

COSBY VILLAGE SQUARE

NOW LEASING & PRE-LEASING



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FEATURES

RETAIL

- Building Sites available up to +/- 1.47 Acres
- Spaces available from 1,379 – 5,165 SF
- Restaurant spaces with waterfront & endcap patio options
- Build To Suit Opportunities

OFFICE

- Building Sites available up to +/- 1.47 Acres
- Build-to-suit office or medical office
- Generous parking ratio
- 15-minute drive to Bon Secours St. Francis Medical Center

PROPERTY FEATURES

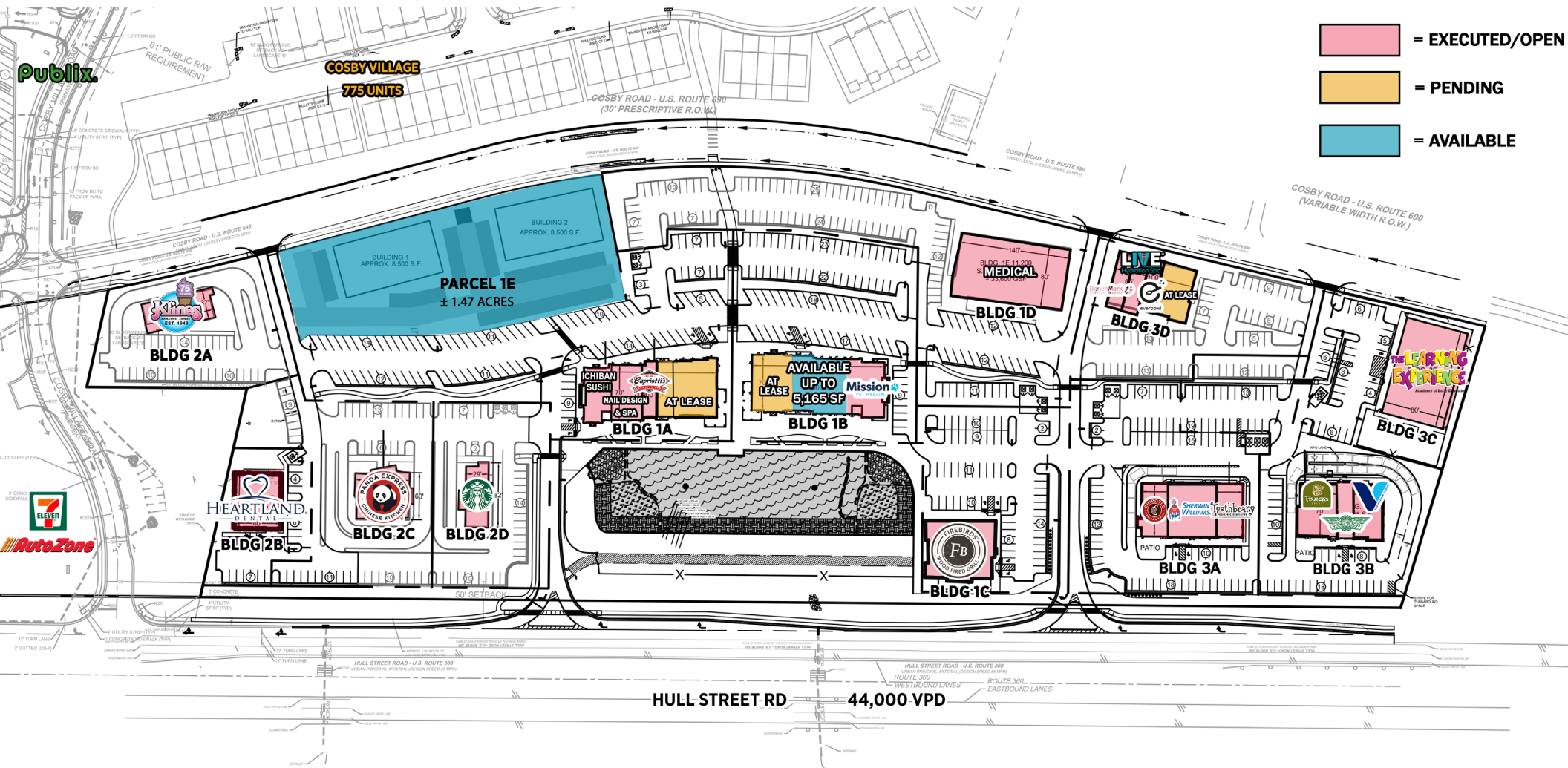
- NEW DEVELOPMENT DELIVERING SPACES NOW – PRE-LEASING NEW BUILDINGS IN DESIGN
- Dynamic location in fastest growing residential area in Richmond
- 44,000 VPD – Hull Street Road (Route 360)
- Mixed-use development featuring 500+ residential units, retail buildings & outparcels
- Great access from Hull Street, Cosby Road, Otterdale Road & Fox Club Parkway
- Located between Hampton Park, Harpers Mill & Magnolia Green



