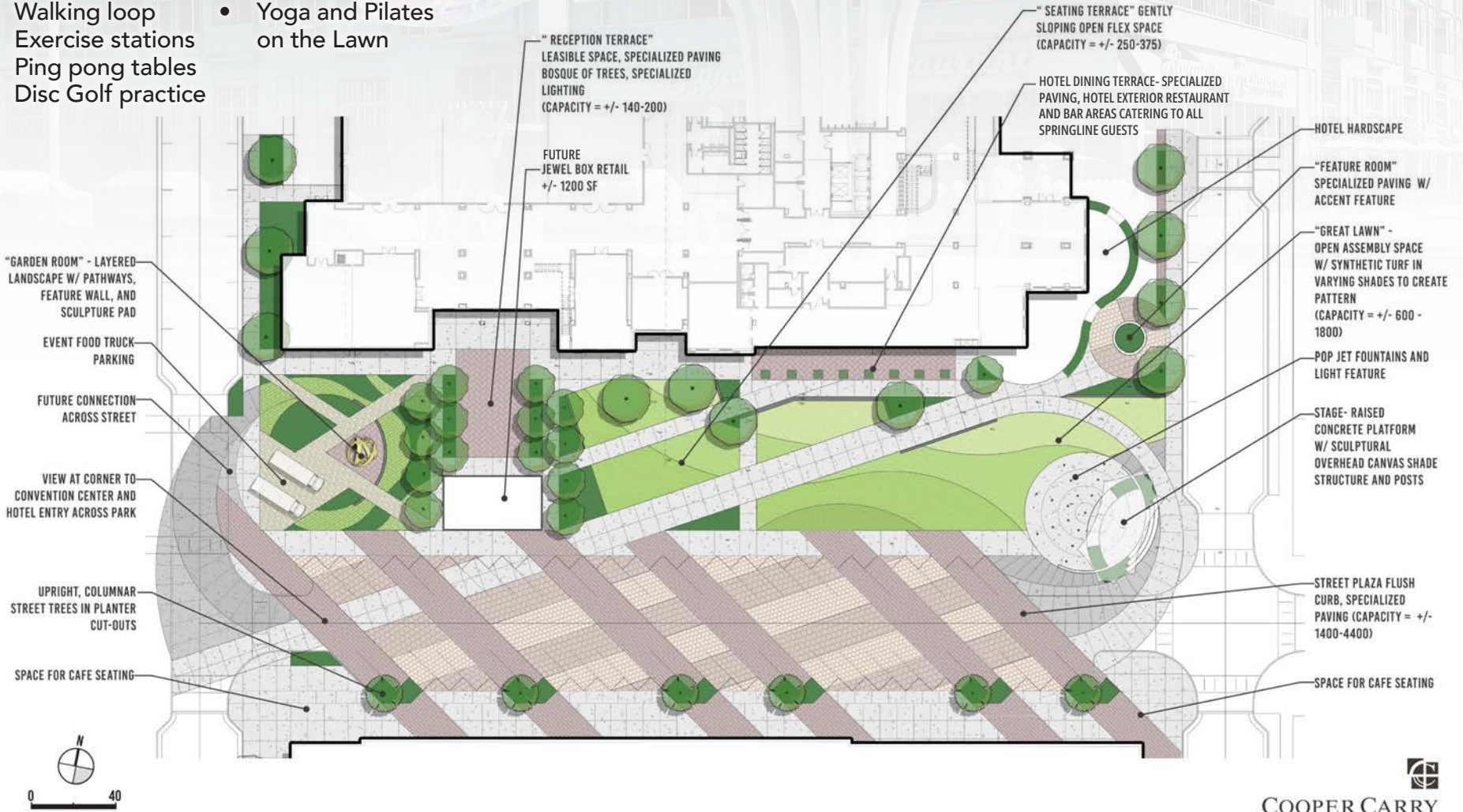


# Public outdoor amenity and gathering space

Springline features three designated park areas, including Celebration Park, designed to be the Chesterfield County "meeting place" which will focus on arts programming and fitness activities. Additionally, a multi-use path for walking, running, and biking will extend from The Boulder's Office Campus into Springline.



