



# NOW LEASING OFFICE/MEDICAL

**NOW LEASING:  
OFFICE/MEDICAL**

14448 HULL STREET ROAD  
CHESTERFIELD, VA 23832

## FEATURES

- **NOW LEASING: 2 STORY MEDICAL BUILDING. 9,525 SF AVAILABLE ON 2ND FLOOR.**
- **ENTIRE FIRST FLOOR LEASED TO BON SECOURS RICHMOND PRIMARY CARE.**
- Located in a mixed-use development with various restaurants and retailers (Adjacent Retail 100% Leased).
- With outside seating overlooking waterfront property. Excellent view of the scenic Swift Creek Reservoir (see pg. 3).
- Includes a community events area.
- Signalized intersection of Hull Street (Rt. 360) and Duckridge Boulevard.
- Directly across from *Hancock Village*, a 350,000 SF power shopping center anchored by *Walmart, Dick's, Hobby Lobby, Tuesday Morning* and *Burlington*.
- ±770' of direct frontage on Hull Street Road (69,000 VPD).
- Dedicated turn lane.
- Ample parking (285 spaces).



**RICHMOND PRIMARY CARE**



## AVAILABLE:

MEDICAL SPACE	9,525 SF FLOOR 2	\$32.00 NNN
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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Population	6,184	43,852	80,713
Avg HH Income	\$128,409	\$124,125	\$118,509
Daytime Employment	3,209	11,325	20,926
Traffic Count	69,000 VPD Hull Street Road 50,000 VPD Hull St. & Duckridge		

\* Detailed demographics upon request

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**Taylor Long**  
PROPERTIES  
Commercial Real Estate