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SITE PLAN



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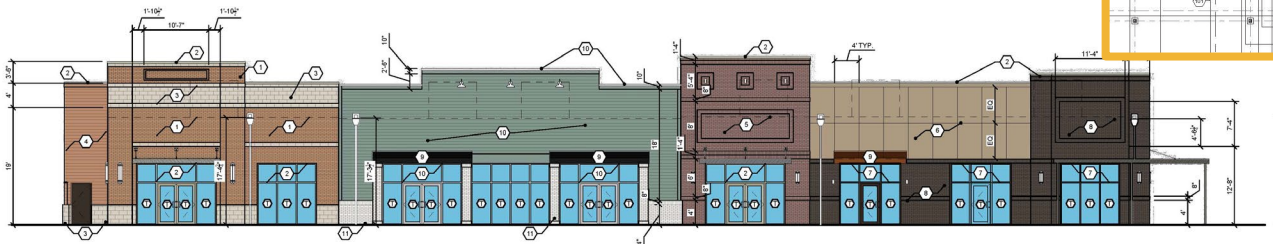
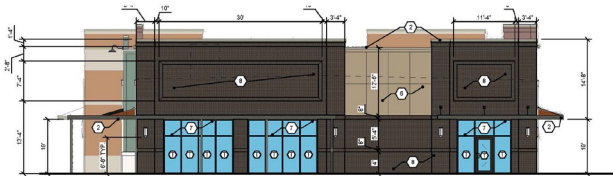
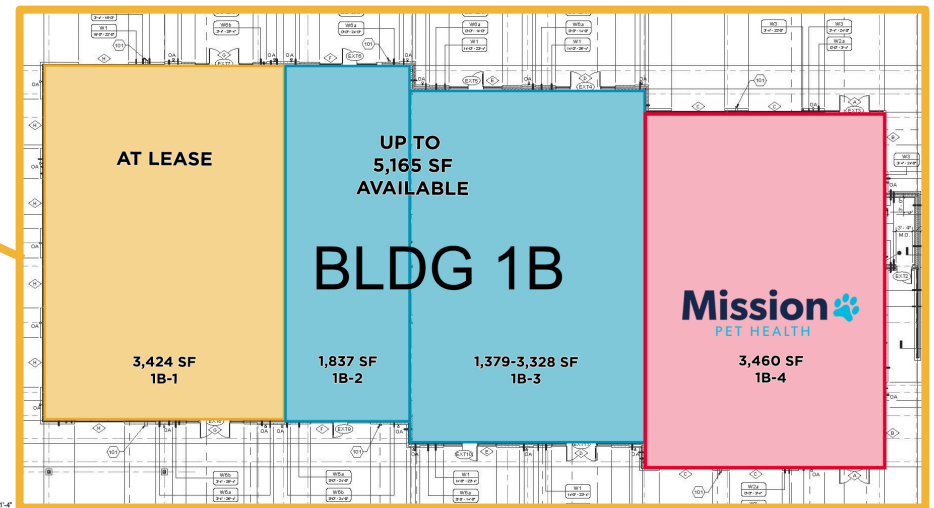
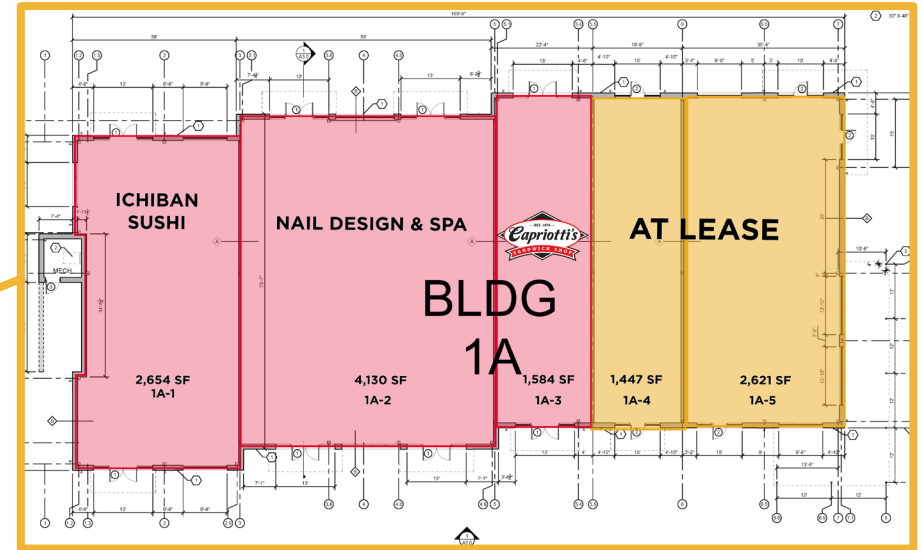
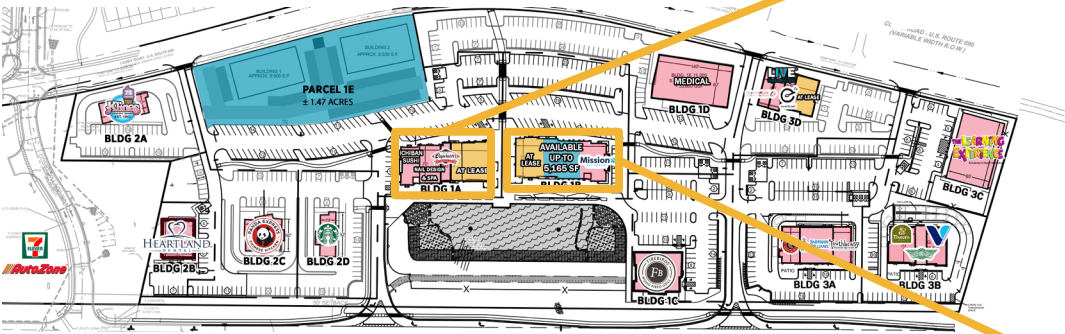
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BUILDING 1A & 1B

