

# THE SHOPS AT RUTLAND GROVE

## HANOVER, VIRGINIA

PRIME LOCATION RETAIL/OFFICE FOR LEASE



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 **CUSHMAN &  
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### FEATURES

- New construction, retail/office center
- 1,200 SF vanilla shell available now!
- Delivering Now! Project is the inaugural winner of the Building Design Award from Hanover County
- Excellent access to 301, Ashcake Road, and I-95
- Surrounded by growing retail and residential developments
- Over 1,000 new residential homes planned within 5-mile radius
- Ample on-site parking
- 16,000 VPD on Route 301



### JOIN NEARBY RETAILERS



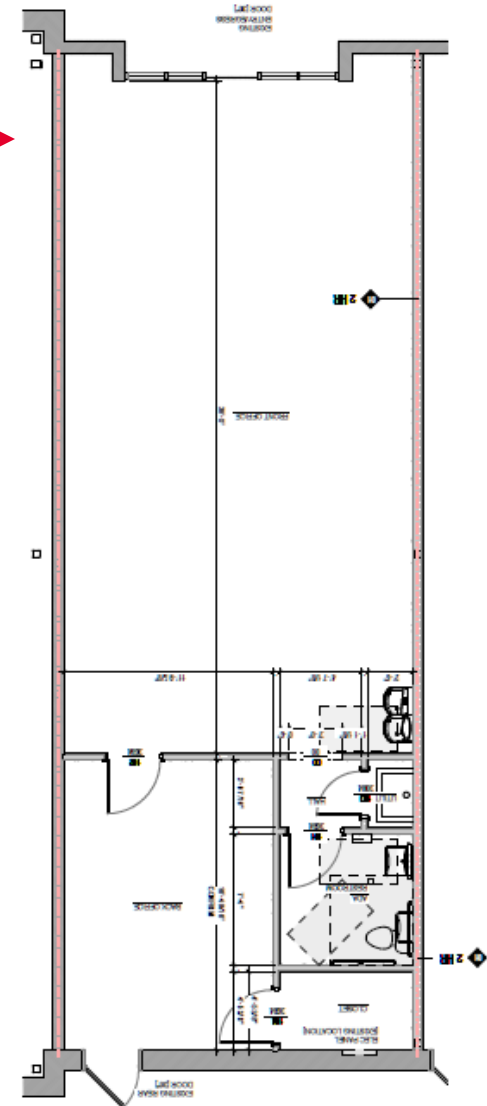
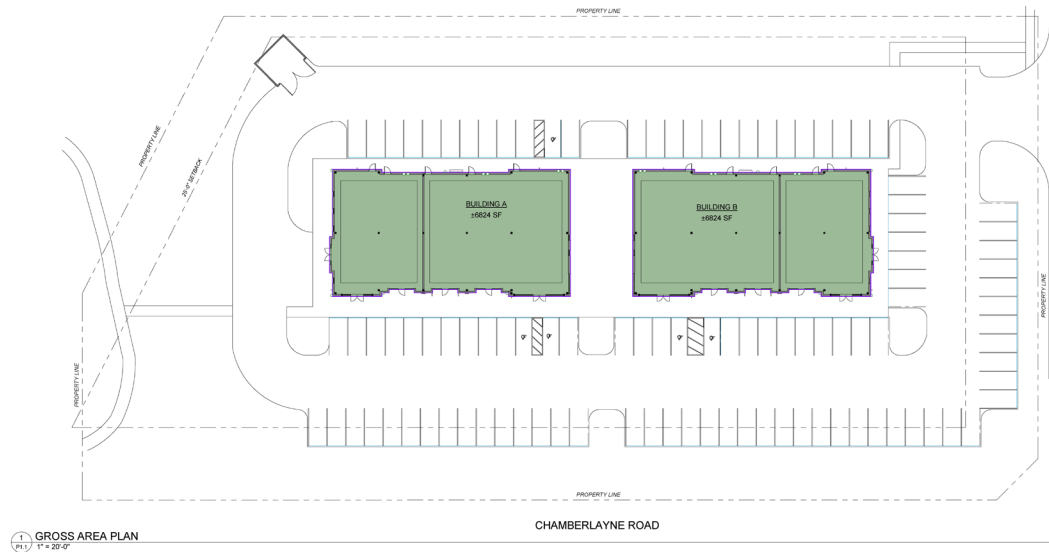
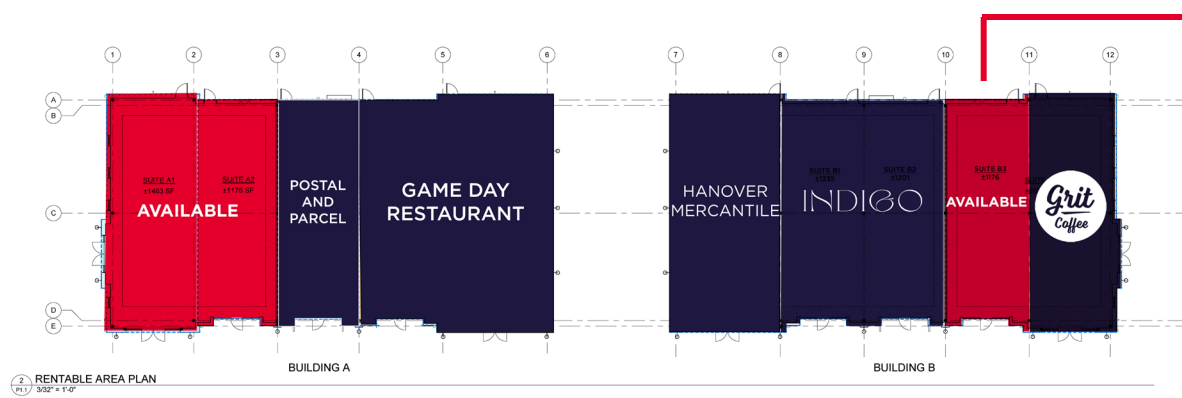
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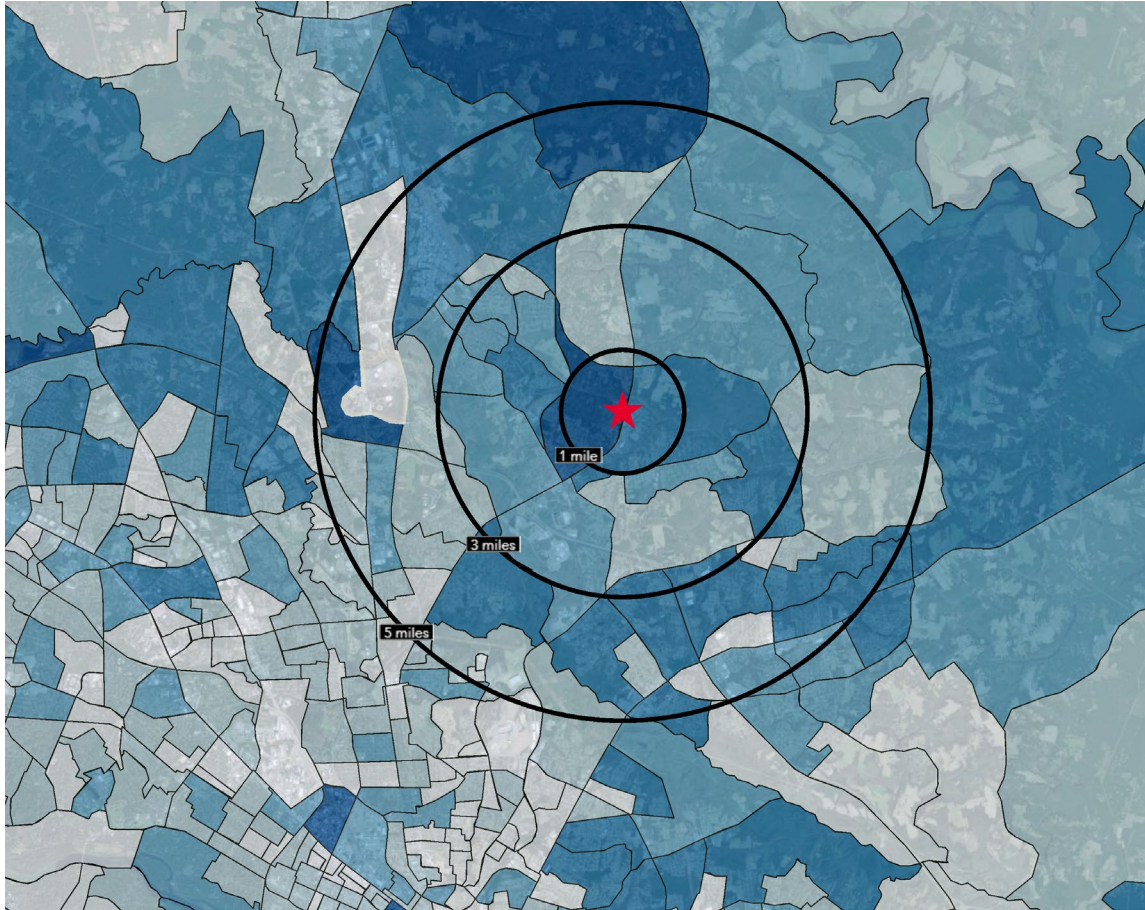
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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,495	29,491	73,693
No. of Households	1,690	10,824	28,810
Median HH Income	\$98,809	\$107,504	\$90,262
Avg. HH Income	\$124,677	\$136,390	\$116,217
Employees	1,094	11,591	37,764



