

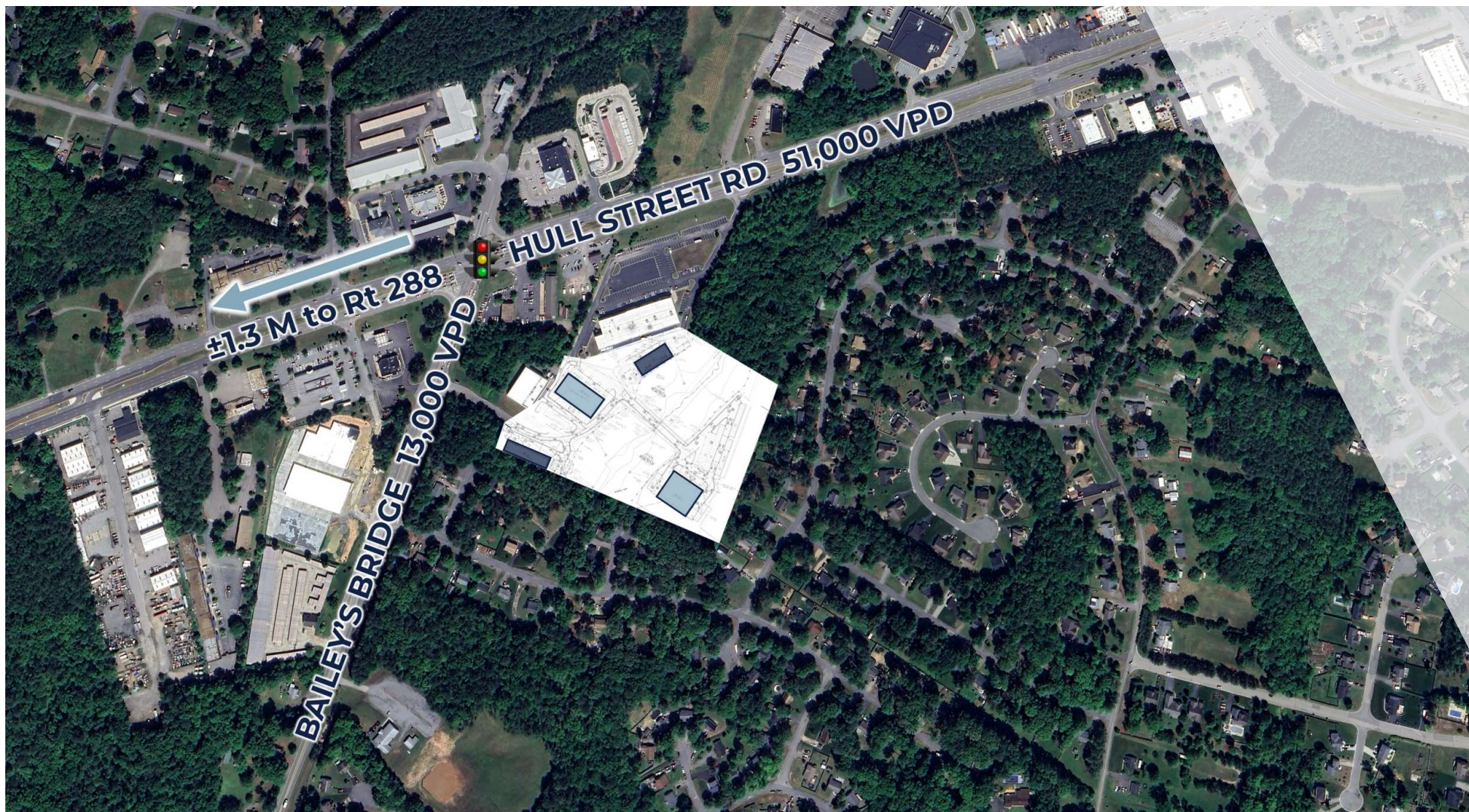
# FOR SALE

13.87 AC LAND/PAD SITES

11519 - 11551 Hull Street Rd | Midlothian, VA 23112



S.L. NUSBAUM  
REALTY CO.