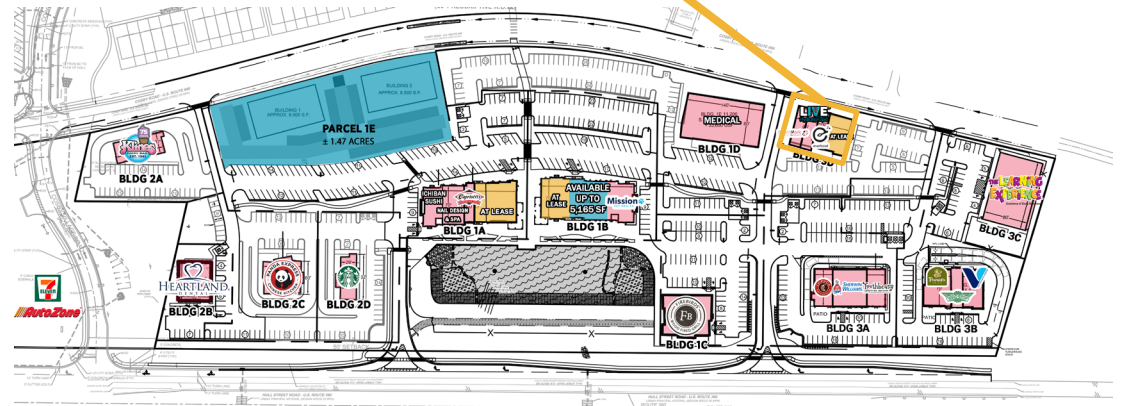
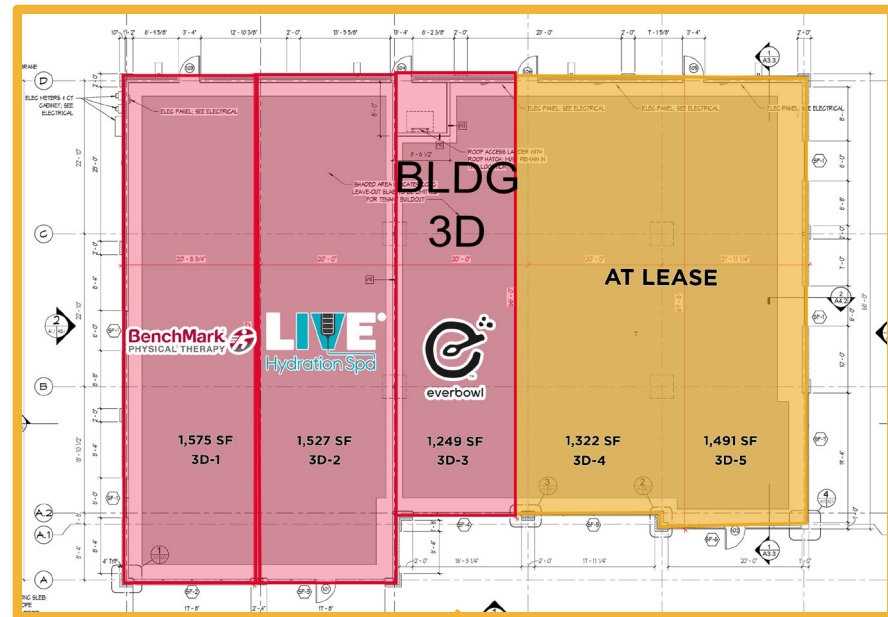


