

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:

#### ELLEN LONG

President / Principal Broker

804.864.9788 x101

[ellenlong@taylorlongproperties.com](mailto:ellenlong@taylorlongproperties.com)

#### TYLER SCHLEINKOFER

Commercial Sales and Leasing

804.864.9788 x108

[tylerschleinkofer@taylorlongproperties.com](mailto:tylerschleinkofer@taylorlongproperties.com)

Taylor Long Properties  
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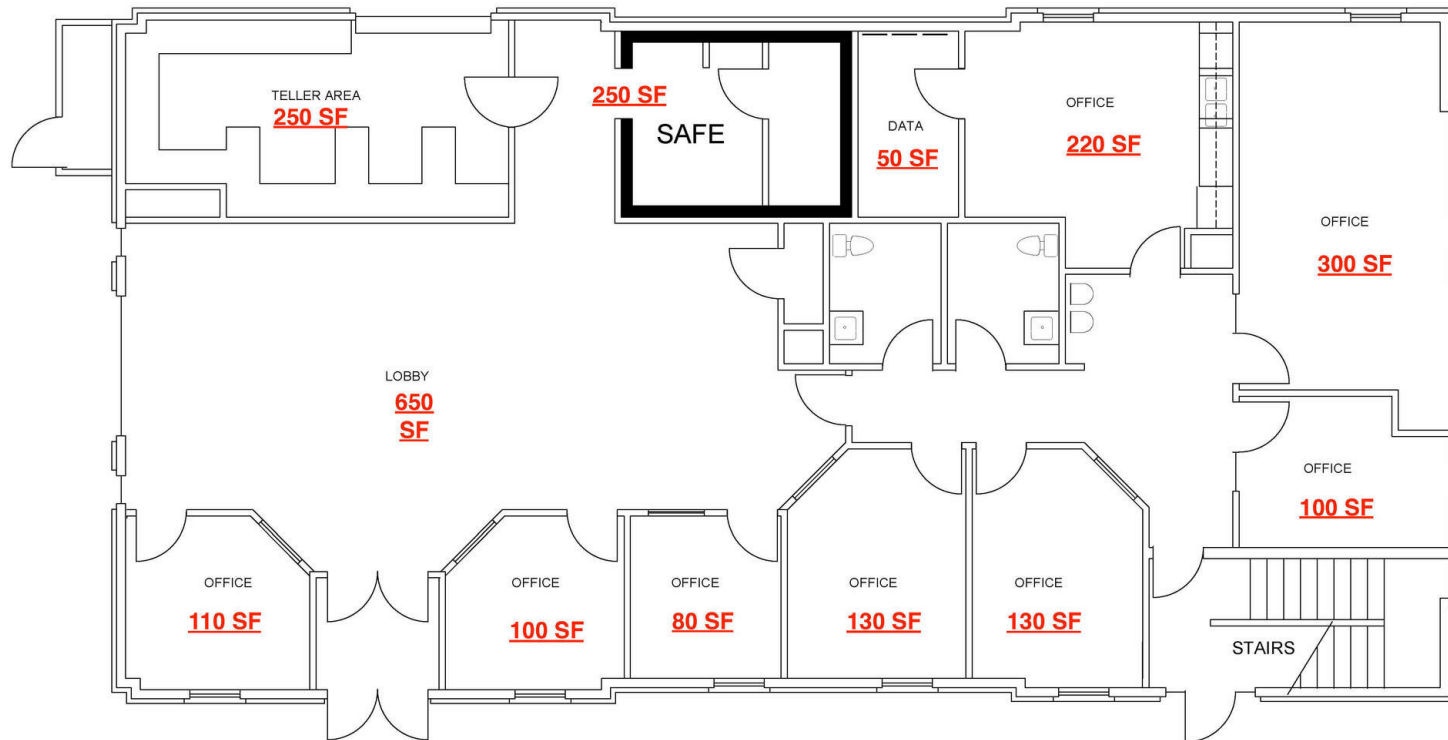
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**FIRST FLOOR PLAN**

SCALE 1/4" = 1'-0"