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## PROPERTY





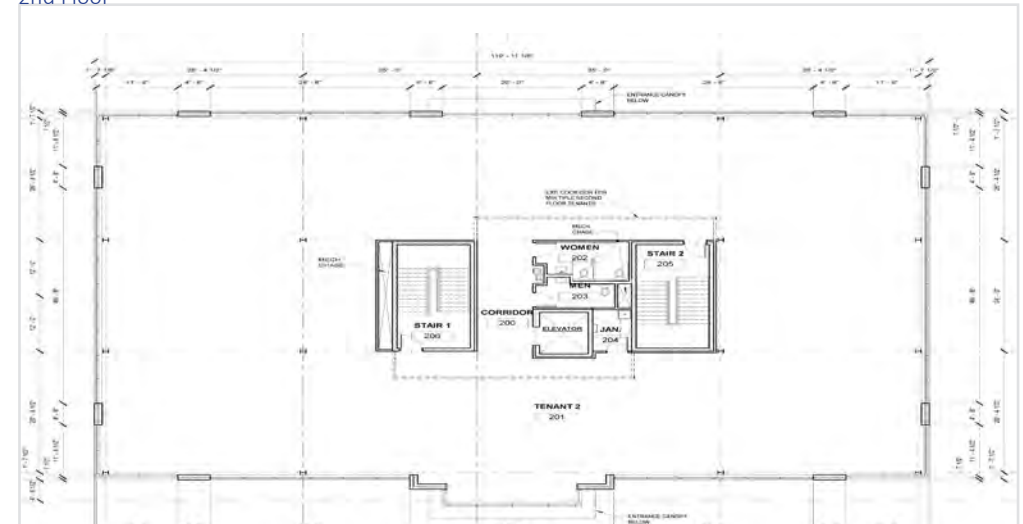
## SCHEMATIC DESIGN

### BUILDING C



### BUILDING C LEASABLE AREA

2nd Floor





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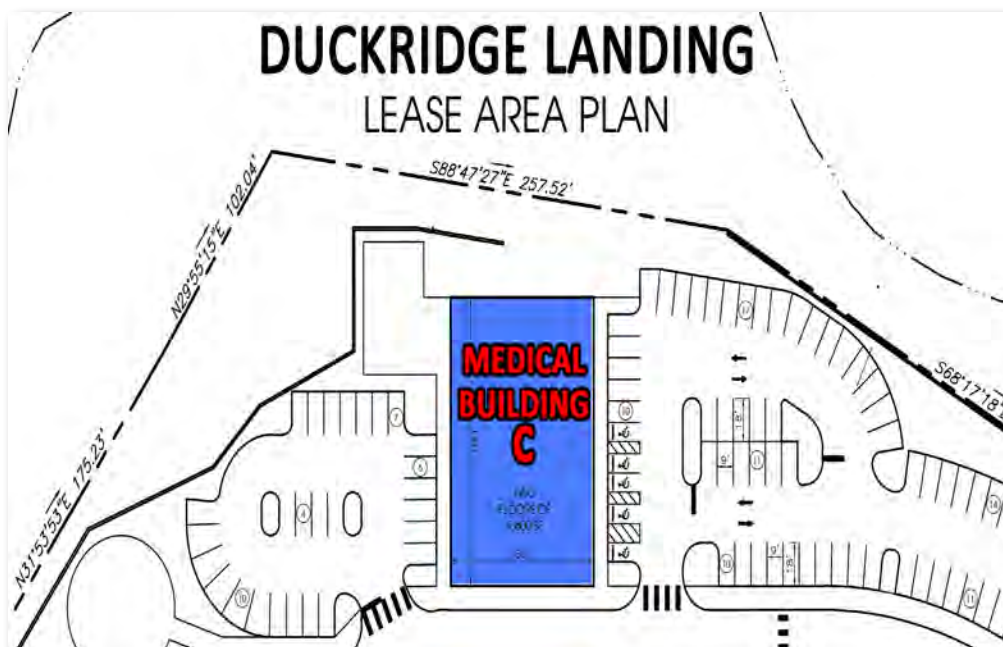
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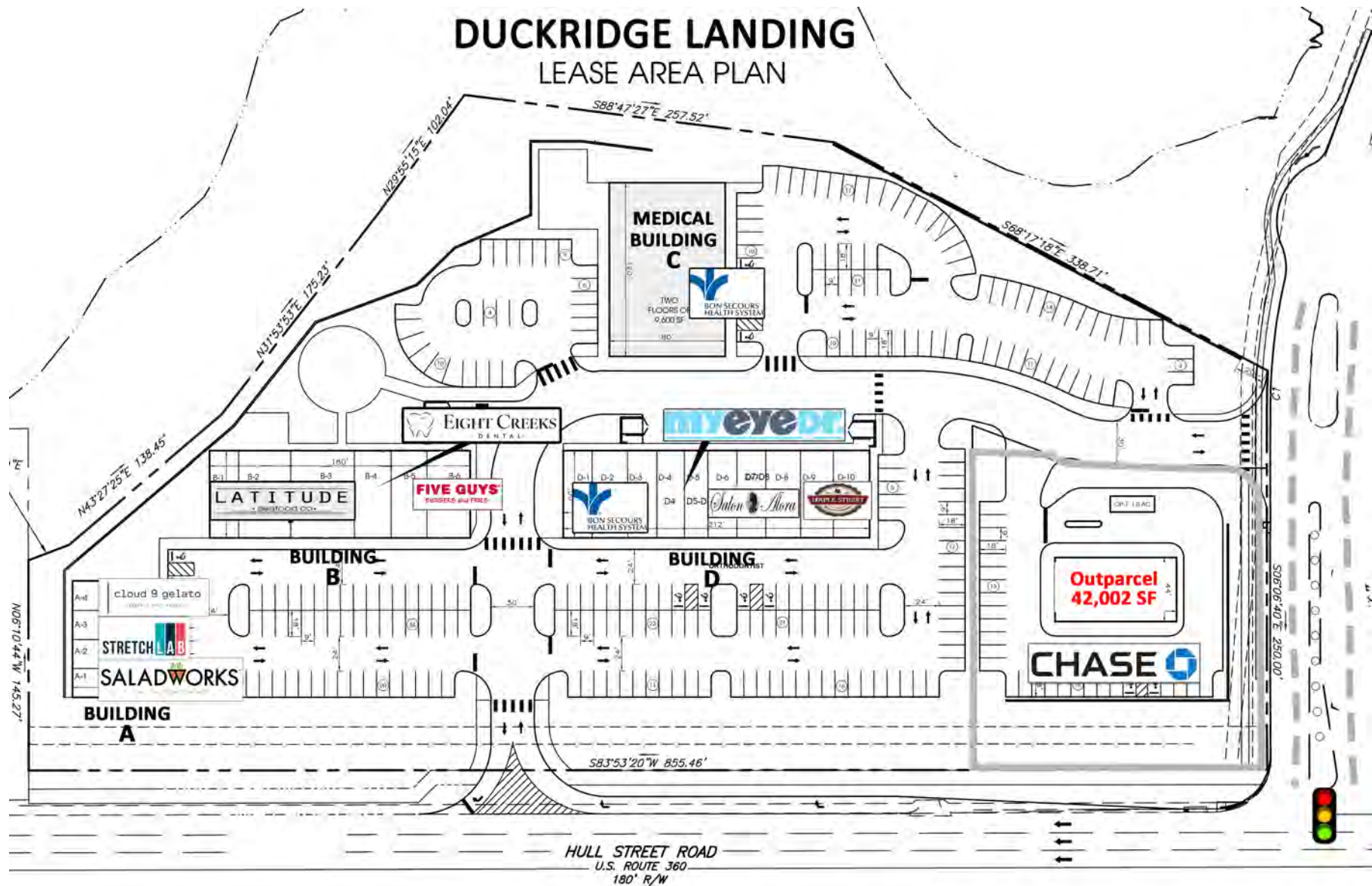
## LEASING PLAN

## DUCKRIDGE LANDING LEASING PLAN

BUILDINGS	TENANTS	SPACE
Medical Building C	C1 A-C 1ST FLOOR Bon Secours Richmond Primary Care	± 8,505 SF
	C 2 2ND FLOOR AVAILABLE	± 9,595 SF
	Total:	18,550 SF



## SITE PLAN







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## PHOTOS







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SHOPPING CENTER







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CHASE BANK OUTPARCEL





