

OFFICE BUILDING FOR LEASE
13804 HULL STREET RD
13804 HULL STREET ROAD MIDLOTHIAN, VA 23112

Taylor Long
PROPERTIES
Commercial Real Estate



PROPERTY DESCRIPTION

This property offers a prime location in the heart of Midlothian, ensuring maximum visibility and access for client and employee convenience. This versatile space is perfectly suited for a wide range of office setups, providing an opportunity for businesses to thrive. With ample parking offering 37 spaces, alongside flexible lease options, this vibrant commercial hub ensures every office's unique needs are met.

PROPERTY HIGHLIGHTS

- 1,000 - 5,250 SF Office Spaces Available
- Prime location on Hull Street Road (72,000 VPD) with prime visibility and excellent signage
- 2-story office building totaling 5,250 SF, situated on 1.892 acres
- Zoned C-2 and built in 2005
- Ample parking for employees and visitors (37 spaces)
- Numerous amenities within the direct vicinity
- Multiple access points to the site



OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Available SF:	1,000 - 5,250 SF
Lot Size:	1.892 Acres
SF GLA:	5,250 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,419	19,549	37,474
Total Population	6,341	52,945	103,719
Average HH Income	\$147,380	\$144,155	\$143,485

72,000 VPD ON HULL STREET ROAD

For more information:

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Taylor Long Properties
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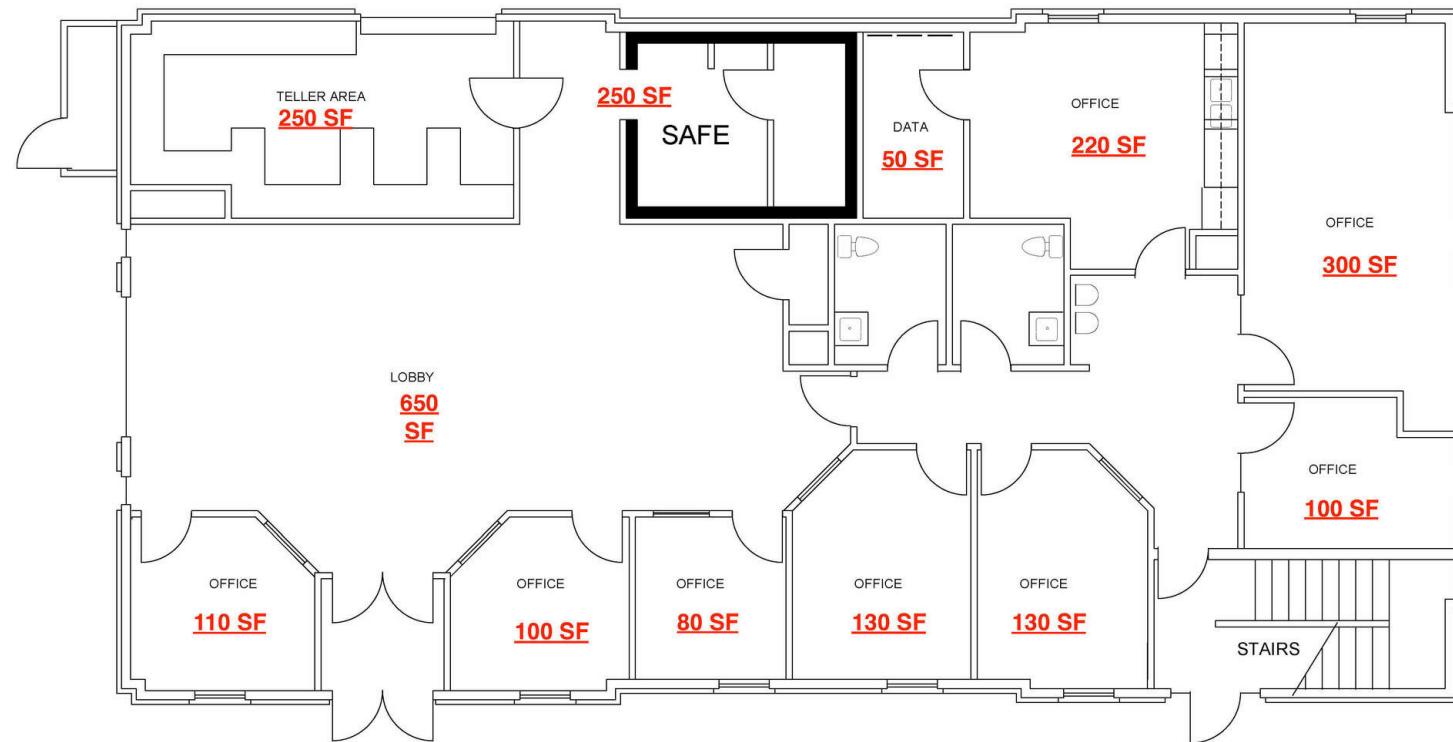
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FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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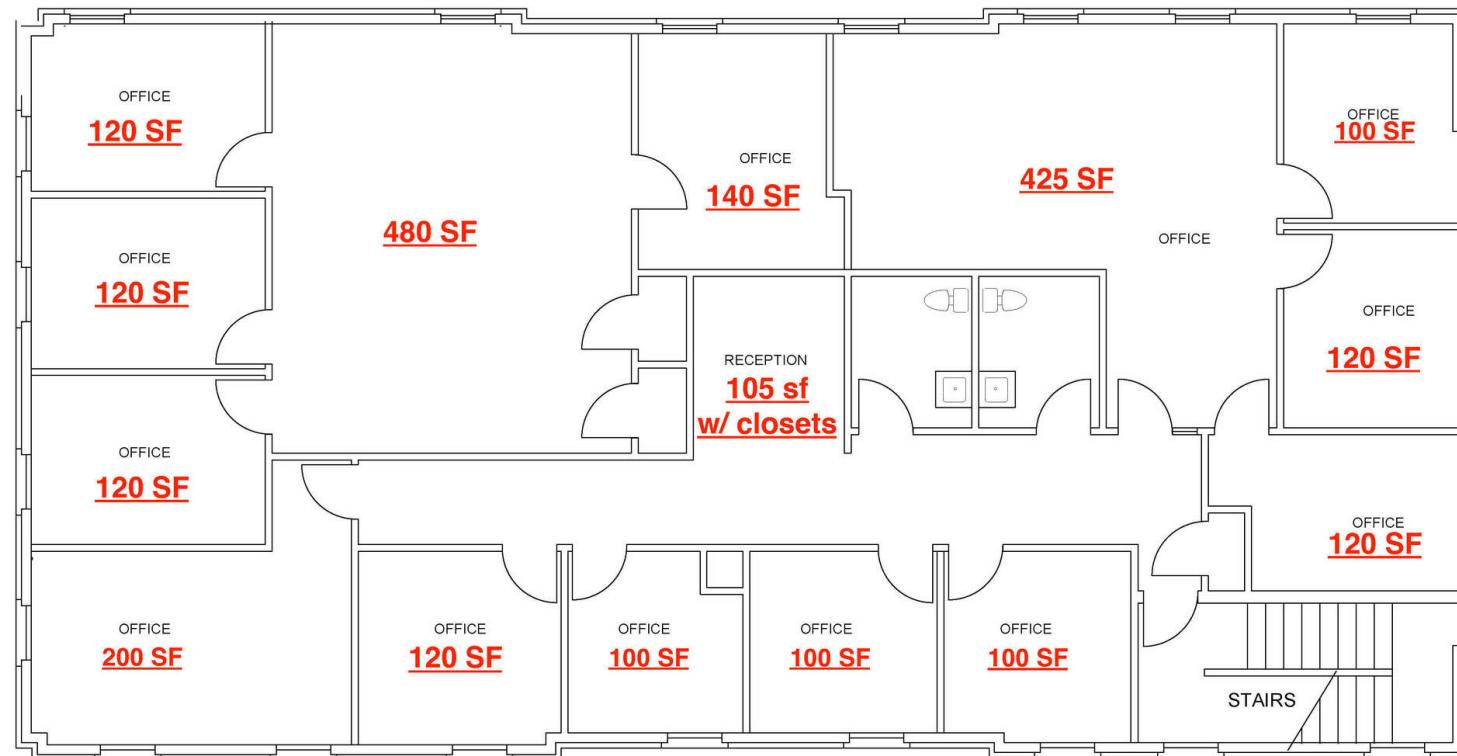
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SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