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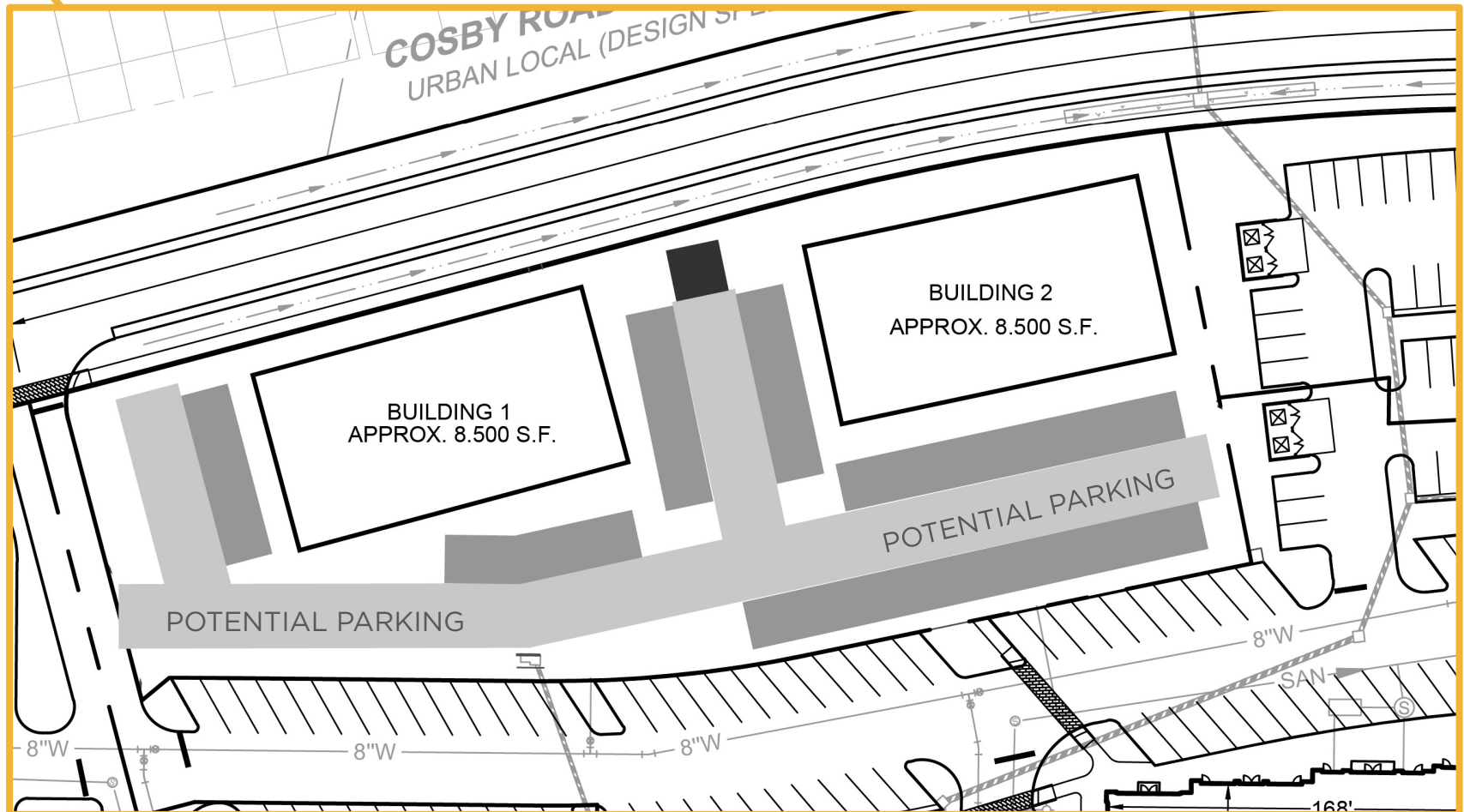
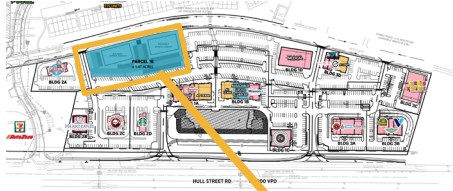
BUILDING 3D