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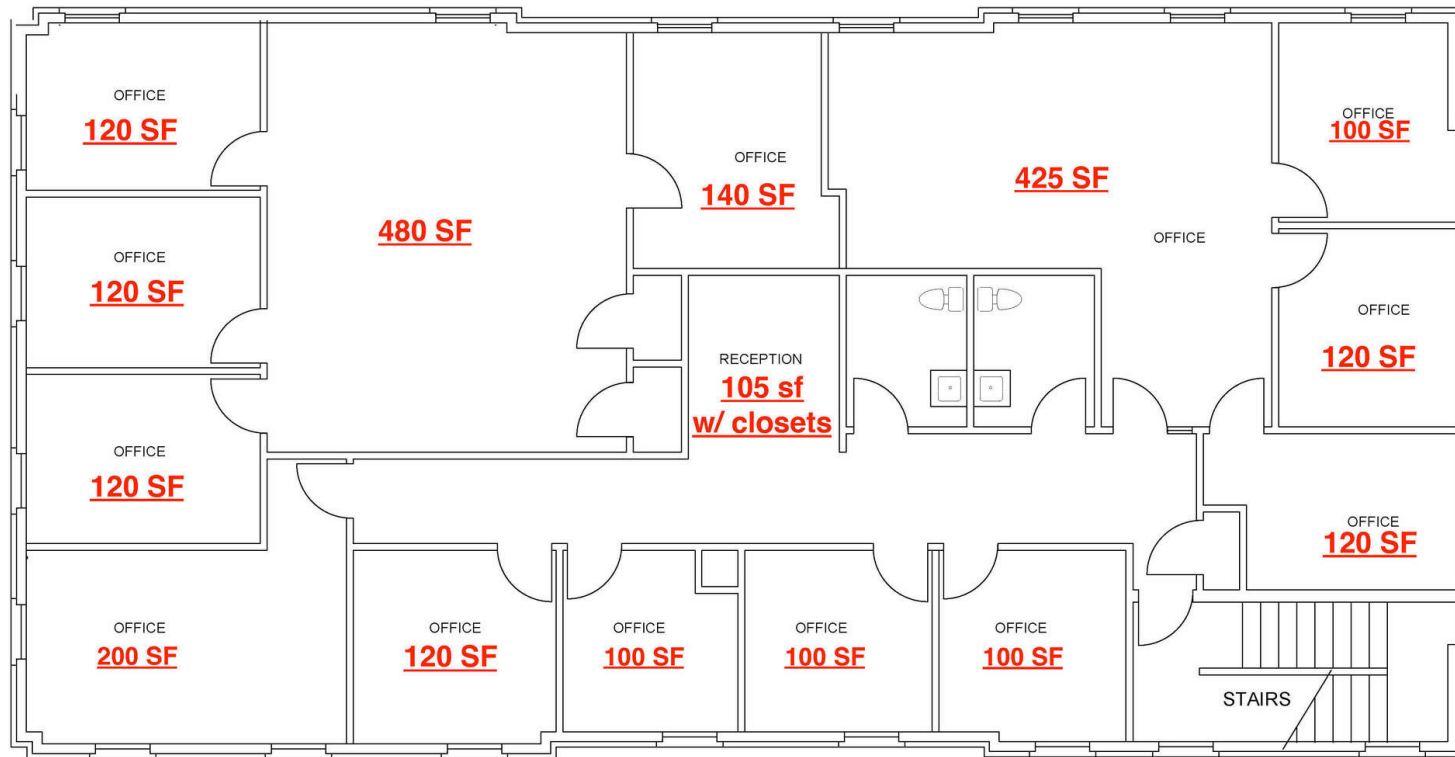


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**SECOND FLOOR PLAN**

SCALE 1/4" = 1'-0"

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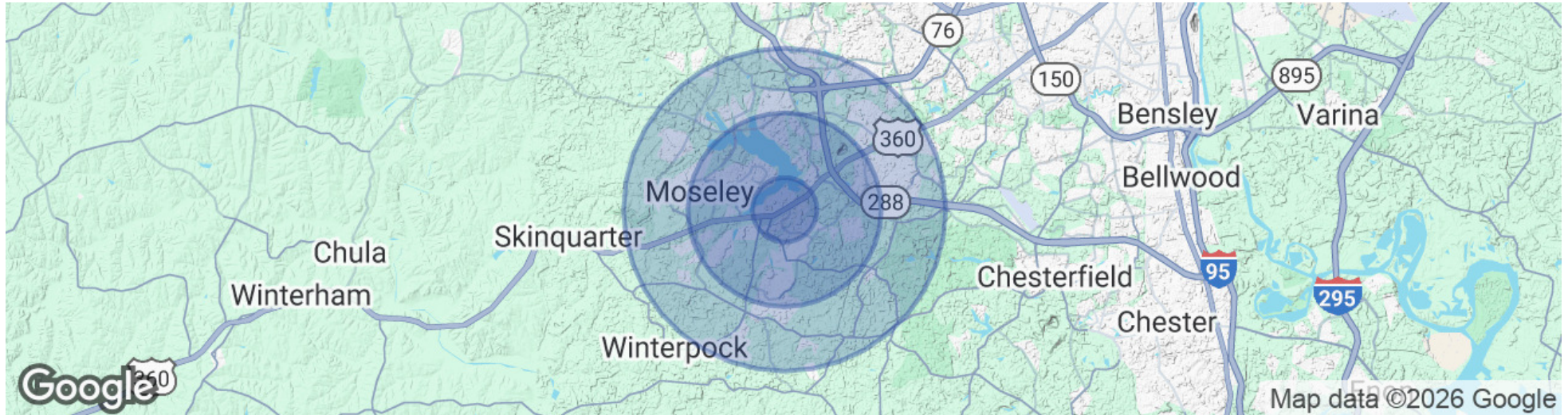


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,341	52,945	103,719
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	42	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,419	19,549	37,474
# of Persons per 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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