- Multipurpose lawn
- Walking loop
- Exercise stations
- Ping pong tables
- Disc Golf practice
- Bocce
- Cornhole
- Yoga and Pilates on the Lawn
- Street closures for special events (Farmers markets, concerts, arts festivals, craft shows, etc.)



**CHIPPENHAM HOSPITAL**



Offers a wide range of medical services including emergency care, cardiovascular care, orthopedics, neurology, and oncology. It's known for its heart and stroke care and has been recognized for its quality and patient safety.

**JOHNSTON-WILLIS HOSPITAL**



Provides specialized services in areas such as cancer care, neuroscience, maternity, and bariatric surgery. It is recognized for its advanced technology in treating various conditions, particularly in cancer and neurological disorders.



9TH LARGEST HOSPITAL IN VIRGINIA



LEVEL 1 BURN CENTER AND LEVEL 1 TRAUMA CENTER



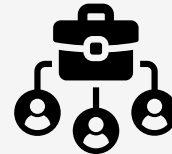
2024 Fortune/PINC AI Top 100 Hospital Award



Joint Commission Gold Seal of Approval



750+ Beds



2,500+ Employees

Part of the HCA Virginia Health System and are collectively known as CJW Medical Center.





**CHESTERFIELD Village**  
694 UNITS

**BOULDERS IV**

**BOULDERS CENTER**

**BOULDERS LAKEVIEW APARTMENTS**  
212 UNITS

**BOULDERS II**

**SPRINGLINE AT DISTRICT 60**

**BIRCHWOOD at Boulders APARTMENTS**

**BOULDERS VI**

**BOULDERS LAKESIDE APARTMENTS**  
248 UNITS

**BOULDERS V**

**BOULDERS VII**

**BOULDERS I**

**78,000 AADT**

**150**

**Chippenham Pkwy**

**BOULDERS VIII**

**BOULDERS III**

**ROAD CONNECTION TO BOULDERS NOW OPEN**

- 200 ACRES
- 1,131,234 TOTAL OFFICE SQUARE FEET
- CONSTRUCTION BEGAN IN 1984
- 14 OFFICE BUILDINGS AND 3 MULTI-FAMILY BUILDINGS WITH A TOTAL OF 744 APARTMENTS
- 2,688 DAILY VISITS (2023-2024 ESTIMATE)

- **PREDOMINANT DEVELOPERS**
  - LIBERTY PROPERTY TRUST
  - BOULDER'S COMMONS LLC
  - LINGERFELT PROPERTIES
- **PREDOMINANT MULTI-FAMILY DEVELOPER**
  - DOMINION REALTY PARTNERS

# 2023 Richmond DMA Tourism & Business Activity

2023 Annual Impact of Tourism Report - Richmond Region - visitrichmondva.com | Sports, Visitation & Entertainment Department FY 24 Annual Tourism & Visitation Report - Chesterfield VA - chesterfield.gov



