



HANCOCK VILLAGE

7201-14720 HANCOCK VILLAGE STREET | CHESTERFIELD, VIRGINIA 23832

FEATURES

- **NOW PRE-LEASING PHASE III - Anchor Space available.**
- 100% Leased Shopping Center!
- Join new Tenants *Grand Nails, Row House and Club Pilates!*
- Over 2,370 feet of frontage on Hull Street Road.
- Excellent demographics.
- Three signalized entrances.
- Close proximity to major residential developments (Over 20,000 approved homes in Winterpock Area).
- 147 New townhomes being built at Hancock Village - connected with walkway.

SPACE TYPE	Pre-Leasing
AVAILABLE SPACE	Anchor Space and Retail
ASKING PRICE	\$30.00 PSF NNN \$4.75 PSF

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2020 Population	6,184	43,852	80,713
Avg HH Income	\$128,409	\$124,125	\$118,509
Daytime Employment	6,021	12,785	20,551
Traffic Count	69,000 VPD Hull Street Road 50,000 VPD Hull St. & Duckridge		

* Detailed demographics upon request



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PROPERTIES
 Commercial Real Estate



SITE PLAN





SITE PLAN

OUTPARCELS

OP#	Ste #	Acres	Tenant
1	14500	5,627 SF	LongHorn Steakhouse
2	14520	1.56 Acres	Virginia Credit Union
3	14540	4,382 SF	Mc Donald's
4-5	14720	3.6 Acres	Swift Creek Emergency

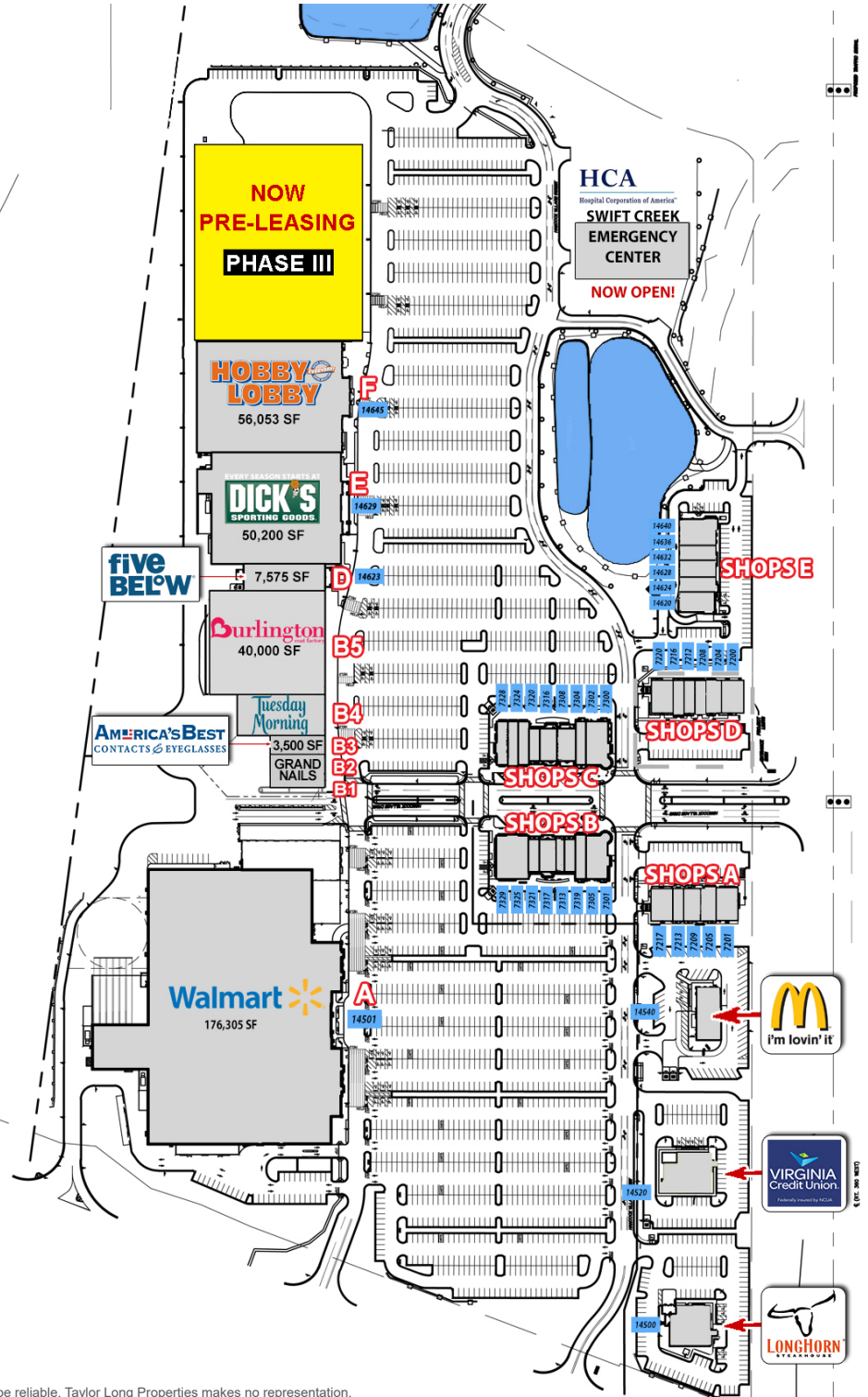
ANCHOR SPACE

Sp #	Ste #	SF	Tenant
A	14501	176,305 SF	Wal Mart
B1-B-2		6,500 SF	Grand Nails
B3		3,500 SF (35'x100')	America's Best
B4		12,000 SF (75'x160')	Tuesday Morning
B5		40,000 SF (190'x210.5')	Burlington
D	14623	7,575 SF (50'x151')	Five Below
E	14629	50,200 SF (218'x230')	Dick's
F	14645	56,053 SF (214'x262')	Hobby Lobby

PHASE III NOW PRE-LEASING

SMALL SHOPS

Bldg #	Ste #	SF	Tenant
A-A	7201	2,400 SF	Qdoba
A-B	7205	1,800 SF	Brighter Smiles
A-CD	7209-7213	3,049 SF	Penelope
A-E	7217	2,400 SF	Call Federal C.U.
B-A	7301	4,979 SF	Mattress Warehouse
B-B	7305	1,200 SF	UPS
B-C	7309	900 SF	Hancock Cleaners
B-D	7313	1,485 SF	I-Rite iPhone Repair
B-E	7317	1,600 SF	Jersey Mike's
B-F	7321	1,396 SF	Sweet Frog
B-F2	7325	1,692 SF	Club Pilates
B-F3	7329	1,658 SF	Game Stop
C-A	7300	2,400 SF	Johnny Rockets
C-A1	7302	2,571 SF	Made in Asia
C-B	7304	2,100 SF	Shear Image
C-C	7308	1,885 SF	The Row House
C-D-D	7316	1,200 SF	GNC
C-E1	7320	1,580 SF	Bird Watchers
C-E2	7324	1,527 SF	Beauty Nail Salon
C-E3	7328	1,697 SF	Red Poppy Pickin'
D-A	7200	2,400 SF	T-Mobile
D-BC	7204-7208	3,022 SF	Hand and Stone
D-D	7212	1,200 SF	Mathnasium
D-EF	7216-7320	3,680 SF	Maglio's Pizza
E-A	14620	1,820 SF	Starbucks
E-B	14624	1,485 SF	Main Street Cabinets
E-C	14628	2,000 SF	Sprint
E-D	14632	1,200 SF	Great Clips
E-E	14640	3,900 SF	Crazy Greek



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