

COSBY VILLAGE SQUARE

NOW LEASING & PRE-LEASING



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FEATURES

RETAIL

- Building Sites available up to +/- 1.47 Acres
- Spaces available from 1,322 - 12,363 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
- Purchase and Lease Options
- 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

Join Nearby Retailers & Co-Tenants



COSBY VILLAGE SQUARE

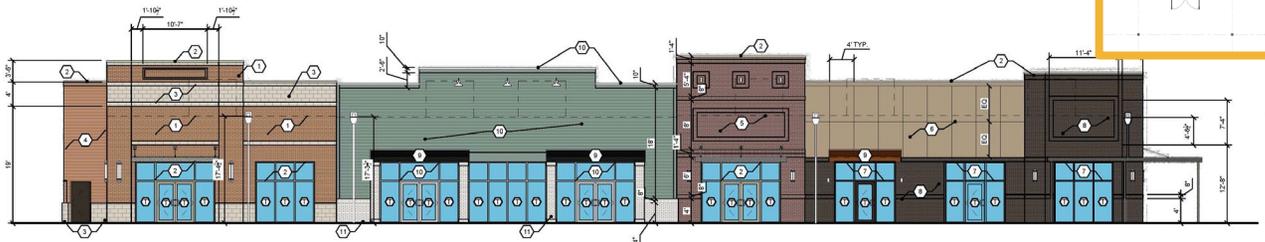
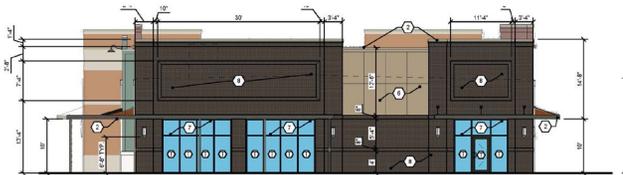
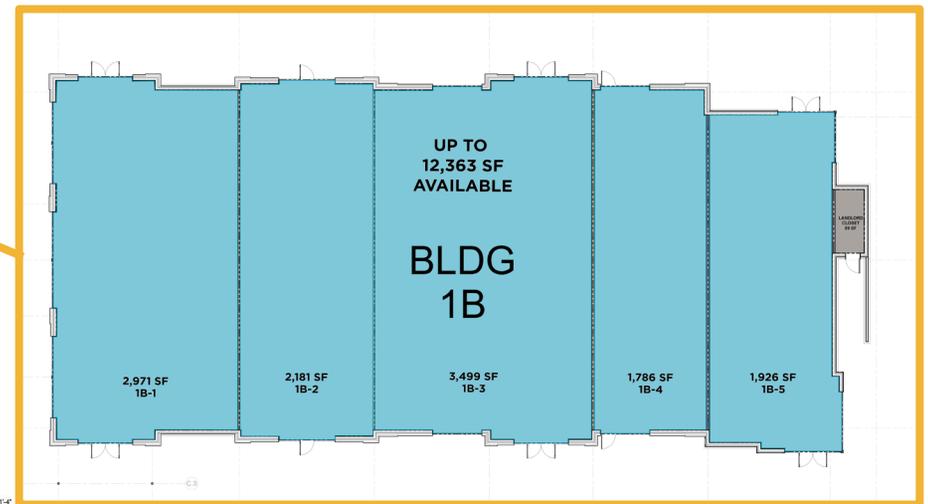
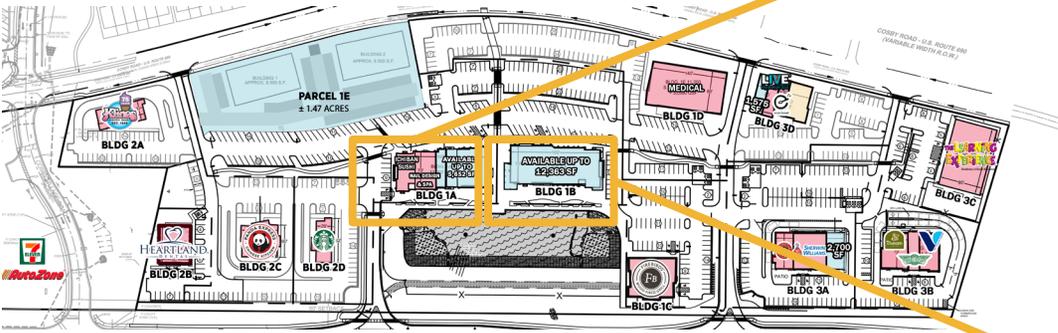
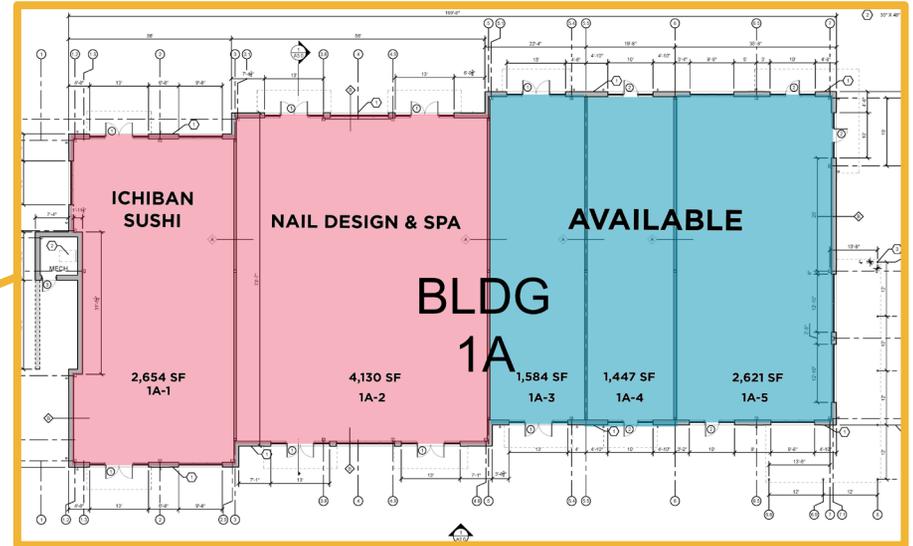
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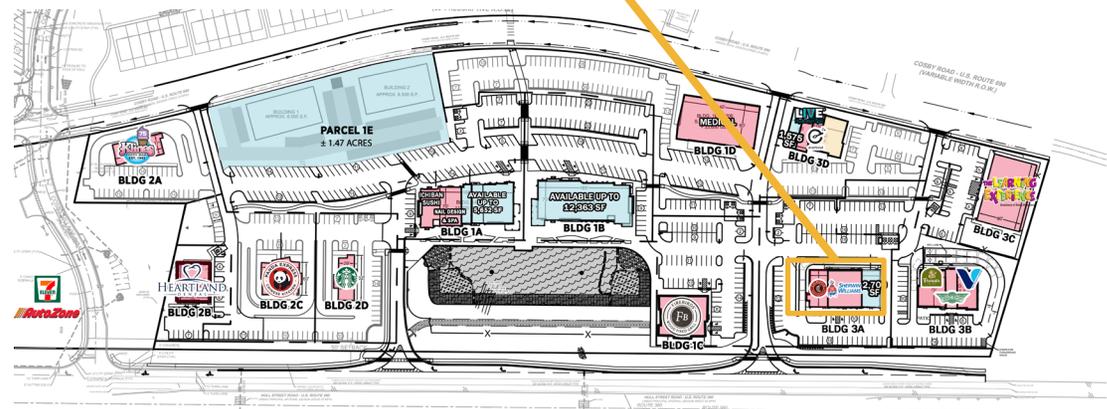
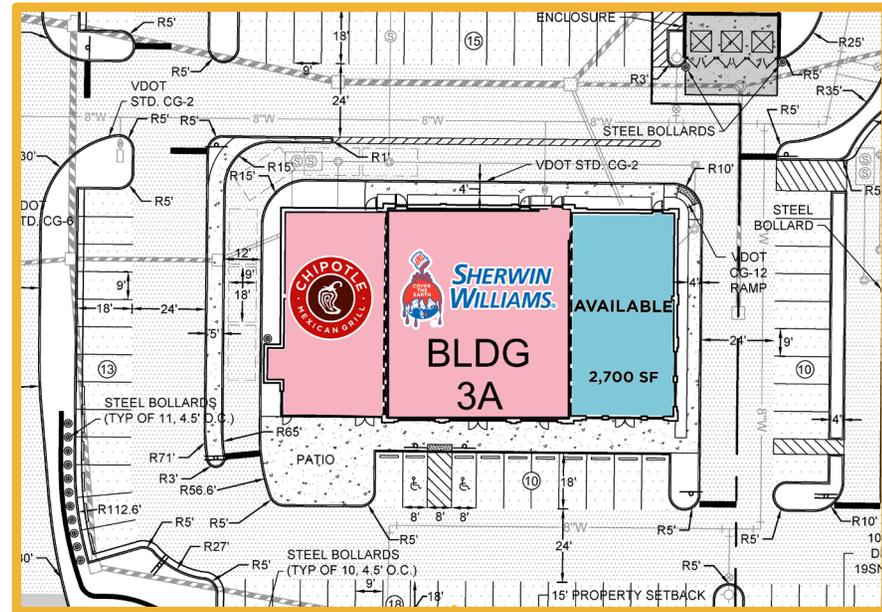
BUILDING 1A & 1B