**16 million+**  
Visitors to the region



**\$2.9 billion**  
Contributions to local economy



**24,000**  
Jobs generated by tourism

## Chesterfield County Tourism FY 2024

**\$35 million**  
2023 Lodging taxes  
▲ **16% Increase**



**\$970 Million**  
Visitor spending



▲ **3.2% Increase**

**\$79 Million**  
Generated through sports

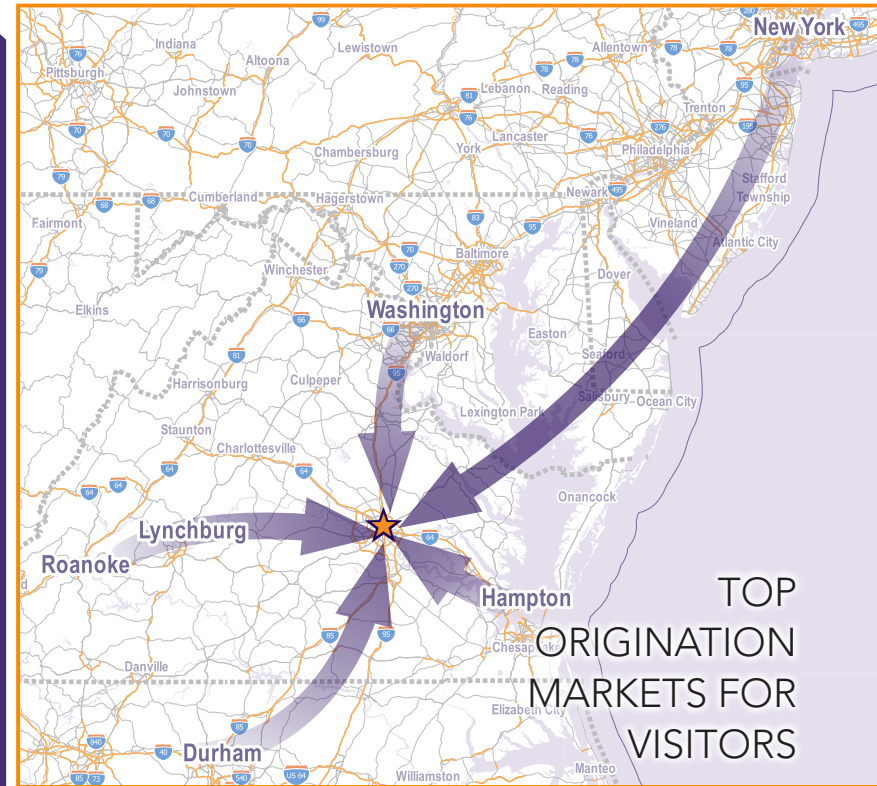
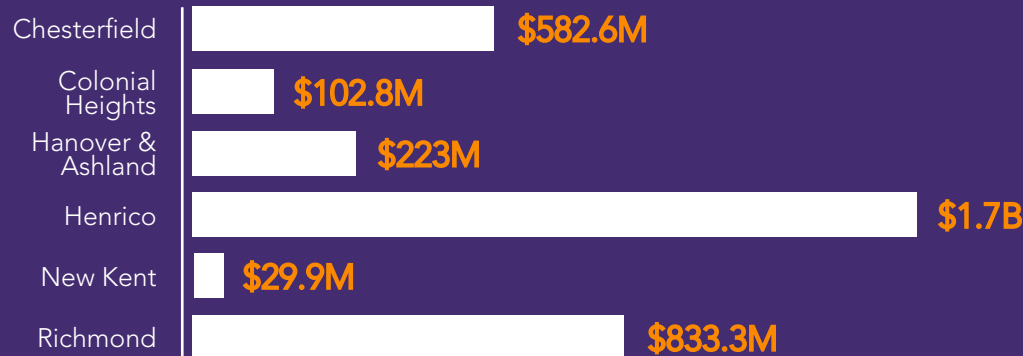
## 2022 Demographics

