

FOR SALE & LEASE

3.56 AC DEVELOPMENT SITE

10600 Hull Street Rd | Midlothian, VA 23112



S.L. NUSBAUM
REALTY CO.



DOUGLAS O. TICE, III, CCIM

Senior Vice President

C. 804.690.5573

O. 804.944.9273

dtice@slnusbaum.com

ANDREW THACKER

Vice President

C. 804.357.6075

O. 804.320.7600

athacker@slnusbaum.com

NATHAN SHOR

Senior Vice President | Partner

C. 804.539.7404

O. 804.944.2399

nshor@slnusbaum.com

PROUD PARTNER

XTEAM

RETAIL ADVISORS

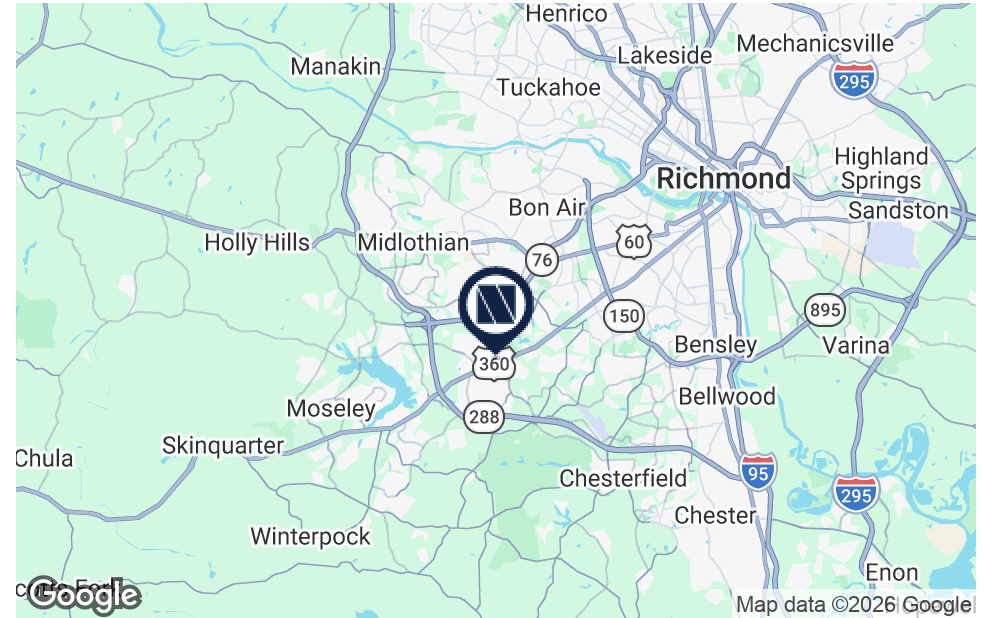
PROPERTY SUMMARY

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OFFERING SUMMARY

| | |
|------------------------|---------------|
| Sale Price/Lease Rate: | Contact Agent |
| Lot Size: | 3.56 Acres |
| Zoning: | CC |

[Rockwood Plan - Click Here](#)

[950-Home Project Planned by Ryan Homes](#)

[Zoning Matrix](#)

| DEMOGRAPHICS | 3 MILES | 5 MILES | 7 MILES |
|-------------------|-----------|-----------|-----------|
| Total Population | 48,287 | 138,298 | 261,734 |
| Total Households | 18,694 | 52,166 | 99,876 |
| Average HH Income | \$112,896 | \$125,526 | \$122,378 |

PROPERTY OVERVIEW

Seeking retailers and developers for an excellent redevelopment opportunity with 385' of frontage on Hull Street Road (43,000 VPD)

PROPERTY HIGHLIGHTS

- Excellent Visibility with ±385' Hull Street Rd Frontage
- Adjoins Planned 950 Unit Mixed Use Development
- Multiple Access Points
- Commercial Corridor (CC) Zoning
- Located within the Chesterfield County Rockwood Special Focus Area
- Public Utilities Available

