



RETAIL PROPERTY FOR LEASE

## WINTERPOCK CROSSING

6521-6801 LAKE HARBOUR DRIVE, MIDLOTHIAN, VA 23112





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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	1,300 - 1,700 SF
<b>Building Size:</b>	122,956 SF

### SPACES

	LEASE RATE	SPACE SIZE
<b>Unit 6717 Former Dance Studio</b>	Negotiable	1,700 SF
<b>Unit 6721</b>	Negotiable	1,300 SF

### PROPERTY DESCRIPTION

Winterpock Crossing, anchored by Dollar Tree, Ferguson, Tractor Supply, and the Children's Museum, offers great visibility from Hull Street Road and is easily accessible with two signalized entrances off Hull Street Road.

### PROPERTY HIGHLIGHTS

- Signalized access with high retail traffic along Hull Street Road, a main retail corridor between Chesterfield and Southwest Richmond
- High income area surrounded by dense high income residential communities
- Join area national anchors such as Lowe's, Walmart, Dick's Sporting Goods and Hobby Lobby

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	2,065	28,147	83,502
<b>Total Population</b>	5,710	77,613	220,337
<b>Average HH Income</b>	\$123,526	\$156,889	\$124,154



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SITE PLAN

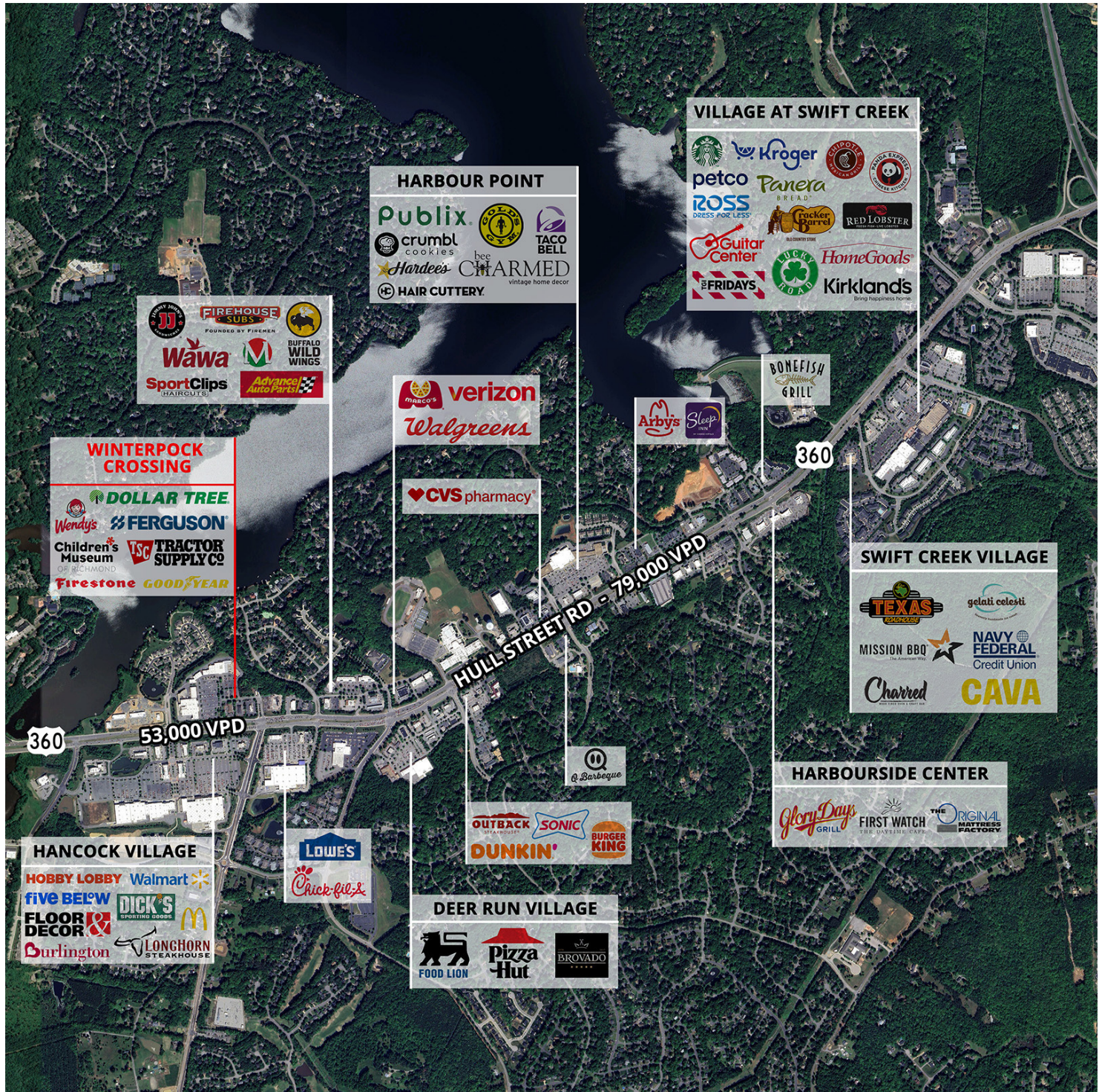




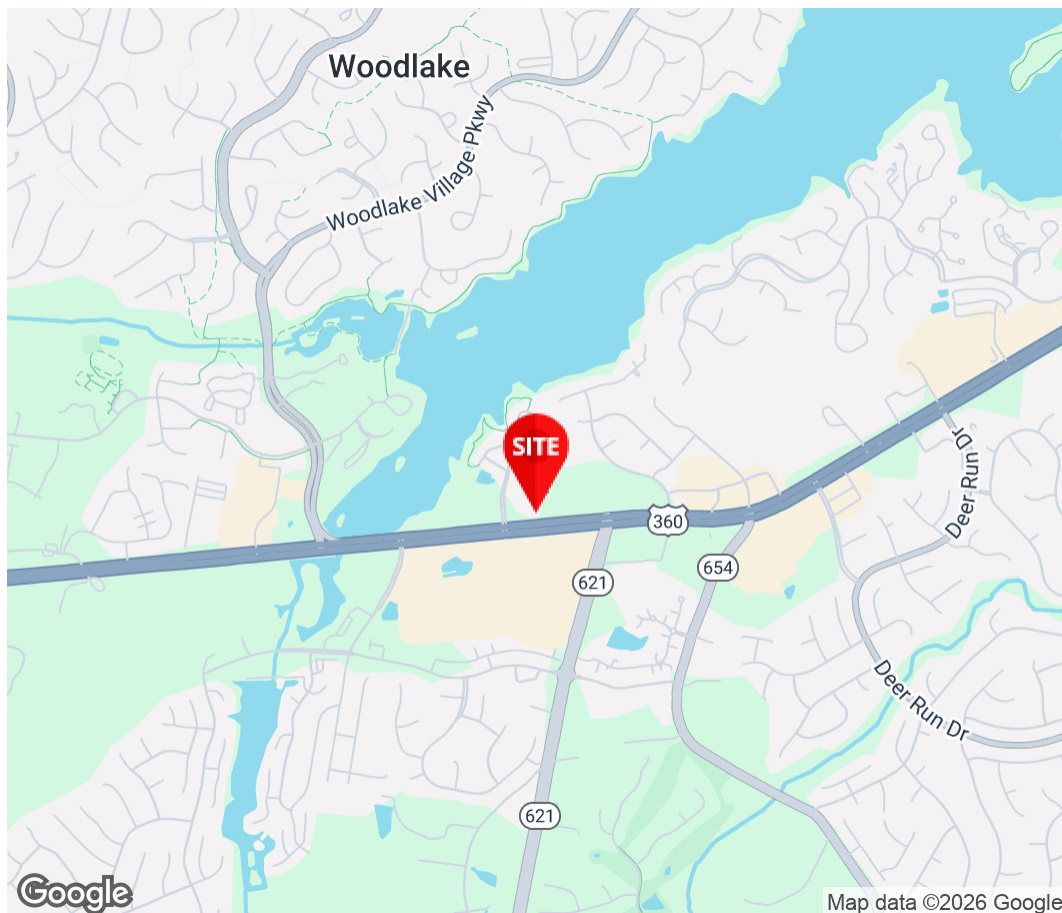
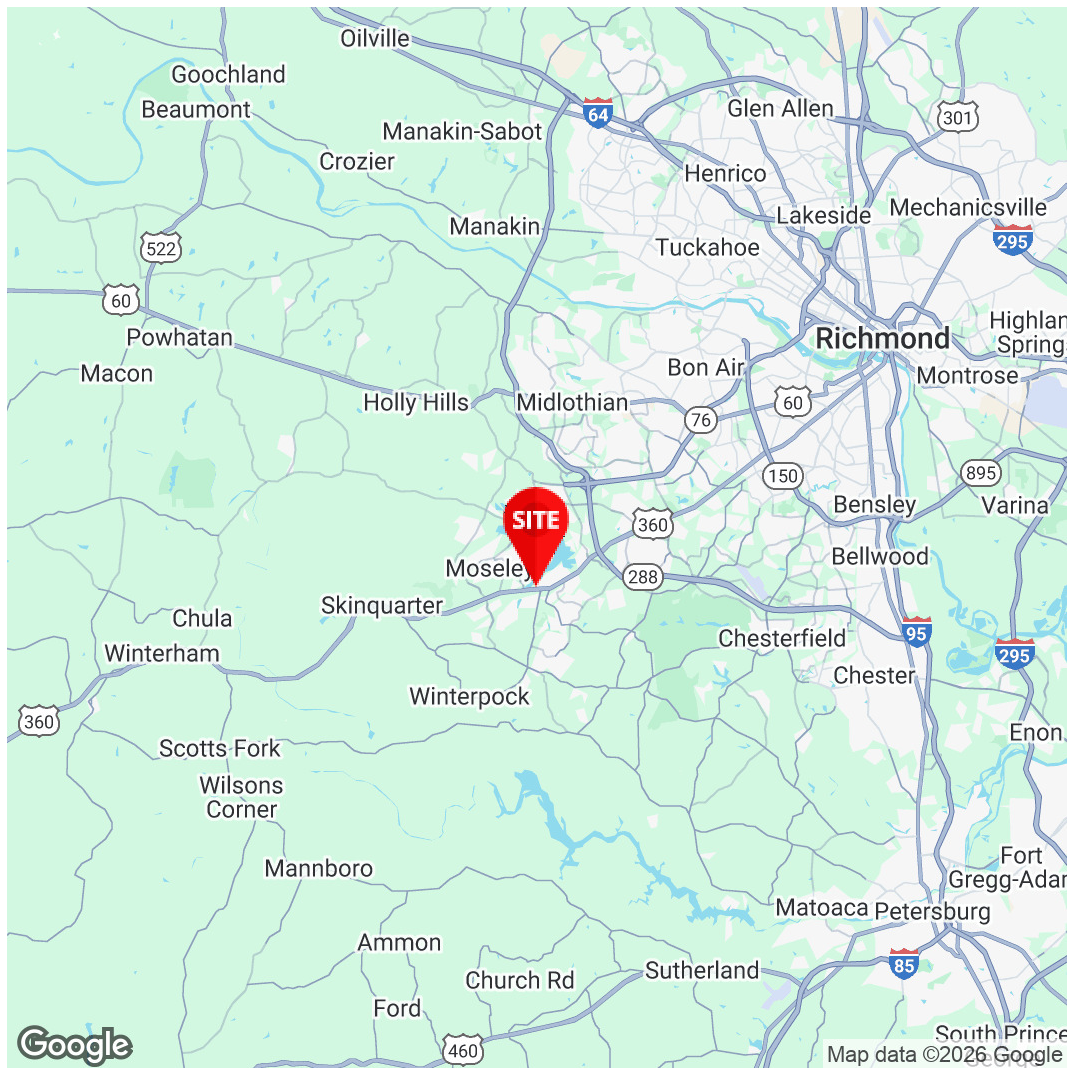
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MARKET AERIAL







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