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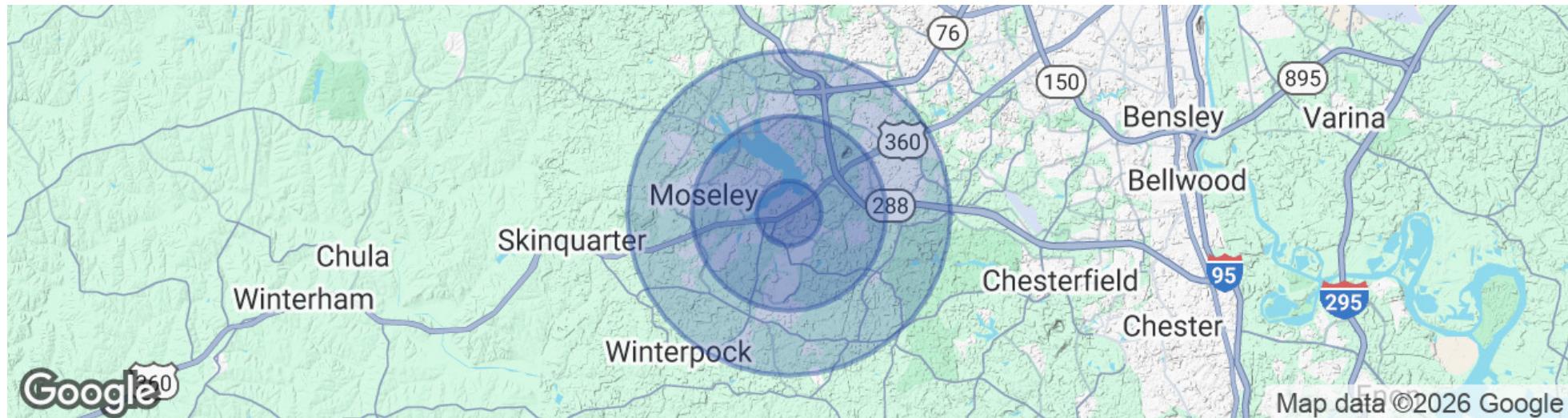
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,341	52,945	103,719
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,419	19,549	37,474
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$147,380	\$144,155	\$143,485
Average House Value	\$419,331	\$434,604	\$451,240

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