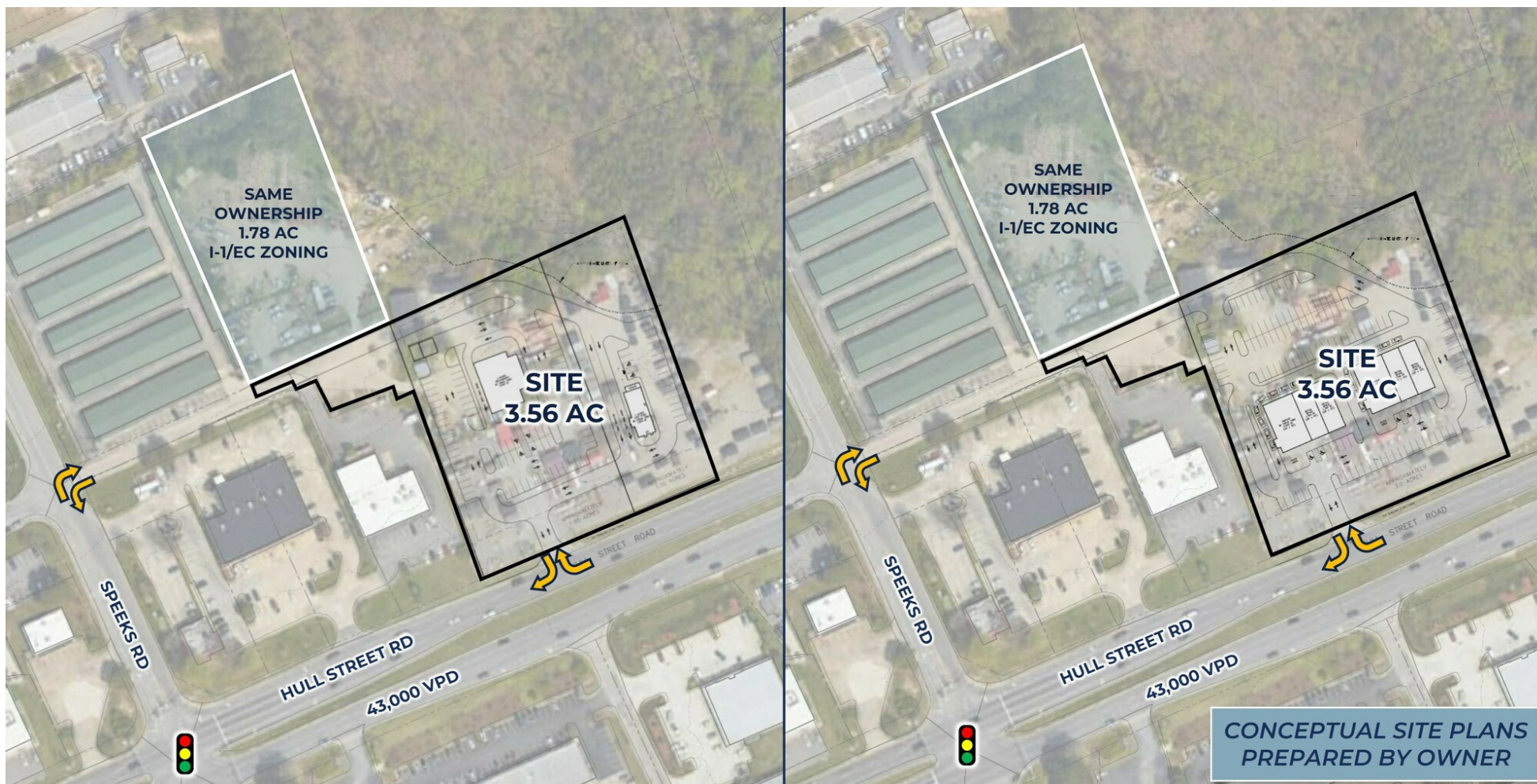
CONCEPTUAL PLANS

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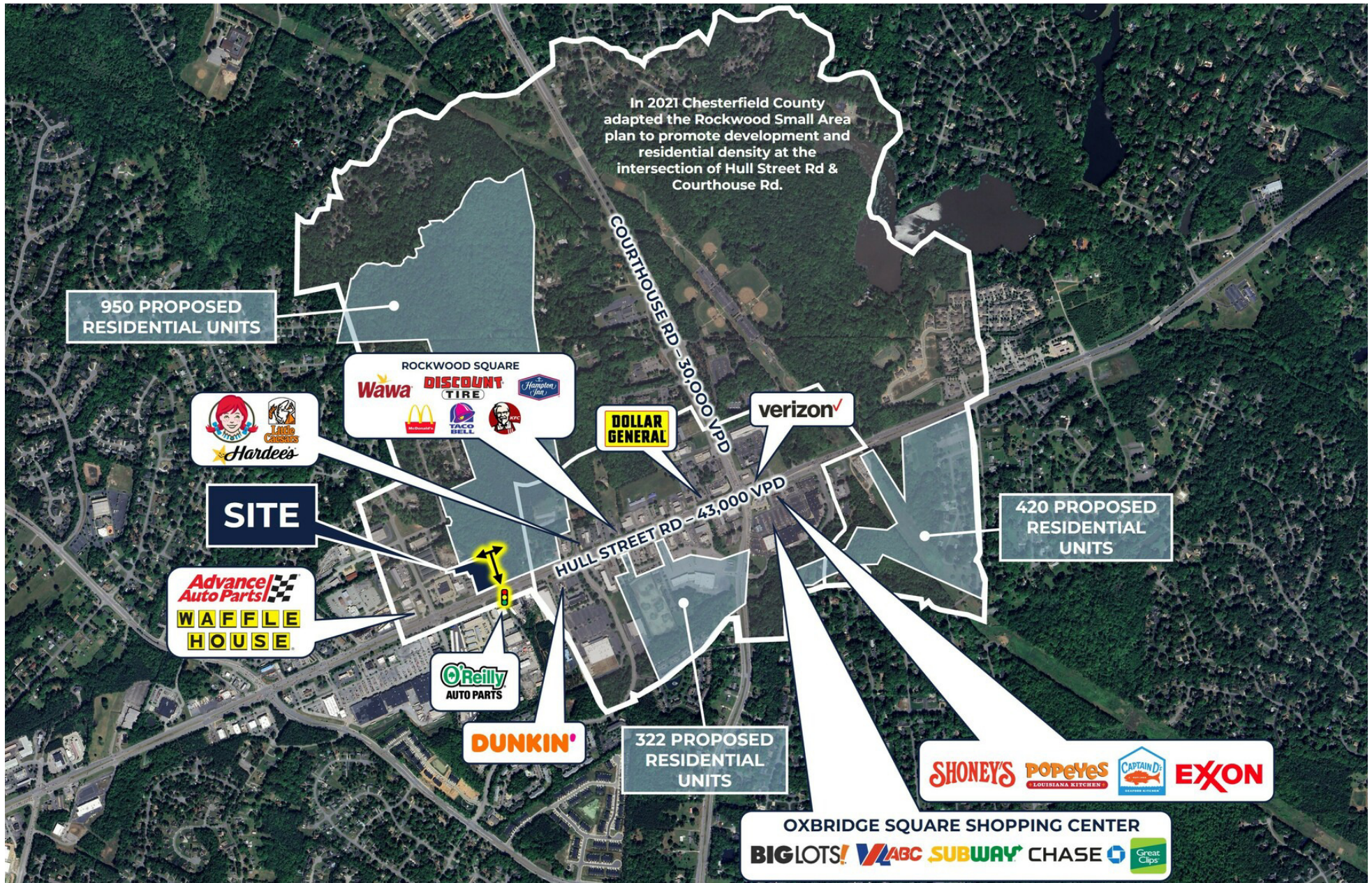
TRADE AREA

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CONTACT INFORMATION

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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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XTEAM
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