



FEATURES

- **6.99 & 1.61 Acres of Proposed Prime Commercial Land for Sale (Can be combined or separate).**
- Excellent opportunity for commercial development.
- Close to *Magnolia Green* (4,088 units).
- Approximately 1,200 feet of direct frontage on heavily trafficked Hull Street Road with excellent visibility.
- Nestled in between multiple new developments.
- Located just before the new planned Powwhite Parkway extension
- Average household income over \$137,000 in a 3-mile radius.
- Strategically located in one of Virginia's most dynamic suburban growth markets.
- Easy access from Hull Street Road and future Powwhite Parkway.

PARCEL



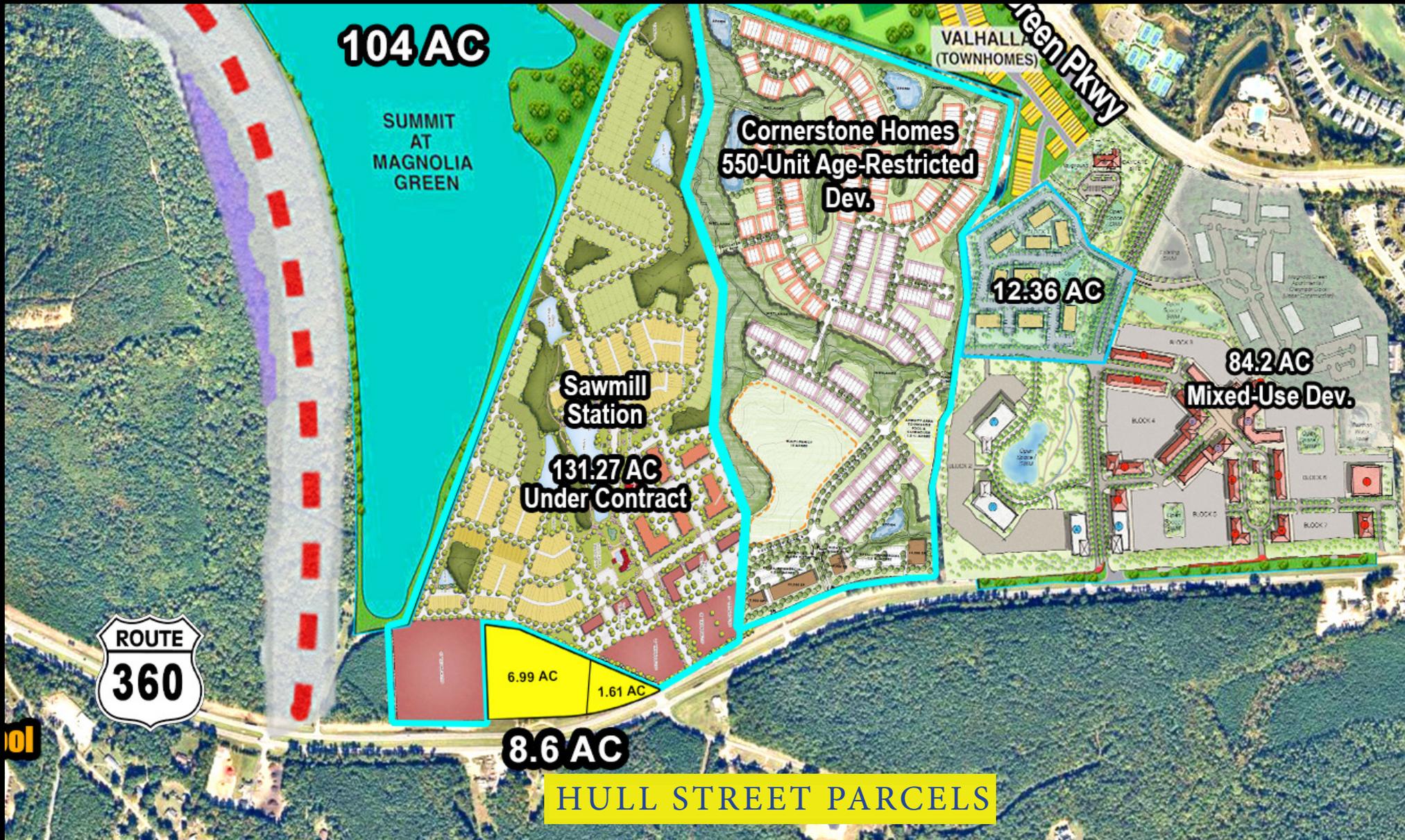
SPACE TYPE	Land For Sale
AVAILABLE SPACE	8.6 Acres Total
ASKING PRICE	Ask Agent

