

NOW PRE-LEASING

15545 COSBY ROAD - MEDICAL BUILDING

15545 COSBY ROAD MOSELEY, VA 23832

Taylor Long
PROPERTIES
Commercial Real Estate

Medical Building Under Construction Moseley, VA

NOW PRE-LEASING

Delivery Spring 2026

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For more information:

ELLEN LONG

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ROBERT MARSHALL

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PROPERTY HIGHLIGHTS

- 33,000 SF Class A Medical building under construction - Delivery Spring 2026
- Anchored by Richmond Aesthetic Surgery and The DermLounge, the facility is now pre-leasing 26,000 remaining SF of prime medical space to healthcare providers.
- 2,500 - 11,000 SF flexible floorplans (25,000 remaining SF)
- Located within 1 mile of the proposed HCA Magnolia Hospital, which is currently pursuing a state Certificate of Public Need (COPN)
- Only Class A medical building under construction in the corridor today - Ideal for pediatrics, urgent care, imaging, behavioral health, pain management, wellness, and family medicine

CUSTOM HEADER

- Located in Cosby Village Square in Moseley, a 68-acre Mixed-Use development featuring 500+residential units, retail buildings & outparcels
- Modern lobby with two elevators and open stairs; ample parking
- High Visibility from heavily trafficked Hull Street Road (47,000 VPD)
- Only Class A medical building under construction in the corridor today
- This section of Chesterfield is rapidly becoming one of Virginia's most dynamic suburban growth markets.

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JOIN AREA RETAILERS



RICHMOND
AESTHETIC SURGERY



CHIPOTLE
MEXICAN GRILL



SHERWIN
WILLIAMS



Panera
BREAD®

WING STOP



Klines
DAIRY BAR



mezeh **everbowl**

DEMOGRAPHICS

2024

	1 Mile	3 Miles	5 Miles
Total Households	2,628	13,879	27,315
Total Population	8,014	41,554	77,986
Population White	5,542	29,954	56,066
Population Black	1,174	5,119	10,019
Population Hispanic	517	2,723	5,152
Population Asian	481	2,020	3,652
Population Pacific Islander	4	14	30
Population American Indian	17	99	203
Population Other	152	910	1,679
Persons Per Household	3	3	2.9
Average Household Income	\$183,875	\$171,386	\$158,421
Average House Value	\$534,713	\$502,440	\$478,625
Average Age	37	38	39
Average Age Male	36	37	38
Average Age Female	38	39	40

