

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	546,264	1,022,786
 Population Growth (2029)	564,241	1,056,509
 Average HH Income	\$108,399	\$120,256
 Education		
High School	19.6%	19.3%
Bachelor's Degree or Higher	44.2%	46.1%
 Employees	302,808	566,270
 Traffic Count	48,000 AADT Midlothian Tpke (Rt. 60)	78,000 AADT 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 9th 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

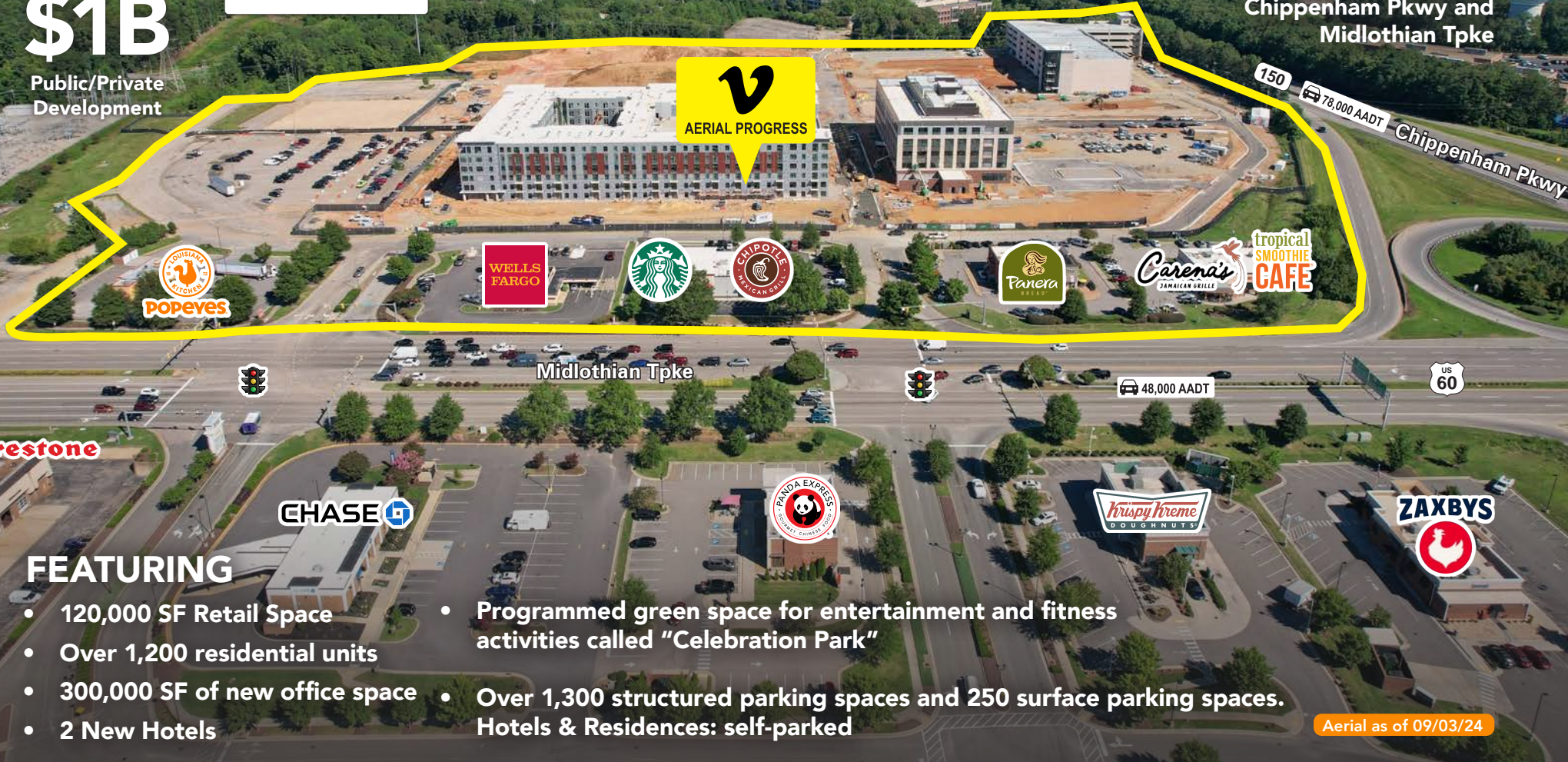
THE BOULDERS OFFICE PARK
1,131,234 SF

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



Firestone



Midlothian Tpke



48,000 AADT



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 2nd 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.

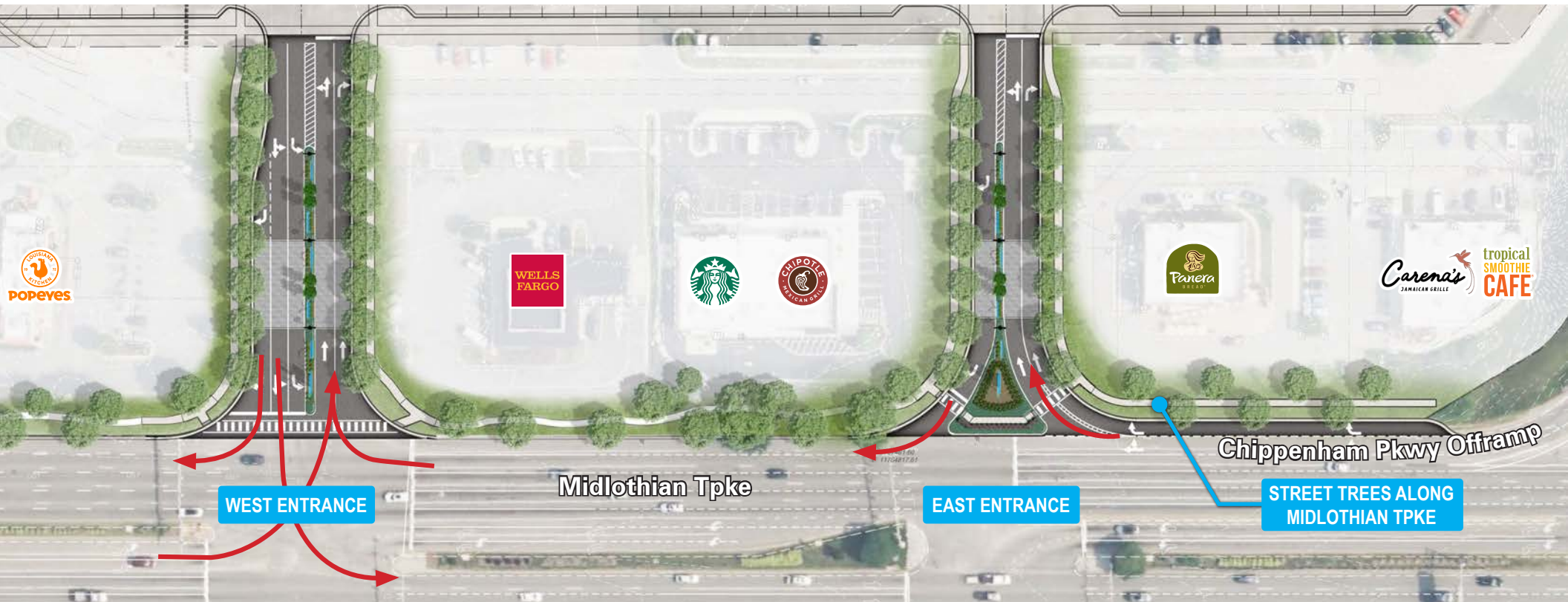
**The above are estimates and subject to change.*



