

Development Opportunity

GROUND LEASE - DRIVE THRU RESTAURANT SITE

Rockwood | 10000 Hull Street Road, Midlothian VA



ALLAN SHARRETT

VICE PRESIDENT, SALES/LEASING
804.308.8825
ALLANS@SUGAROAK.COM

ANDY WALSH

PRESIDENT/PRINCIPAL BROKER
804.308.1603
ANDYW@SUGAROAK.COM



SugarOak
Realty, LLC[®]



SITE OVERVIEW

Building Size : Up to 4,200 +/- SF

Building type:

Restaurant w/ double
drive through

Patio: Up to 2,349 SF

Parking: 45 total parking stalls

Access: Hull Street & Courthouse
Rd.

The property is located within the Rockwood Special Focus Area Plan, a strategic initiative developed by Chesterfield County to guide the future growth and revitalization of the area. This comprehensive plan envisions higher-density, mixed-use development across all four quadrants at the intersection of Hull Street Road and Courthouse Road, aiming to promote walkability, economic vitality, and a more cohesive urban environment.

Building Type: RESTAURANT W/ DRIVE THRU
Building S.F.: 4,200 +/- S.F.
Parking Spaces: 45 SPACES
Patio S.F.: 2349 S.F.



SITE PLAN



AREA OVERVIEW



**200
Planned
Multifamily
Homes**

**Rockwood Grove
260 Planned
Single Family Homes**

**Stanley Martin Homes
332 Planned
Multifamily Homes**

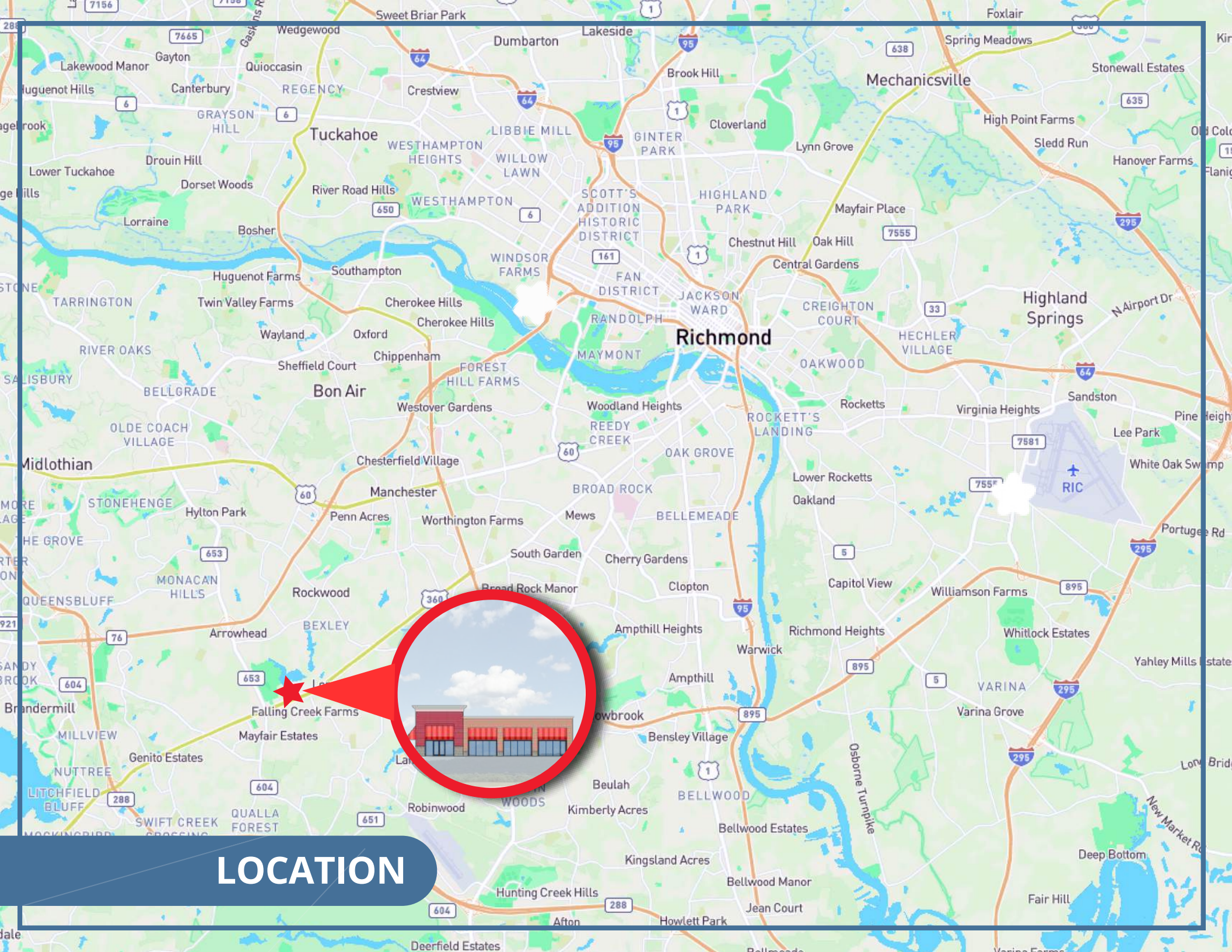
NEW DEVELOPEMENT

The Greater Richmond area is a dynamic and rapidly growing region known for its robust economy, strong transportation network, and business-friendly environment. As the capital of Virginia, Richmond boasts a thriving commercial sector, a highly skilled workforce, and a diverse mix of industries, including finance, healthcare, manufacturing, and logistics. With a strategic location along the I-95 corridor, Richmond offers excellent connectivity to major East Coast markets, making it an attractive destination for businesses looking to expand or establish operations.

Chesterfield County, one of the most sought-after areas within Greater Richmond, continues to experience significant economic development. Recognized for its excellent quality of life, top-rated schools, and a strong local economy, Chesterfield is home to a mix of residential, retail, and commercial developments. With ongoing infrastructure improvements and a growing population, the county presents a wealth of opportunities for businesses seeking strategic locations with high visibility and accessibility



AREA OVERVIEW



LOCATION