**73,693**

5-MILES POPULATION



**28,810**

5-MILES NO. OF HOUSEHOLDS



**\$124,677**

1-MILE AVERAGE HOUSEHOLD INCOME



**37,764**

5-MILES EMPLOYEES



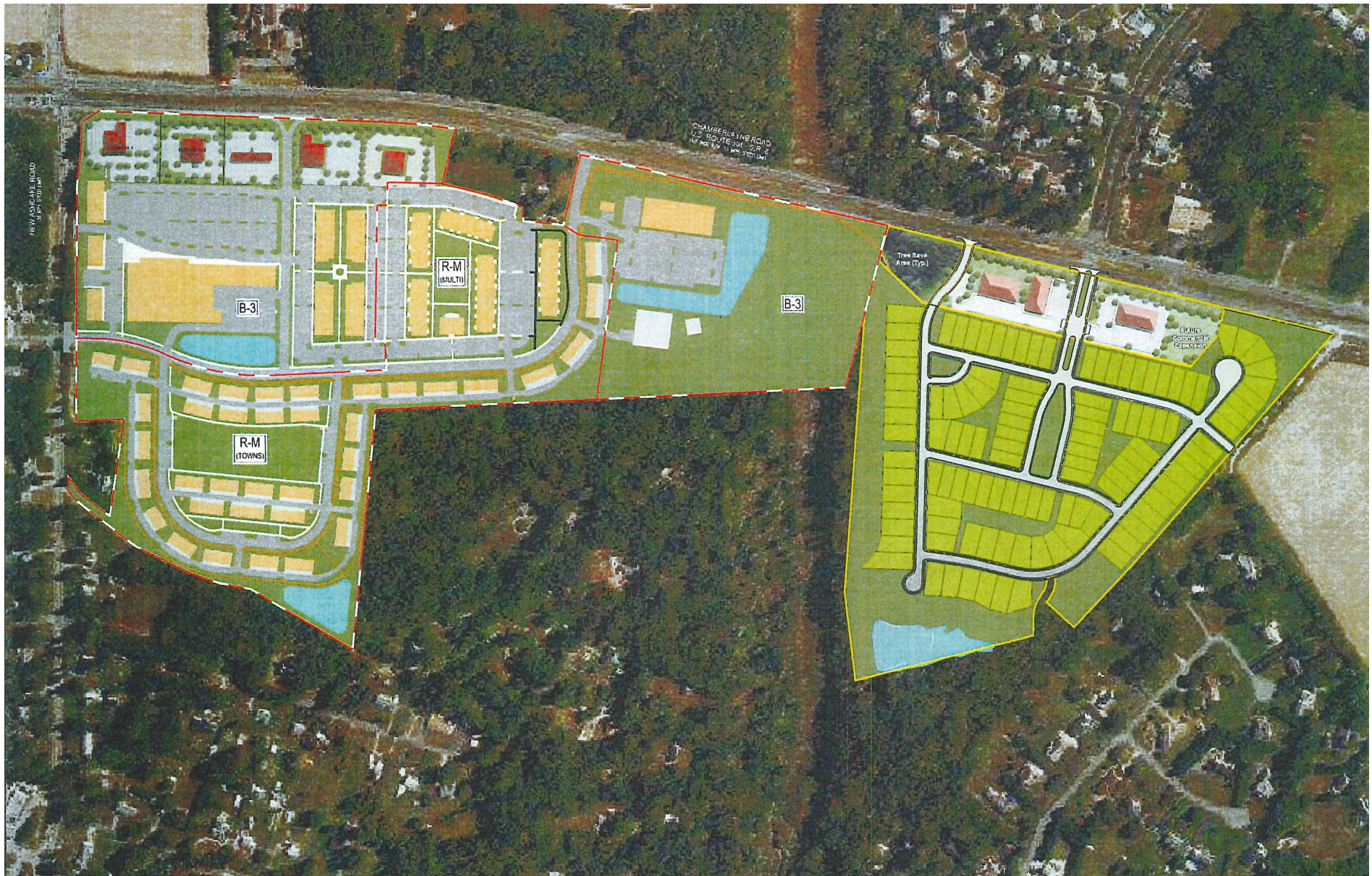
**±1,000**

NEW HOMES APPROVED

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417 Units Proposed at Rutland Grove



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**EXISTING RESIDENTIAL DEVELOPMENTS**

ASHCREEK	648 SINGLE FAMILY HOMES	STONEY RUN	88 CONDOS
FOXHEAD	301 SINGLE FAMILY HOMES	THE GREENS AT VCC	180 UNITS
KINGS CHARTER	900 SINGLE FAMILY HOMES / TOWNHOMES	THE LINKS AT VCC	73 SINGLE FAMILY HOMES
LAKERIDGE SQUARE	156 APARTMENT UNITS	VERNA AT THE GLEN	118 AGE RESTRICTED UNITS
LEGENDS AT VCC	352 APARTMENT UNITS	VILLAGES AT THE CROSSING	42 TOWNHOME UNITS
MAGNOLIA RIDGE	415 SINGLE FAMILY HOMES	VILLAS VIRGINIA CENTER	72 CONDOS
RUTLAND GROVE	115 SINGLE FAMILY HOMES		

**UNDER CONSTRUCTION & PROPOSED RESIDENTIAL DEVELOPMENTS**

CALDWELLPARK	471 APARTMENTS & TOWNHOMES	RIVERMILL	906 APARTMENTS, TOWNHOMES, AND SINGLE FAMILY HOMES
GILES	525 SINGLE FAMILY HOMES & TOWNHOMES	STAGS LEAP	30 SINGLE FAMILY HOMES
HONEY MEADOWS	56 SINGLE FAMILY HOMES	SAUERS DEVELOPMENT	780 APARTMENTS & CONDOS
CHICKAHOMINY FALLS	220 SINGLE FAMILY HOMES & TOWNHOMES	SPORTSPLEX COMPLEX	900 APARTMENTS & CONDOS
RUTLAND GROVE	115 SINGLE FAMILY HOMES		

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