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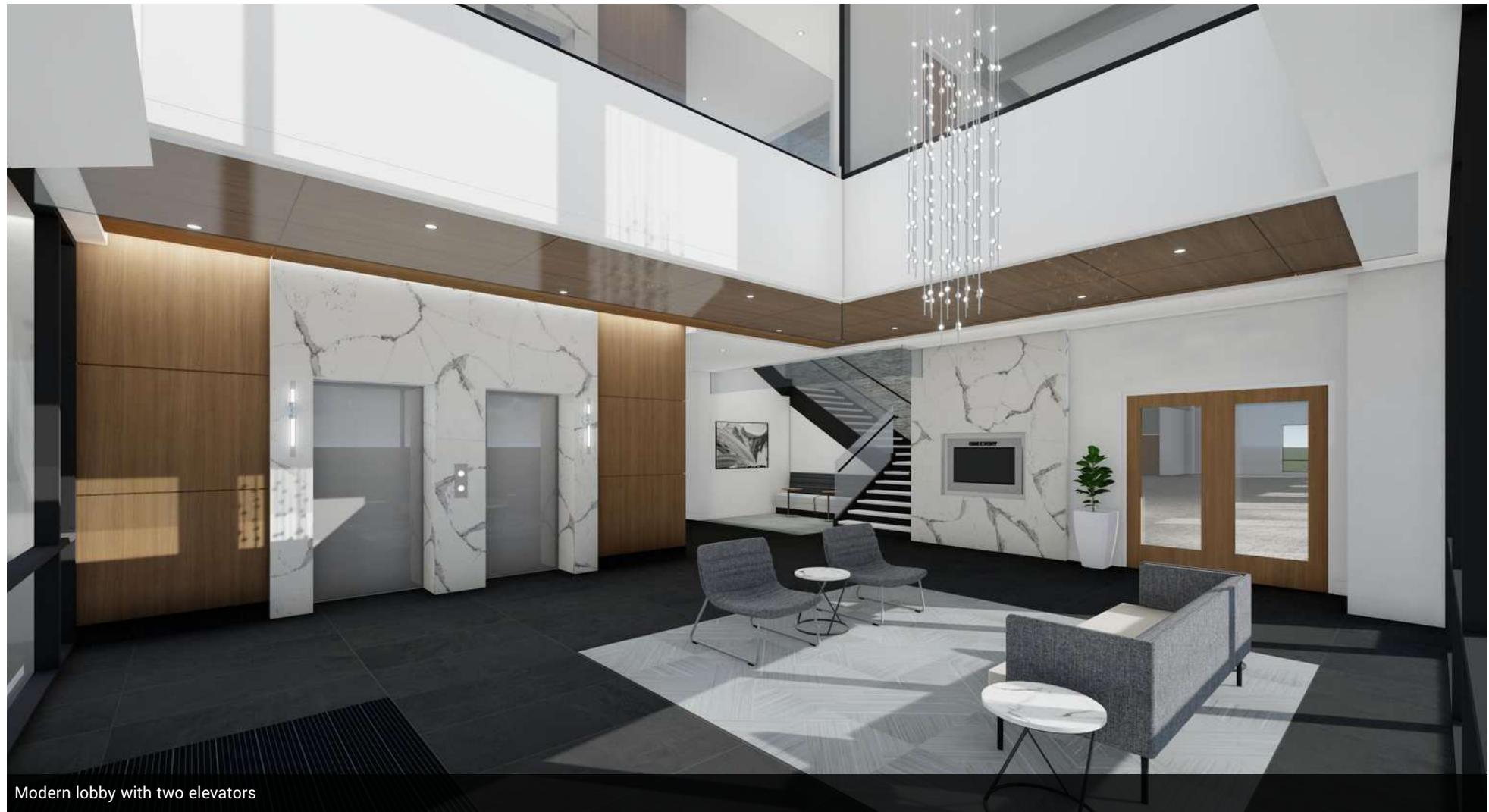
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Modern lobby with two elevators