WEST ENTRANCE AFTER - PHASE I



EAST ENTRANCE AFTER - PHASE I



WEST ENTRANCE

Midlothian Tpke

EAST ENTRANCE

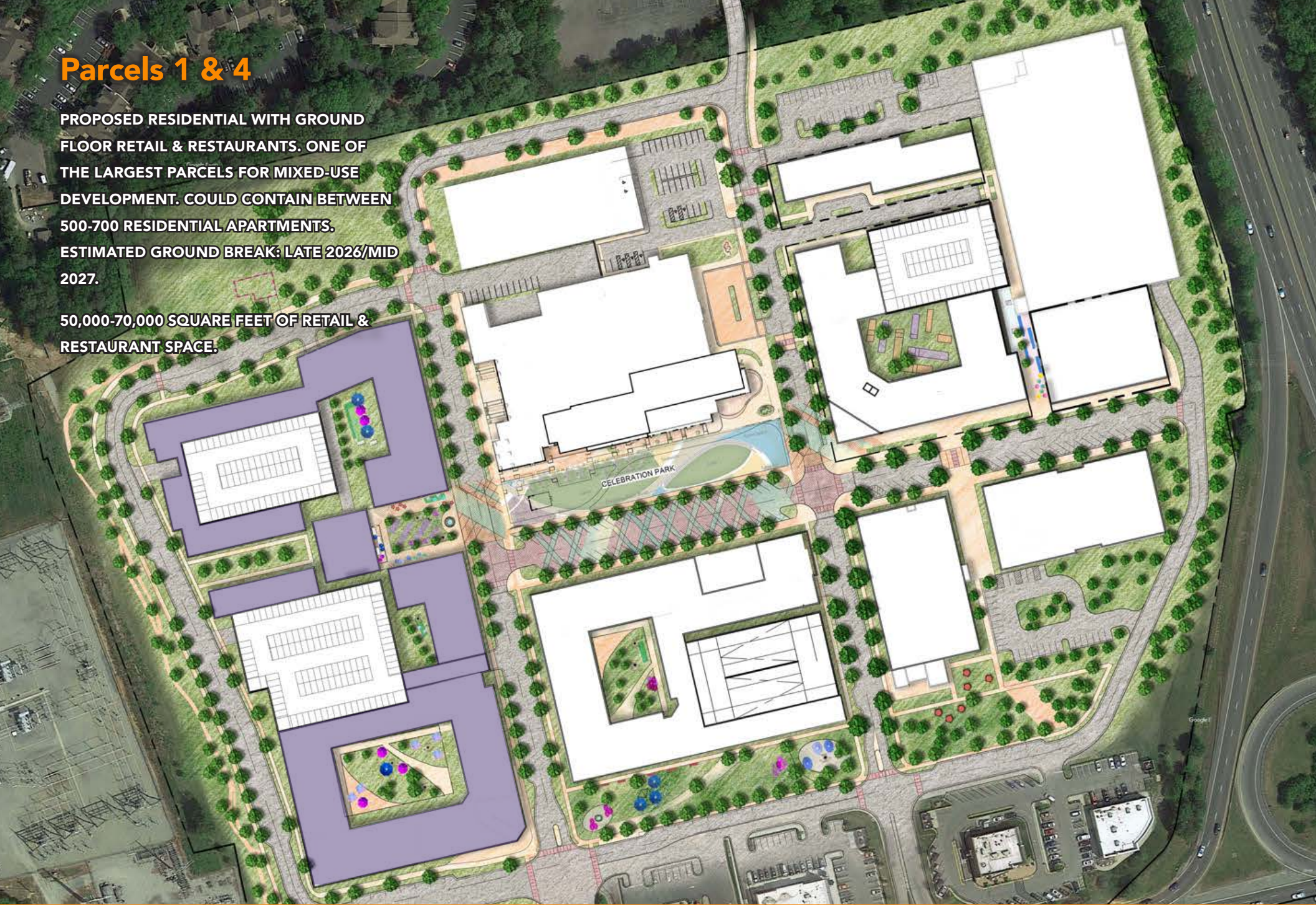
Chippenham Pkwy Offramp

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 2nd 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

