

Tower Medical Building

13520-13540 Hull Street Road, Midlothian, VA



3,645 to 12,336 SF Outpatient Medical Space Available for Lease beginning 1/1/27

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20,067 SF Class A Medical Building with Direct Frontage on Hull Street



Features

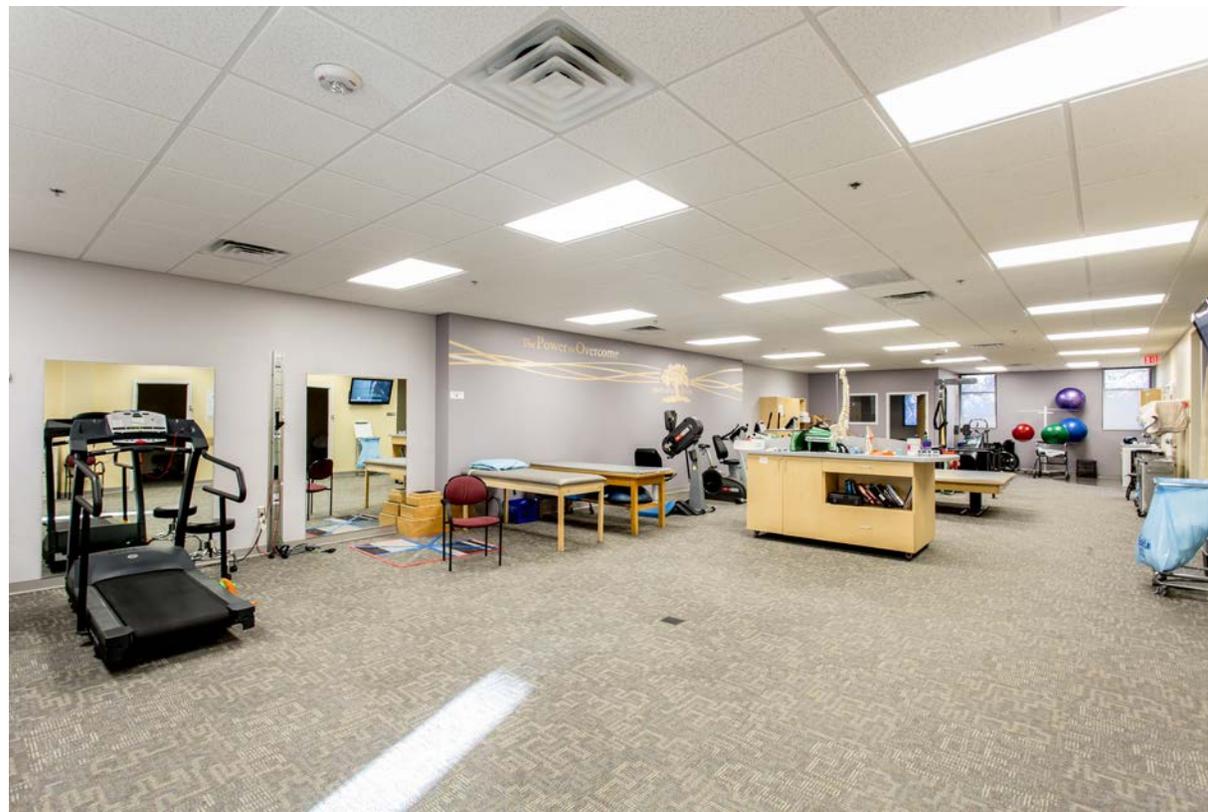
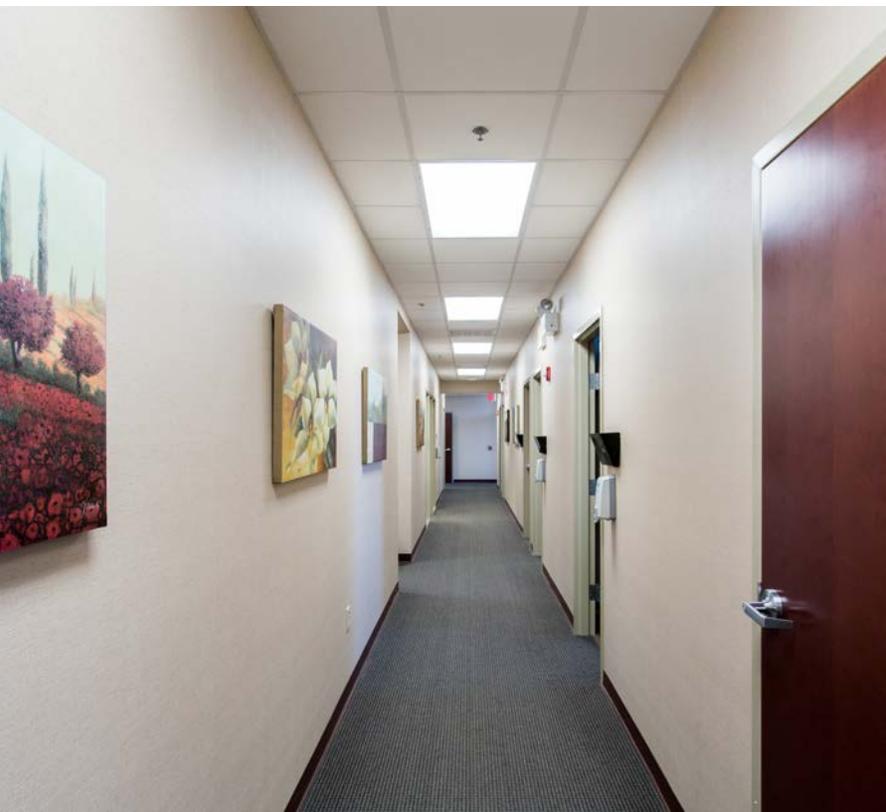
- Single Story outpatient medical building located on Hull Street
- 5.39/1,000 SF Parking
- 6 miles from St Francis Medical Center
- Beautiful architecture and landscaping
- **For sale: call for details**