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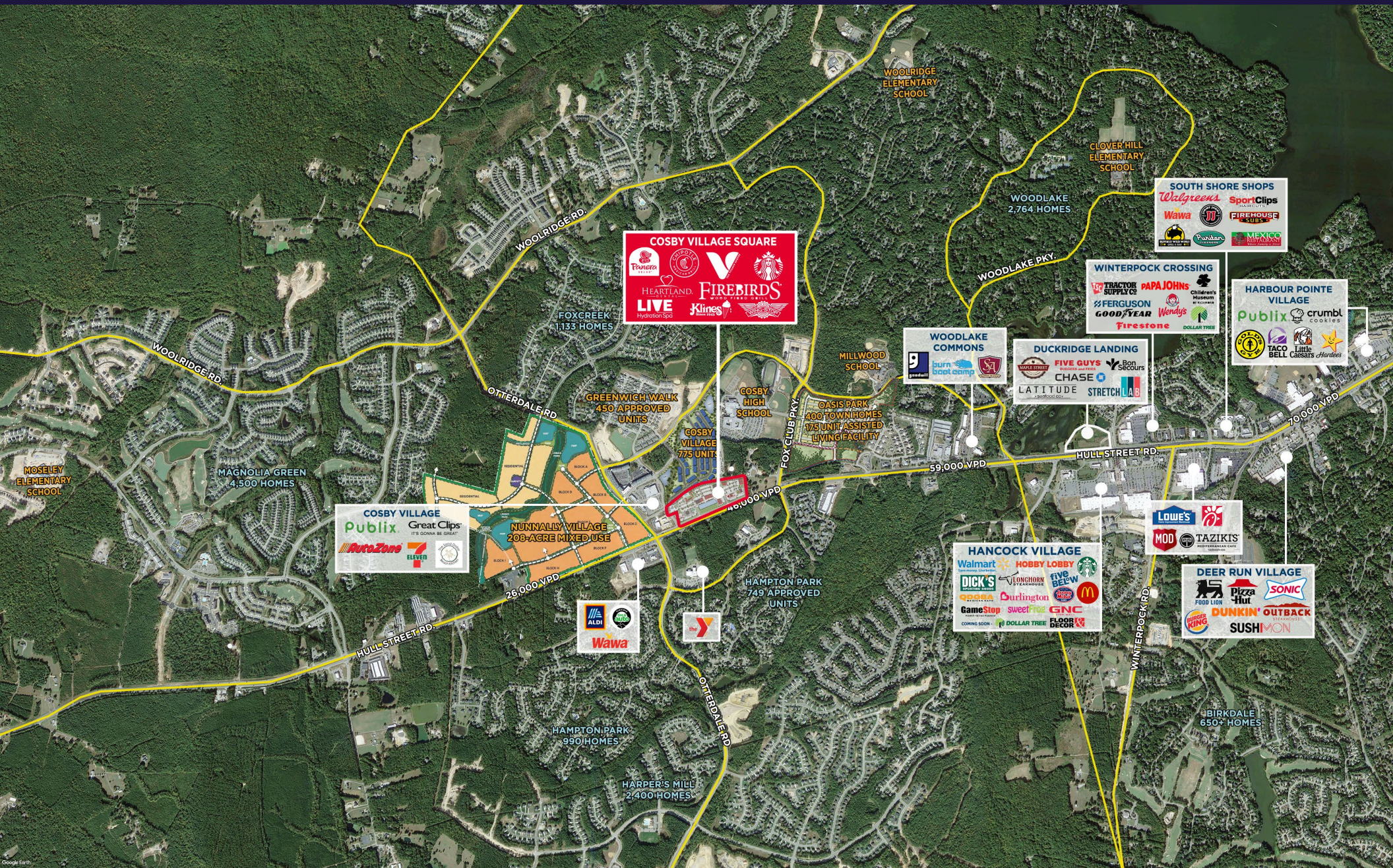
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PARCEL 1E - POTENTIAL LAYOUT UP TO 1.47 ACRES