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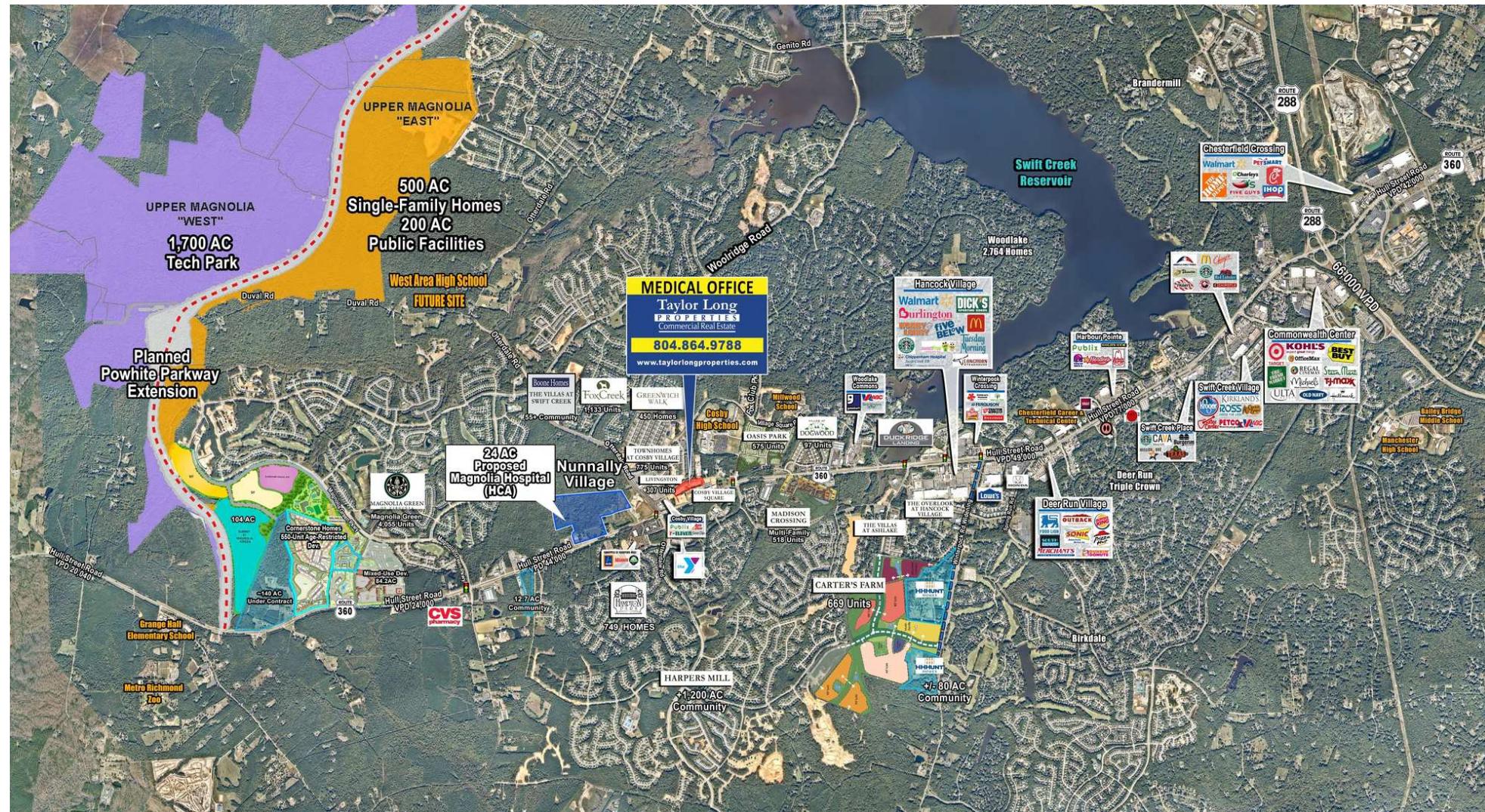
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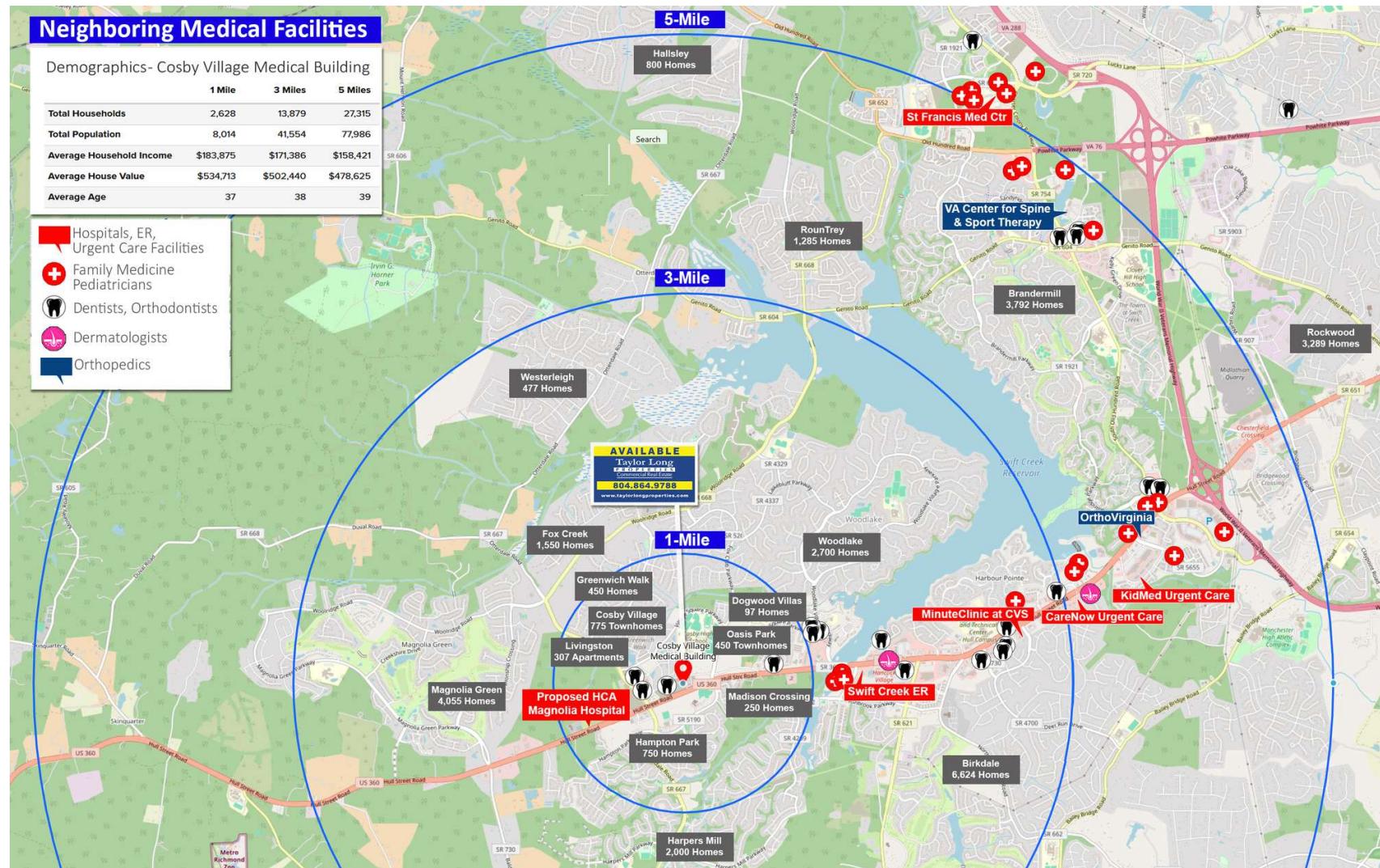
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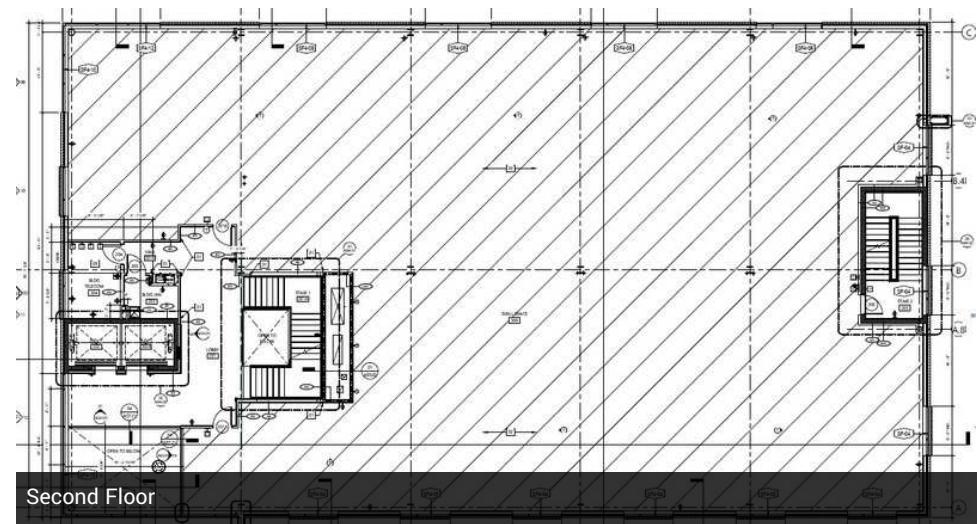