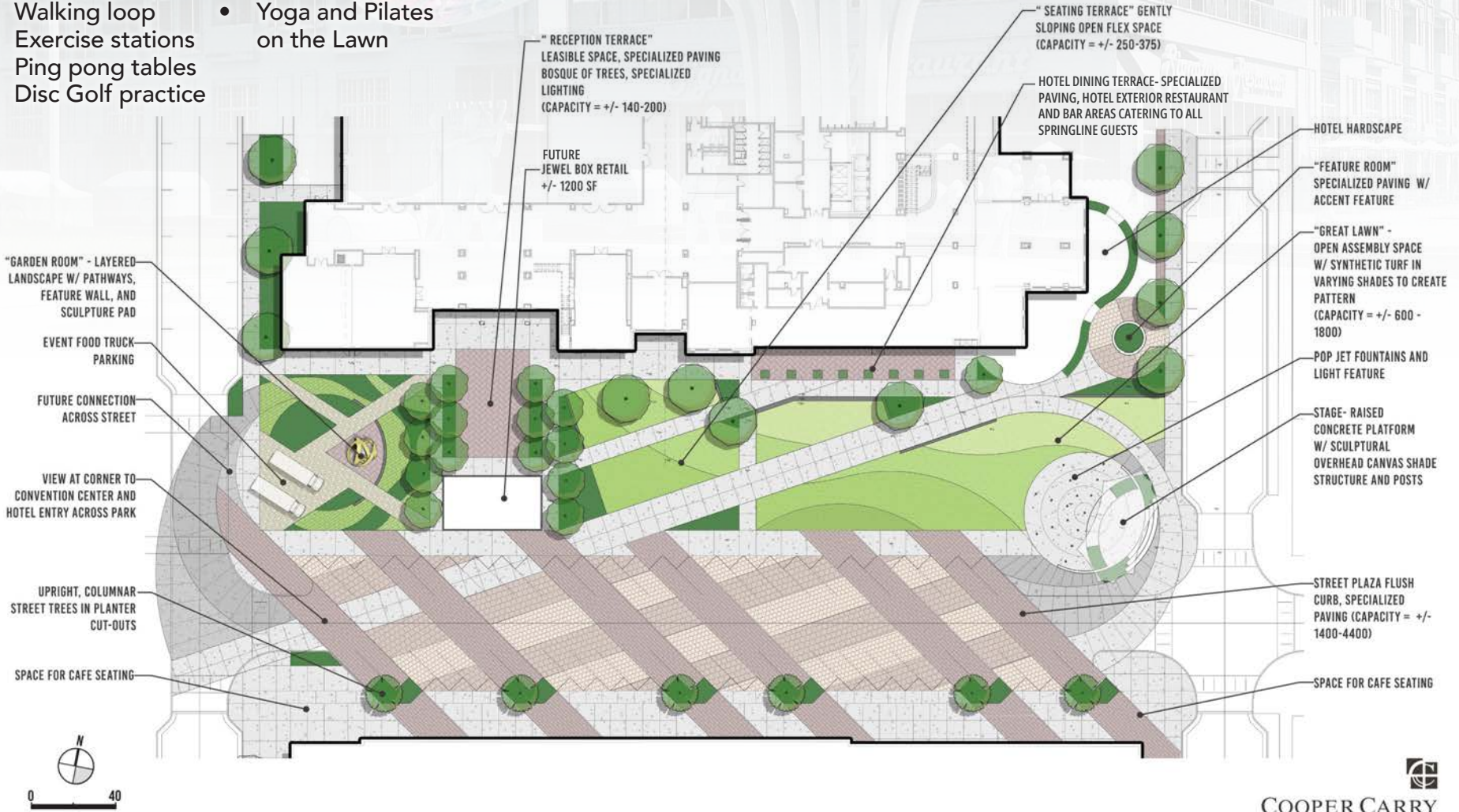


Public outdoor amenity and gathering space

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



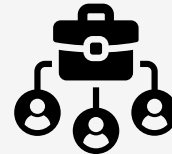
2024 Fortune/PINC AI
Top 100 Hospital Award