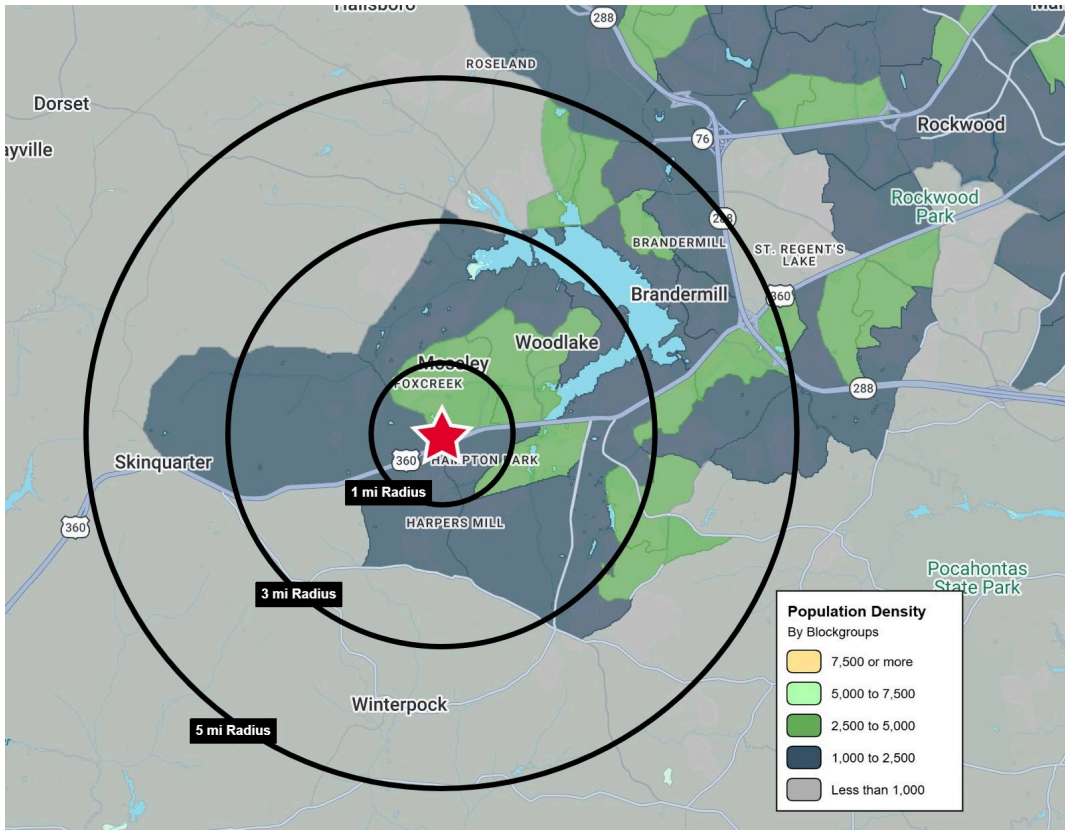
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Demographics

	1 Mile	3 Miles	5 Miles
Population	8,405	43,536	82,881
No. of Households	2,568	14,479	29,464
Median HH Income	\$170,376	\$161,970	\$144,282
Avg. HH Income	\$230,939	\$193,284	\$175,545
Employees	4,230	23,364	44,709