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Population	5,465	33,478	67,435
Avg HH Income	\$145,148	\$137,153	\$125,609
Daytime Employment	729	5,823	15,492
Traffic Count	24,000 VPD Hull Street Road		

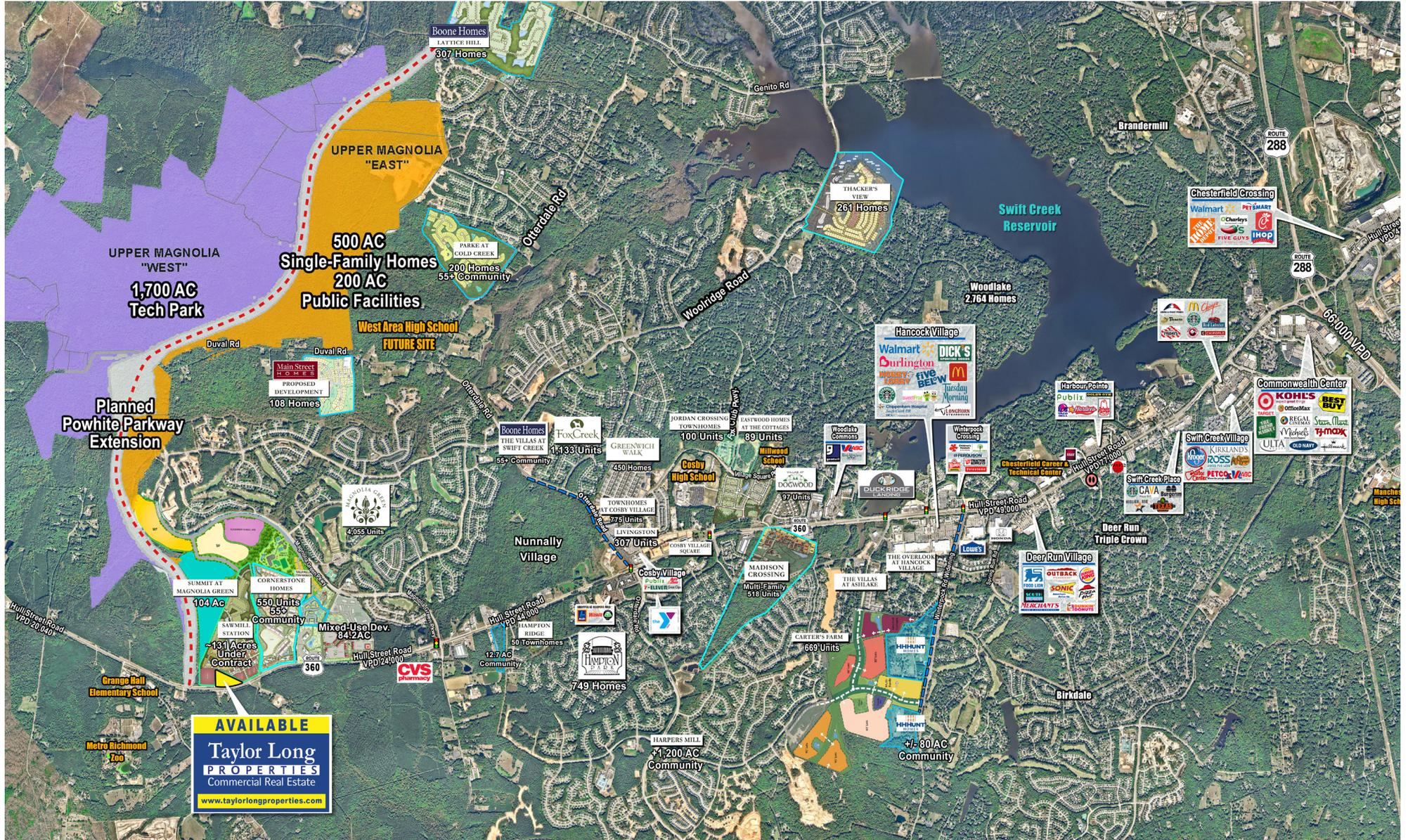
* Detailed demographics upon request

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HULL STREET CORRIDOR



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