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

BOULDERS LAKEVIEW
APARTMENTS
212 UNITS

BOULDERS IV

BOULDERS II

SPRINGLINE AT
DISTRICT 60

BIRCHWOOD
at Boulders
APARTMENTS

BOULDERS VI

BOULDERS LAKESIDE
APARTMENTS
248 UNITS

BOULDERS V

BOULDERS VII

BOULDERS I

Chippenham Pkwy

78,000 AADT

150

BOULDERS VIII

BOULDERS III

FUTURE ROAD CONNECTION
MIDLOTHIAN TO BOULDERS
OPENS Q1-2025

- 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

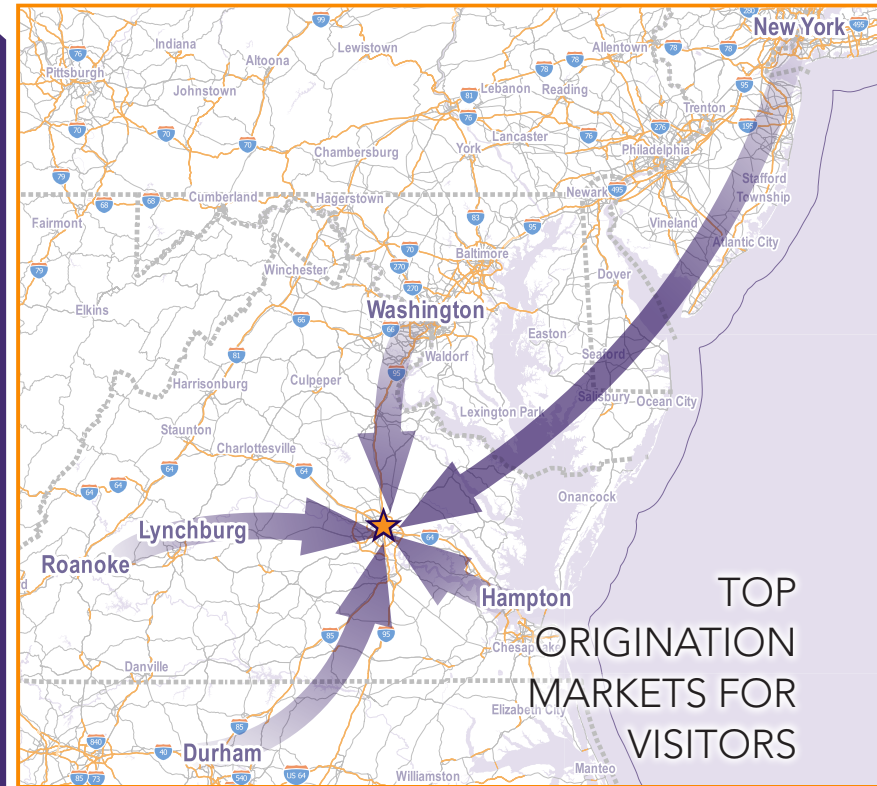
The Impact of Tourism FY 2022 - 2023 Annual Report - Richmond Region - visitrichmondva.com