82,881

5-MILES **POPULATION**



29,464

5-MILES **NO. OF HOUSEHOLDS**



\$230,939

1-MILE AVERAGE **HOUSEHOLD INCOME**



44,709

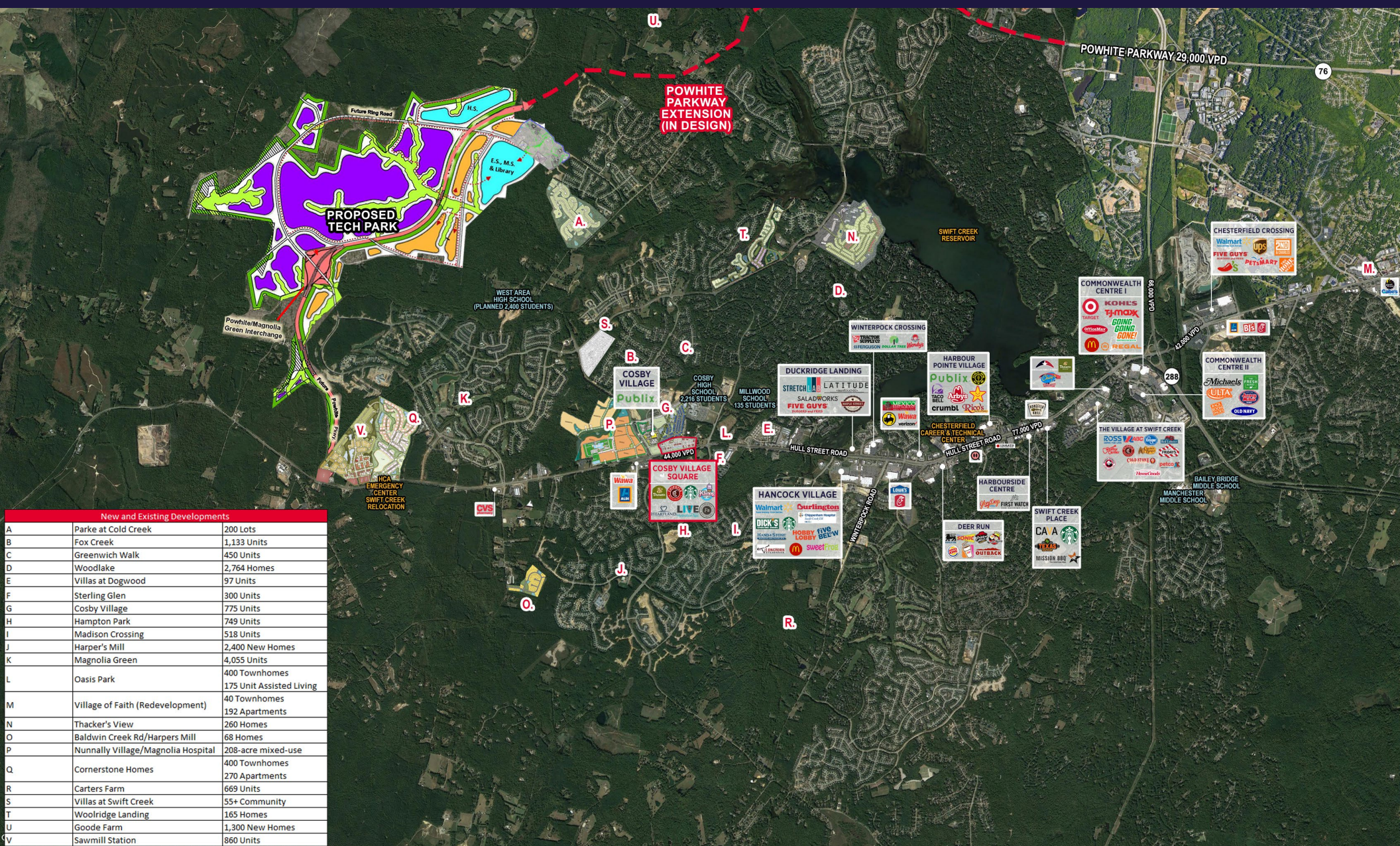