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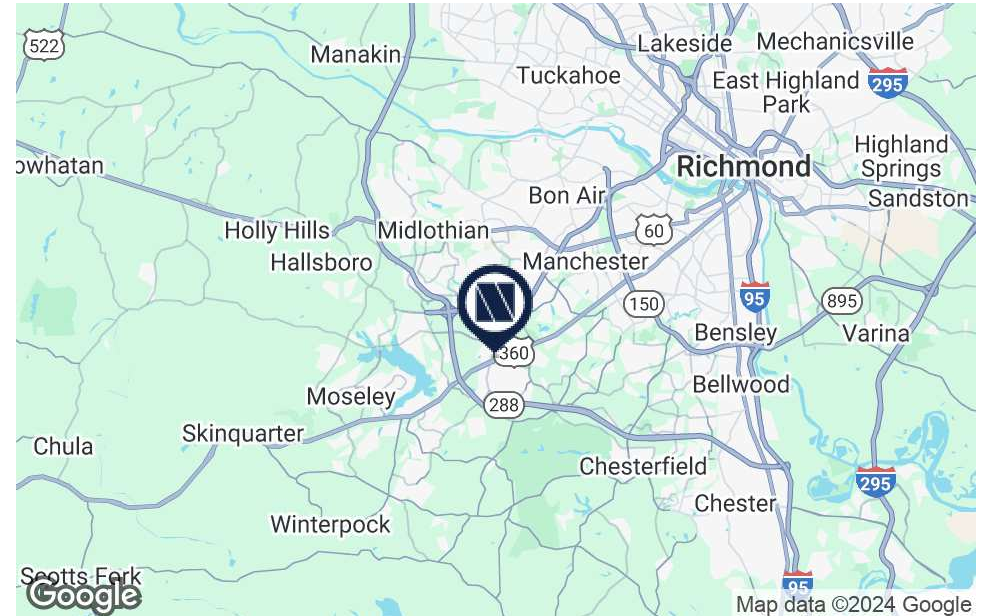
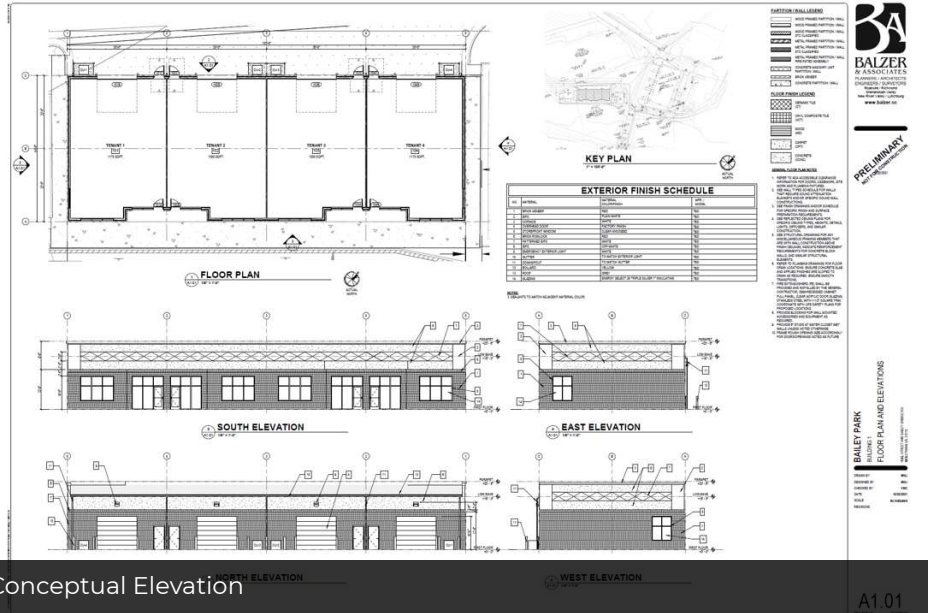
# PROPERTY SUMMARY

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## OFFERING SUMMARY

Sale Price:	Contact Agent
Available SF:	5,000 - 12,000
Lot Size:	13.87 Acres
Zoning:	O-M1

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,380	44,490	129,274
Total Households	2,895	17,495	48,721
Average HH Income	\$88,591	\$118,546	\$136,823

## PROPERTY OVERVIEW

Development pad sites available

## PROPERTY HIGHLIGHTS

- Convenient access at signalized intersection of Hull Street Rd & Bailey's Bridge Rd
- ±1.3 miles to Rt 288
- Heavily-traveled Hull Street Road corridor - 51,000 VPD
- Pad-ready for 5,000 - 12,000 SF
- Utilities to the site