Available Suites:

- Suite 3540 - 12,336 SF
- Suite 3520 - 3,645 SF

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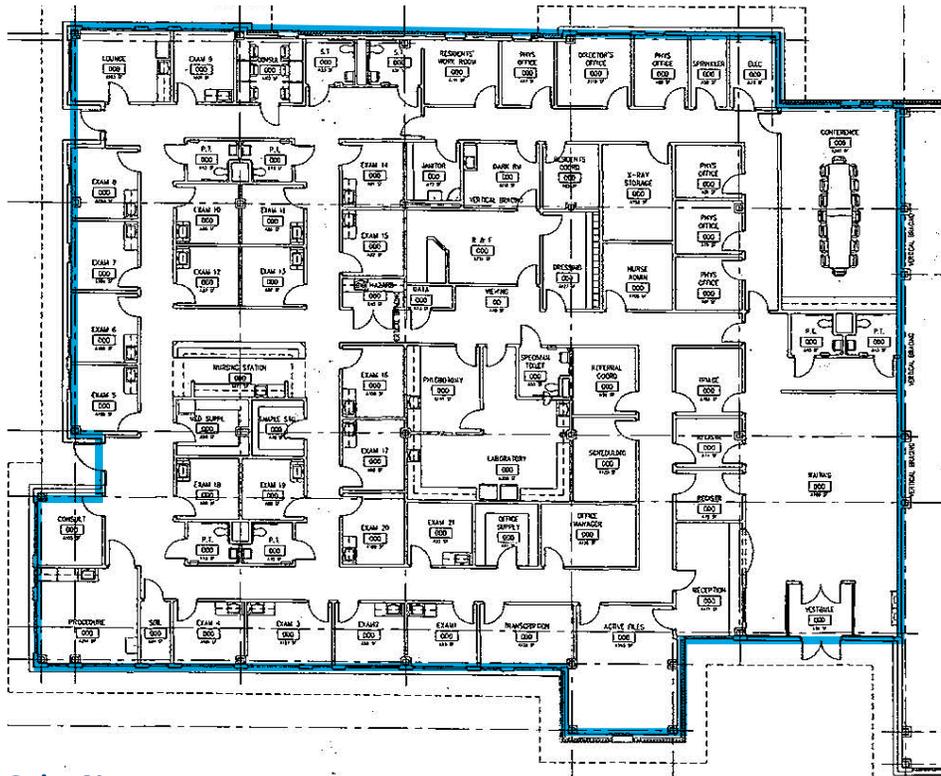
Tower Medical Building
Interior Photos