5-MILES **EMPLOYEES**

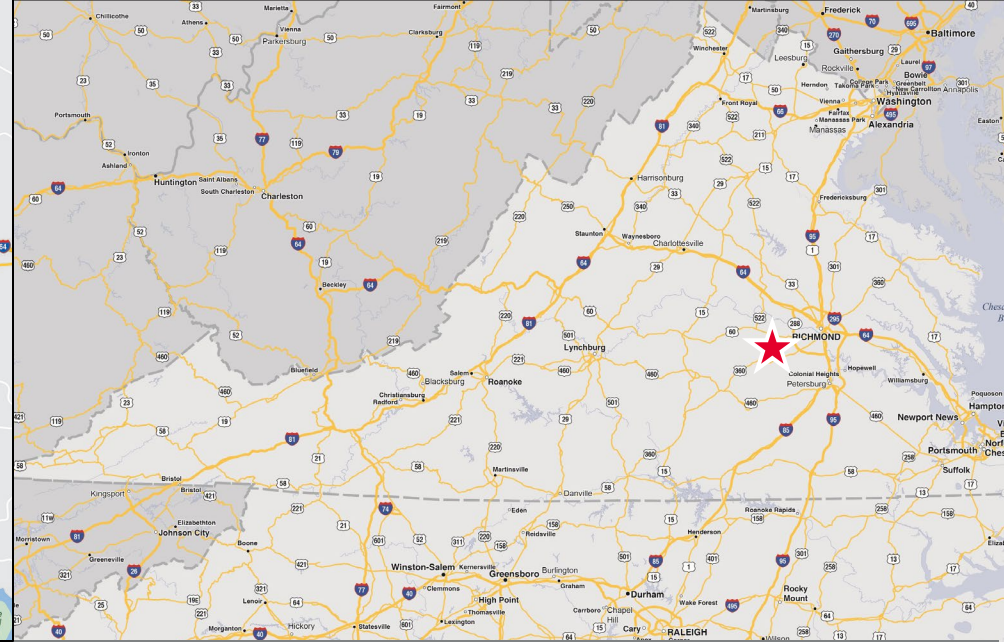
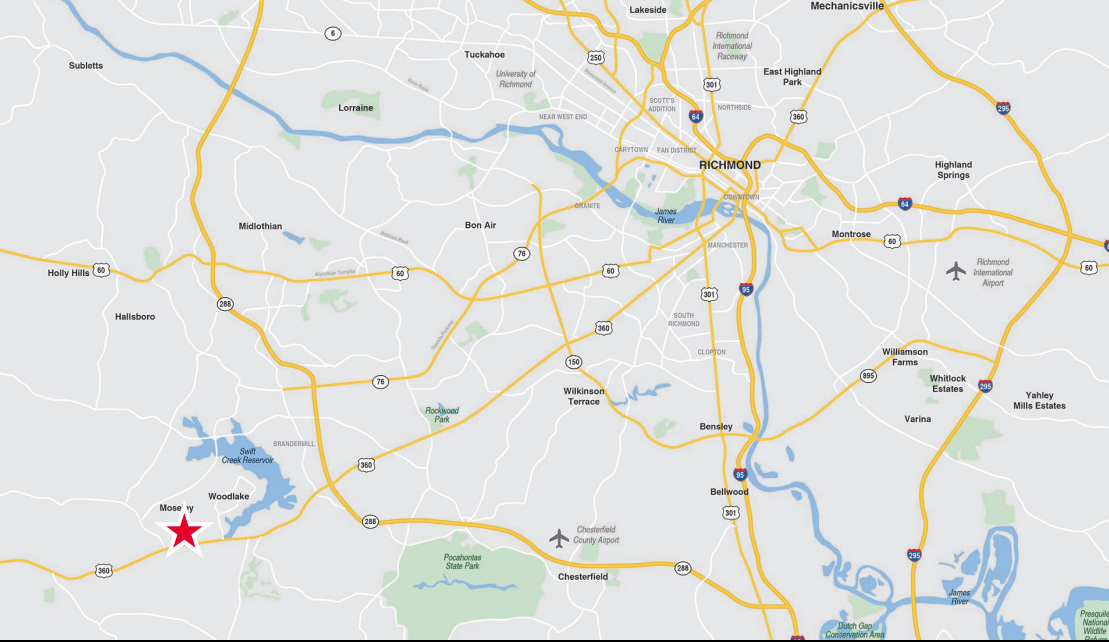


±10,000

NEW **HOMES APPROVED**

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