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BUILDING 3A

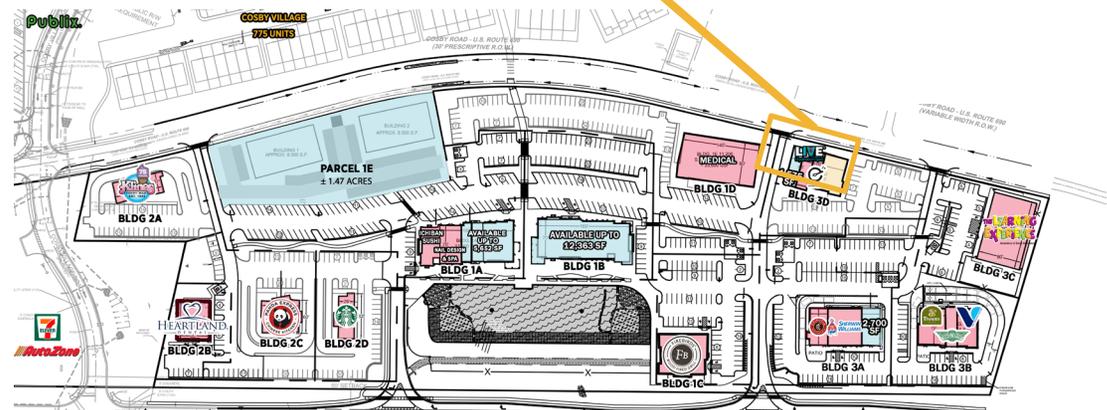
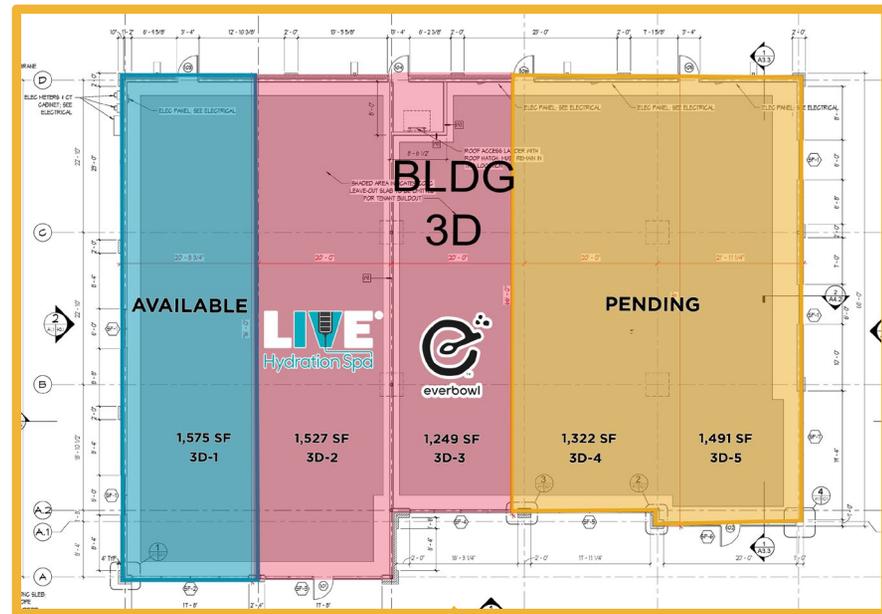