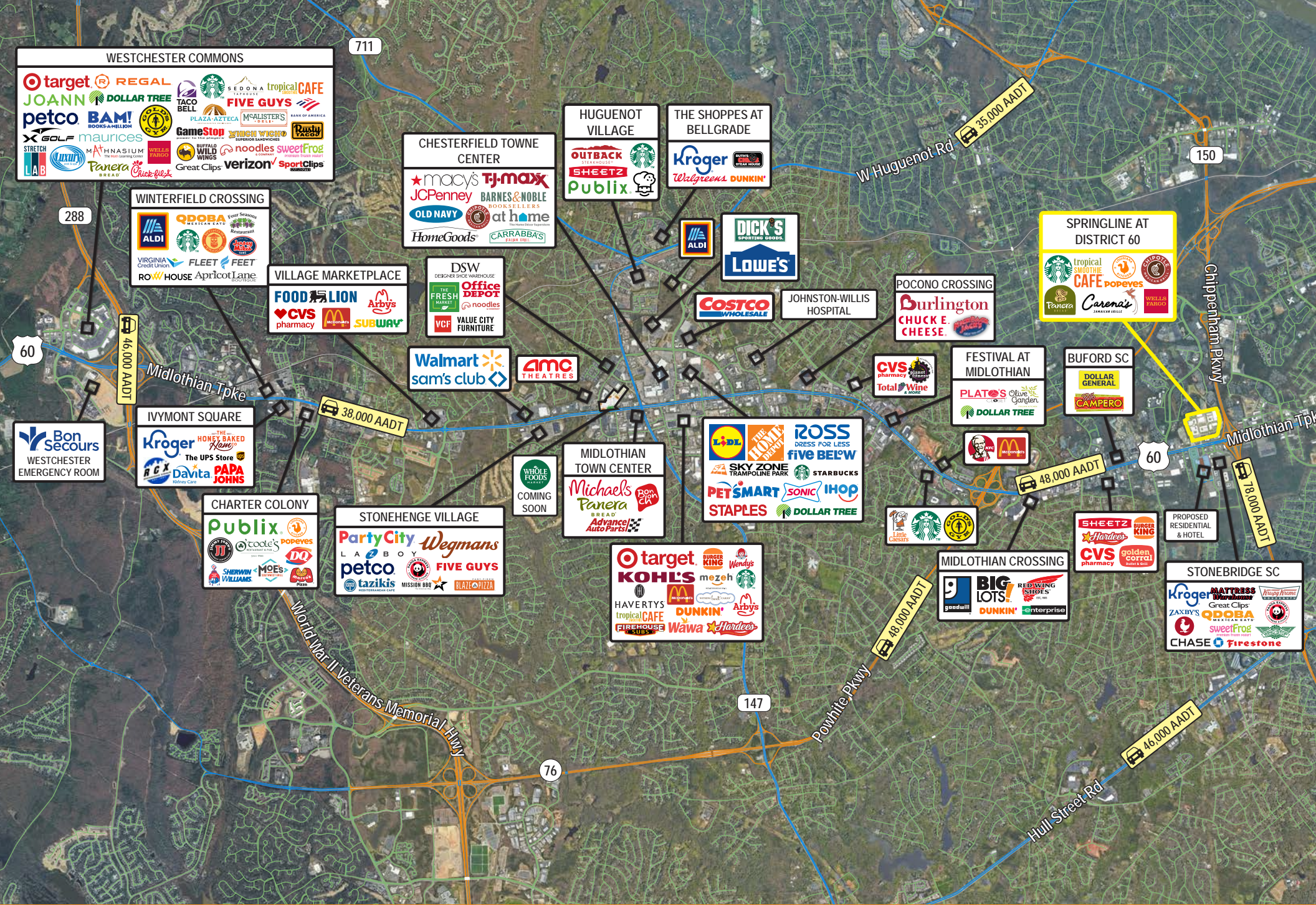
The Impact of Tourism FY 2022 - 2023 Annual Report - Richmond Region - visitrichmondva.com



**17.5 million** **\$3.7 billion**  
Total Visitors Spending  
▲ **22% Increase**

### Visitor Spending Across Different Areas





# SHAMIN HOTELS UNVEILS VISION FOR \$100M HILTON AT CHESTERFIELD'S SPRINGLINE DEVELOPMENT

November 18, 2024 - Richmond BizSense



Shamin Hotels, the region's largest privately owned hotelier, is moving forward with construction of the first of two new properties planned for the Springline at District 60 development in Chesterfield.

The firm plans to break ground in mid-2025 on a 12-story Hilton with more than 270 rooms at the large mixed-use development taking shape on Midlothian Turnpike, Shamin CEO Neil Amin said in an interview last week.

The hotel is anticipated to cost more than \$100 million and is envisioned as a conference and events hub. It is currently planned to have 34,000 square feet of meeting space, including a 12,600-square-foot ballroom.

Amin said the hotel and conference center is intended to fill a gap in Chesterfield County and would seek to attract regional and national events. It would also try to cater to business travel generated by new economic development in Chesterfield, like the upcoming Lego factory near Chester and the budding Upper Magnolia Green technology park near Moseley.

"A full-service conference hotel is lacking in Chesterfield, especially in that part of the county," Amin said. "(Springline) is a perfect location for an upscale hotel."

The Hilton is planned to have a ground-floor Italian restaurant, as well as a beer garden and terrace on the second floor. Amin said the hotel is being designed to take advantage of its proximity to a planned park at Springline, where concerts and events would be held, in a bid to help further create a distinctive experience compared to competitors.

"A lot of people don't necessarily just want to have an event in a meeting space, they want to have an event in a unique space," he said.