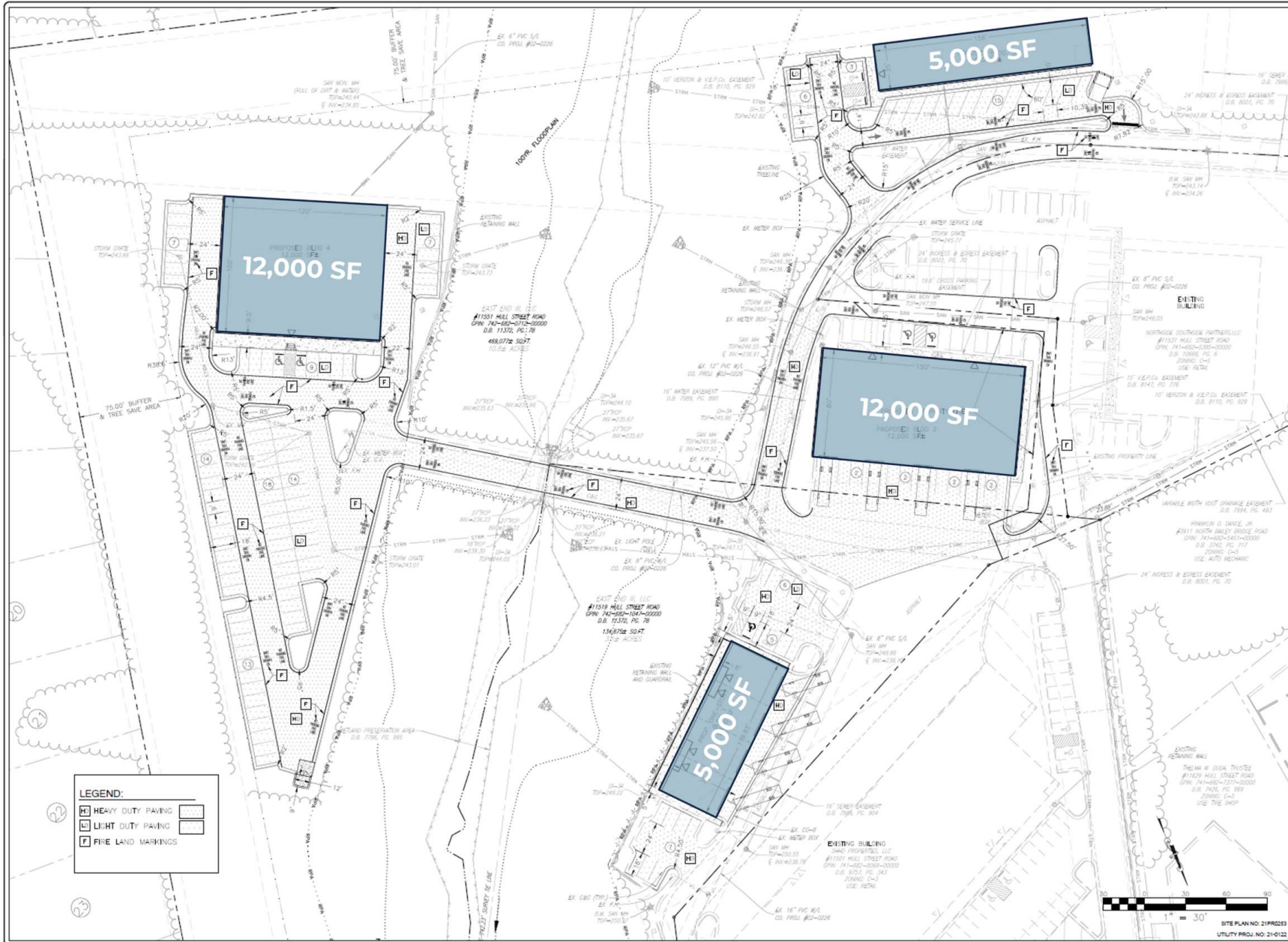
# SITE PLAN

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**BAILEY PARK - OFFICE / WAREHOUSE**  
**LAYOUT PLAN**

