

# THE SHOPS AT RUTLAND GROVE

## HANOVER, VIRGINIA

PRIME LOCATION RETAIL/OFFICE FOR LEASE



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 CUSHMAN &  
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### FEATURES

- New construction, retail/office center
- 1,200 SF vanilla shell available now!
- Delivering Now! Project is the inaugural winner of the Building Design Award from Hanover County
- Excellent access to 301, Ashcake Road, and I-95
- Surrounded by growing retail and residential developments
- Over 1,000 new residential homes planned within 5-mile radius
- Ample on-site parking
- 16,000 VPD on Route 301

### JOIN NEARBY RETAILERS



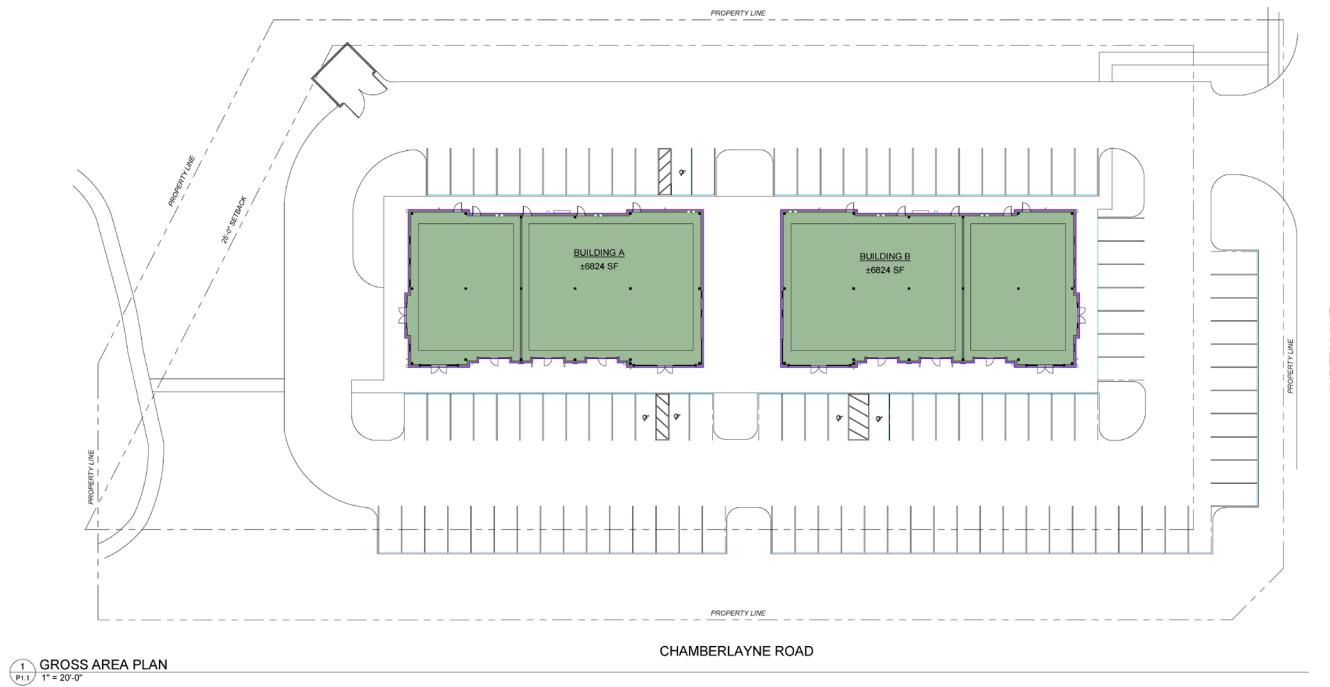
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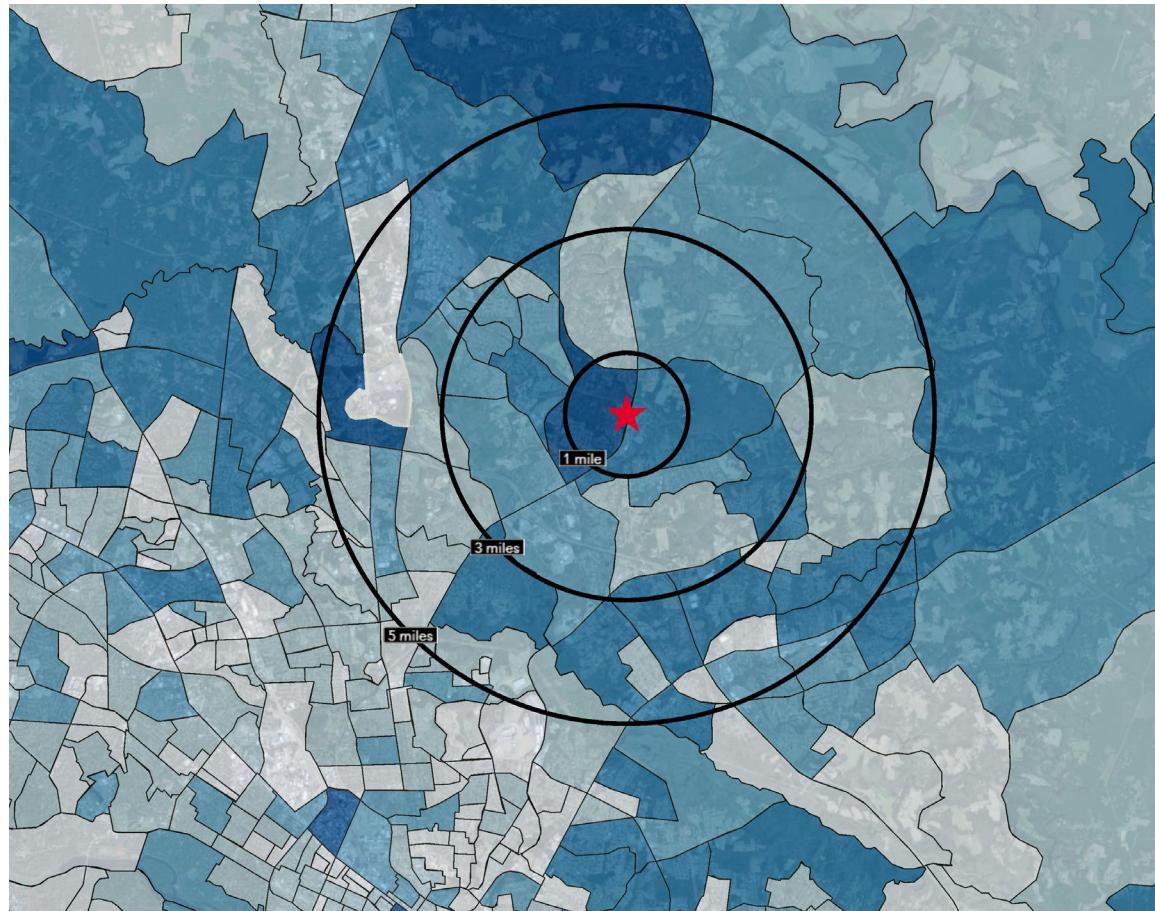
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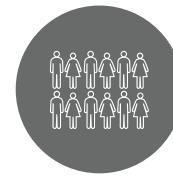
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### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,495	29,491	73,693
No. of Households	1,690	10,824	28,810
Median HH Income	\$98,809	\$107,504	\$90,262
Avg. HH Income	\$124,677	\$136,390	\$116,217
Employees	1,094	11,591	37,764



**73,693**  
5-MILES POPULATION



**28,810**  
5-MILES NO. OF HOUSEHOLDS



**\$124,677**  
1-MILE AVERAGE HOUSEHOLD  
INCOME



**37,764**  
5-MILES EMPLOYEES



**±1,000**  
NEW HOMES APPROVED

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417 Units Proposed at Rutland Grove



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