The hotel's top floor would be devoted to amenities like a pool, fitness center and a rooftop Asian restaurant with floor-to-ceiling glass windows and views of Richmond's skyline, which is about 6 miles to the northeast.

Shamin filed a building permit for the Hilton project earlier this month. Amin anticipated it would take 24 months to build the hotel once it breaks ground. He said it would be the first full-service hotel built in the region since Shamin opened its Short Pump Hilton in 2009.

Atlanta-based Cooper Carry was tapped to handle the hotel's architectural design. Amin said a general contractor hasn't been selected yet.

The Hilton would rise on a nearly 3-acre parcel at 7240 Midlothian Turnpike, which is adjacent to The James mixed-

use building that's underway at Springline.

Shamin is under contract to buy the project site from the Chesterfield Economic Development Authority. The land's assessed value is \$742,000, per online county records.

The Hilton would be the first of two Shamin properties at Springline. The other is an extended-stay hotel that would have more than 100 rooms and would be aimed at people who come to the area for youth tournaments held at Chesterfield's River City Sportsplex and other sports tourism events.

Shamin's hotel project is expected to break ground around the time first pieces of Springline are anticipated to finish construction.

[The James project](#) is bringing 300 apartments and 30,000 square feet of ground-floor retail to Springline. Next to that is a 150,000-square-foot office that's being built by local engineering firm Timmons Group to serve as its [new headquarters](#). Both projects are slated to be completed in the first half of 2025.

Springline is rising on the site of the former Spring Rock Green shopping center. The Chesterfield EDA acquired the 42-acre project site in 2021 and has since been selling off pieces of the site to developers to build out the project.

In addition to Shamin's hotels, Springline is currently envisioned to consist of 120,000 square feet of retail, two 150,000-square-foot office buildings, more than 1,200 residential units, an entertainment venue and outdoor recreational spaces, per an October leasing flyer for the development. A police station is also planned.

**Trey Blankinship, Ainslie Roland and Jamie Lanham of Segall Group** are handling leasing at Springline.

Shamin's Springline project is a successor to the company's previous plans to build a hotel across the street at the Stonebridge development. That was to have been part of [a hotel-anchored mixed-use project](#), Shamin still plans to develop a mixed-use project at the Stonebridge property but it won't include a hotel.

The company had previously entered into a [performance grant agreement](#) with the county for a hotel at Stonebridge. That agreement was amended last year to allow Shamin to relocate the hotel component to Springline.

Shamin also is in the process of relocating its headquarters out of downtown's Richmond Times-Dispatch building, which it owns, to a building that it [recently acquired](#) in the Boulders office complex in Chesterfield.

Source: [richmondbizsense.com](http://richmondbizsense.com)

# CHESTERFIELD (1ST), HENRICO (4TH) AMONG FASTEST GROWING VA. LOCALITIES SINCE 2020

February 5, 2025 - Richmond Times-Dispatch



New residents have been flocking to the Richmond area at unprecedented rates since the early days of the COVID-19 pandemic. Central Virginia has seen the biggest growth in the commonwealth over the past four years, all while tallying the highest number of new migrants in recorded history...

...According to the most recent population estimates from the University of Virginia's Weldon Cooper Center for Public Service, no locality in Virginia has added more residents than Chesterfield County since 2020. That same count showed that four of the five fastest-growing localities, by percentage, are rural counties around Richmond.

Chesterfield grew by about 30,300 new residents between July 2020 and July 2024. The second-highest was Northern Virginia's Loudoun County with about 18,300 new residents. Henrico County saw the fourth-highest growth in new residents with about 11,600 more people moving there.

Hamilton Lombard, estimates program manager for UVA's Weldon Cooper Center, said that growth has been largely attributable to the affordability of housing compared to areas where new migrants are coming from. Historically, new residents come from areas along the northeast corridor such as Northern Virginia, Washington, D.C., and other cities farther up.

"If you're looking at the state economy, the state has become really dependent on Northern Virginia over the last couple decades for economic growth, and for growth in general," Lombard said. "So it's a real positive for the state to see the Richmond area accelerating and basically take up some of the slack where Virginia hasn't been able to in the last decade or so."

Full Article: [richmond.com](https://richmond.com)

**Interested?  
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