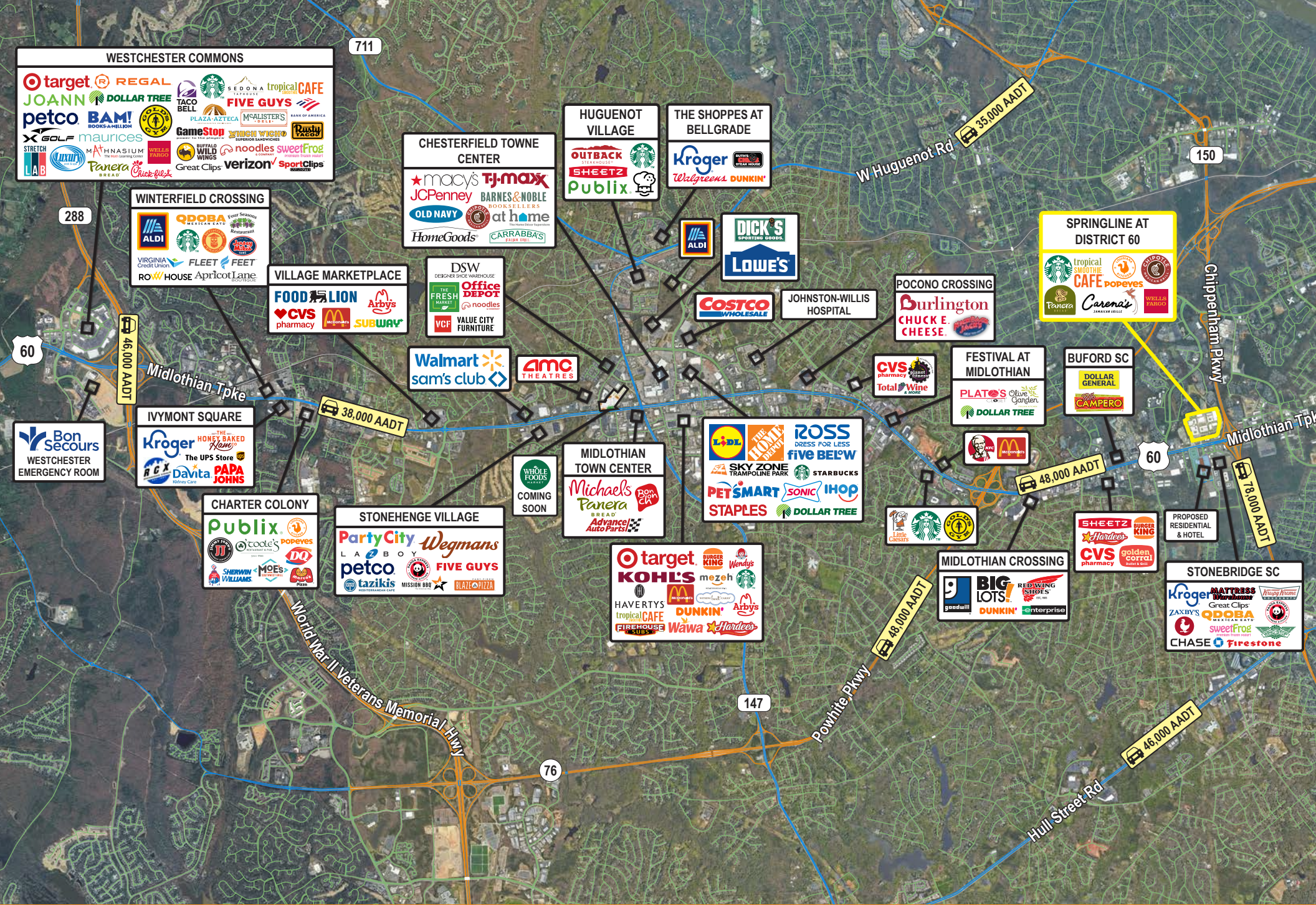


17.5 million **\$3.7 billion**
Total Visitors Spending
▲ **22% Increase**

Visitor Spending Across Different Areas

Chesterfield	\$582.6M
Colonial Heights	\$102.8M
Hanover & Ashland	\$223M
Henrico	\$1.7B
New Kent	\$29.9M
Richmond	\$833.3M





**Interested?
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