Tower Medical Building

Available Suites

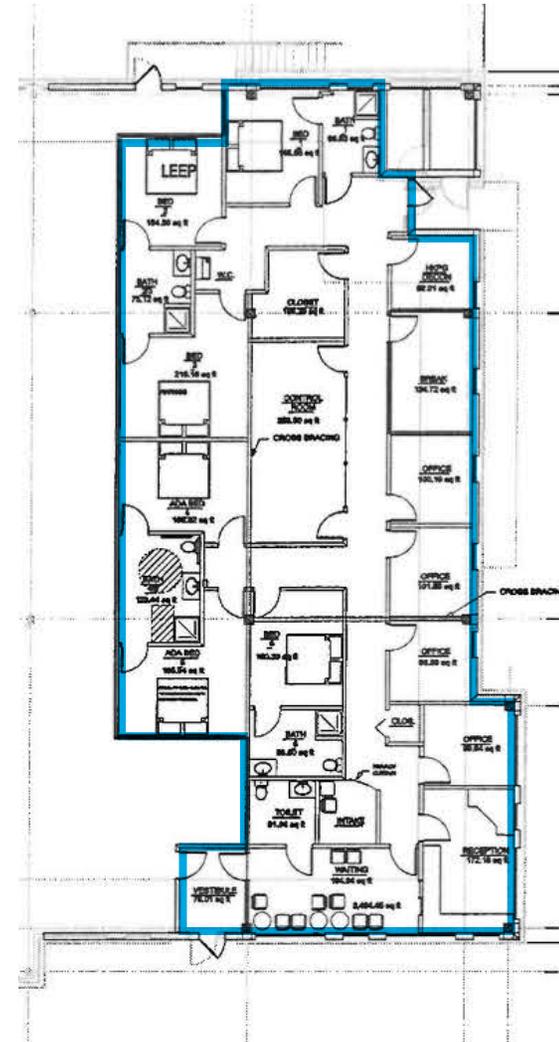
Suite 3540 - 12,336 SF



Suite Notes:

- 21 exams rooms
- 9 physician offices
- Lab
- X-ray room

Suite 3520 - 3,645 SF



Suite Notes:

- Currently designed for sleep disorder center
- 13 private rooms



Tower Medical Building

Demand Drivers



2025 Demographics

	1 miles	5 miles	10 miles
Population	6,272	112,198	301,227
Daytime Population	7,268	83,122	265,748
Households	2,683	40,873	113,196
Average Household Income	\$147,653	\$150,225	\$137,391

Traffic Counts

Hull Street Rd	77,000
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Tower Medical Building
Amenity Base



Harbor Point Village

crumbl Publix

hair cutters

REGAL CINEMAS

KOHL'S

Bath&BodyWorks T.J-maxx

Wawa

FIREHOUSE SUBS

Swift Creek Place

Charred

cava

Walmart

Winterpock Crossing

Children's Museum

FERGUSON

Commonwealth Centre

Michaels

THE FRESH MARKET

OLD NAVY

Cosby Village

Publix Great Clips

Village at Swift Creek

ROSS Kroger

KIRKLAND'S

Hancock Village

Burlington

HOBBY LOBBY

five BEL'W Walmart

OUTBACK

Harbourside Centre

FIRST WATCH

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