

Food Lion to anchor new shopping center

BY CATHY JETT

People living near Lake Anna soon won't have so far to drive to get groceries.

New Bridge Landing Shopping Center, which is under construction on New Bridge Road in Louisa County, will be anchored by a Food Lion when it opens early next year. The nearly 35,000-square-foot grocery will be the chain's largest prototype, and will include a deli and a pharmacy.

"The people that live on and around Lake Anna have really been anticipating the opening of the new Food Lion shopping center," said Andy Wade, Louisa County's economic development and tourism director.

Henderson, N.C.-based Chase Development Co. is building New Bridge Shopping Center on the southeast corner of Kentucky Springs Road (State Route 652) and New Bridge Road (State Route 208) near Mineral. It is the first phase of Cutalong LLC's New Bridge Landing development, which will consist of some 700 home sites, an 18-hole golf course and 62 acres of mixed-use commercial and condominium development. It eventually will include a winery and marina as well.

Besides Food Lion, Chase Development Co. has leased space in the shopping center to a sub shop, pizza place and a Chinese restaurant, and has seven additional retail spaces in the main section available. There are no leases yet for the two large out parcels fronting New Bridge Road, but they will appeal to such businesses as fast-food restaurants and banks, said Amy Knott, its director of development.

"We expect the traffic to increase considerably after the shopping center is complete, which is why we generally wait to develop the out parcels until the center is fully leased," she said. "This helps us to create a good tenant mix."

The trade area for New Bridge Landing Shopping Center is currently about 12,000 to 15,000 people. Most property owners living on the Spotsylvania County side of the lake now head to Fredericksburg to do their shopping, which is about a 30-minute drive from midpoint of the bridge crossing Lake Anna at the Spotsylvania/Louisa County line, according to Chase Development.

Most Louisa County residents, Chase found, go to the Town of Louisa, Charlottesville or Culpeper to shop. Those in the northwest section of the lake, close to State Route 522, spend about 25 minutes driving to Culpeper, while the average trip to Charlottesville from Lake Anna's midpoint is about 50 minutes.

To make access to the shopping center and the development easier, Kentucky Springs Road will be realigned to create a four-way intersection with New Bridge Road at Oak Grove Drive. There also will be a stoplight at New Bridge Road and Kentucky Springs Road and a turn lane into the shopping center from New Bridge Road.

"The signal will be installed as part of the original proffers given to the county by Cutalong and it is anticipated to be warranted after the shopping center and out parcels are fully developed," Knott said.

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A Food Lion will open in New Bridge Landing Shopping Center near Mineral early next year.