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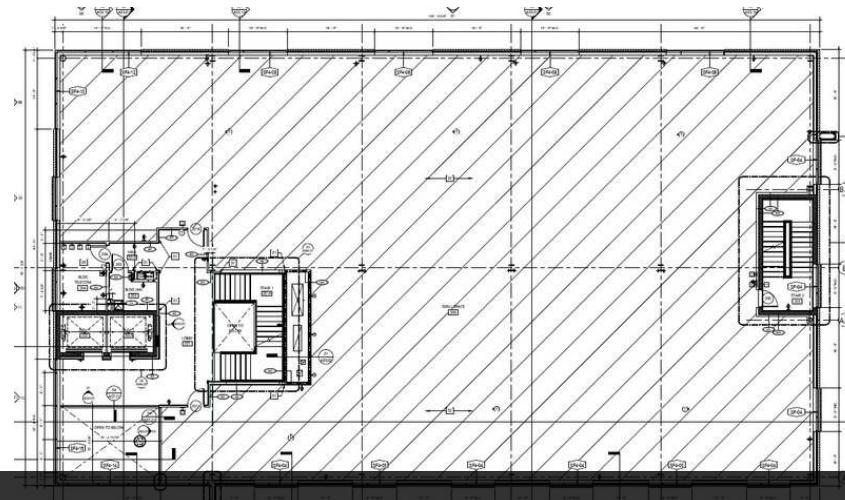
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First Floor - 4,458 Still Available (light blue)



Second Floor



Third Floor

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