DATE: 5/25/2021  
SCALE: 1" = 30'

DRAWN BY: ACB  
DESIGNED BY: ACB  
CHECKED BY: ACB  
DATE: 5/25/2021  
SCALE: 1" = 30'  
REVISIONS: 07/22/2022

**C04**  
PROJECT NO. 2104050



# CONTACT INFORMATION

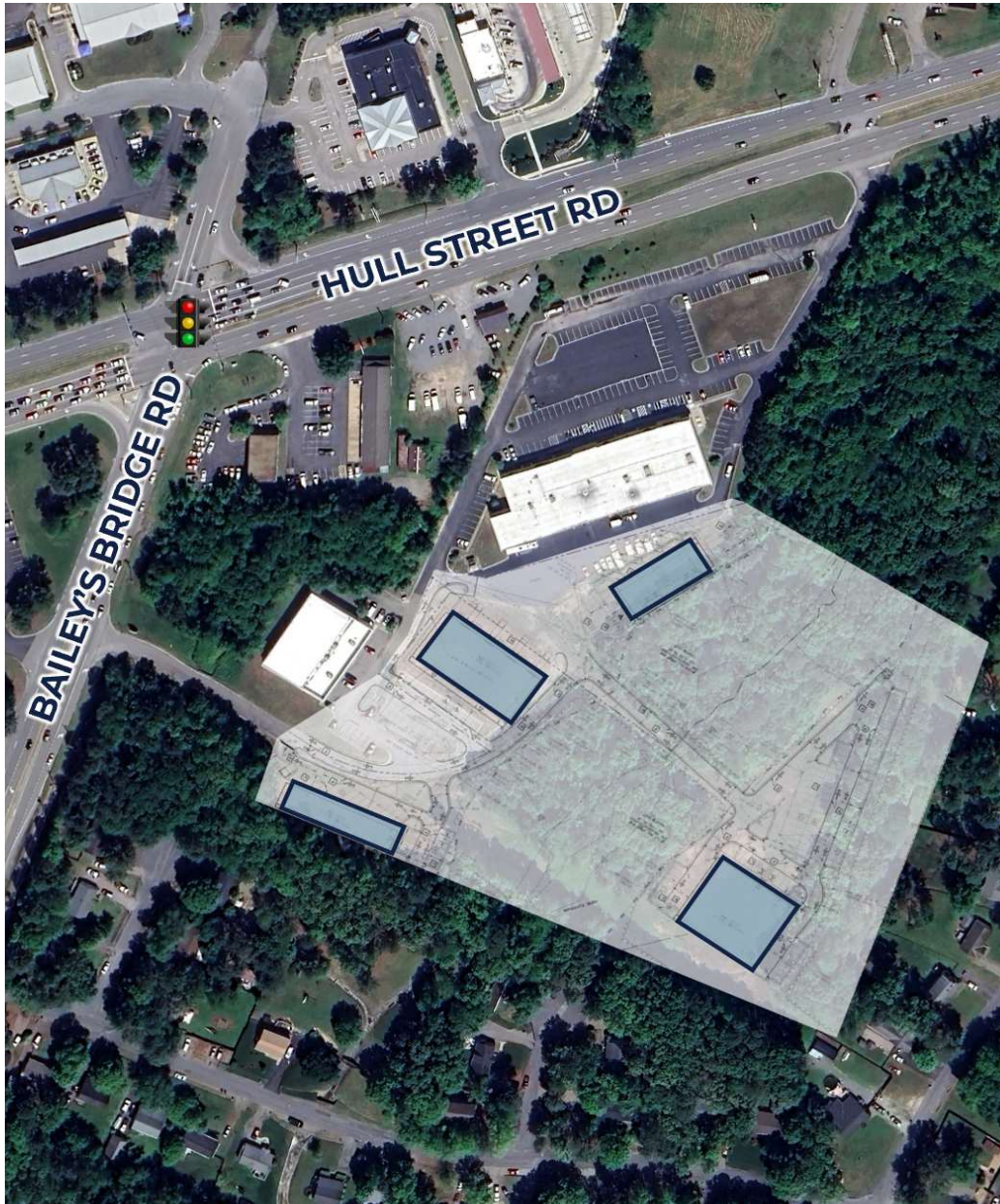
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## COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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