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BUILDING 3D

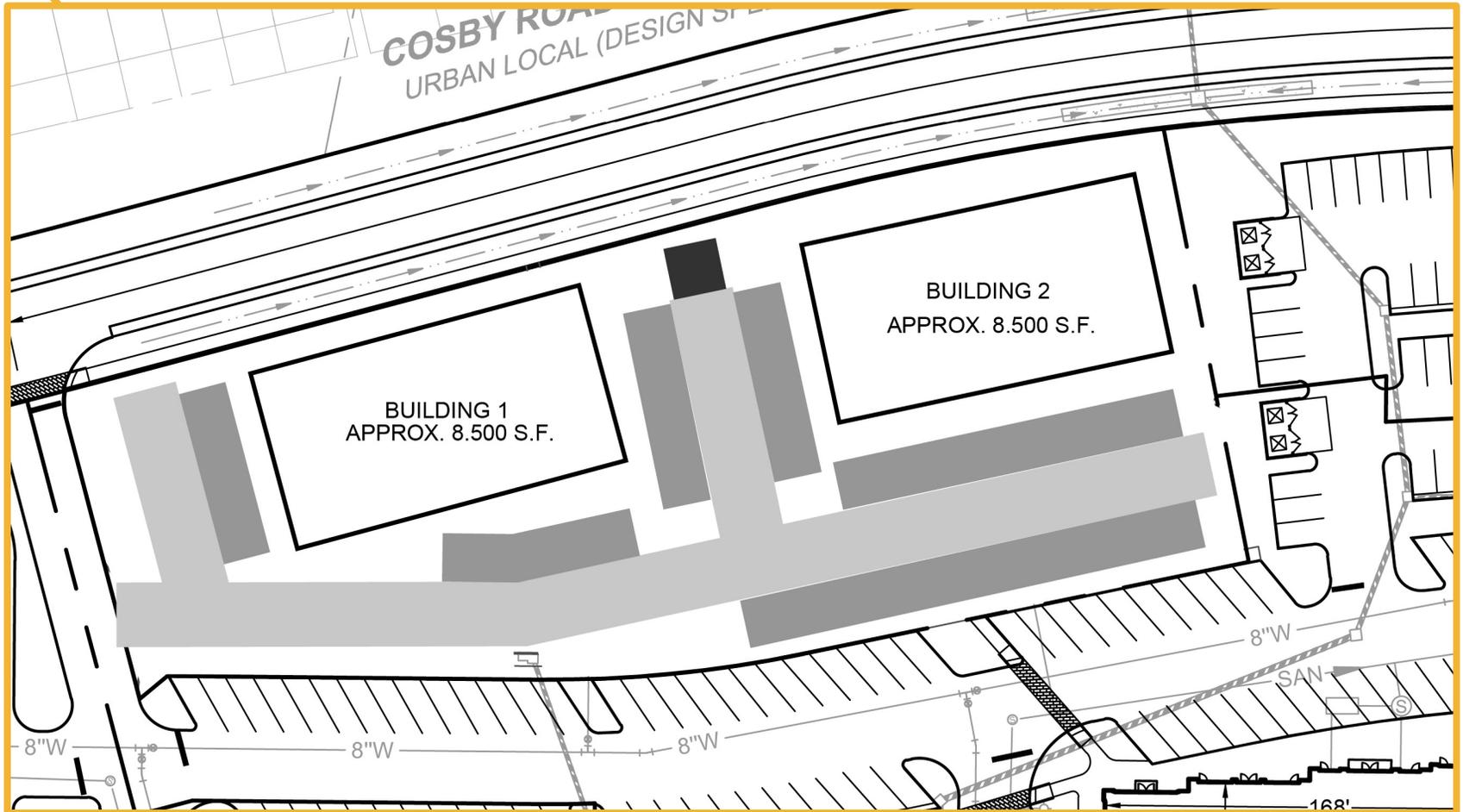
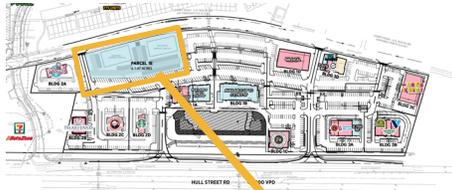


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PARCEL 1E - POTENTIAL LAYOUT

UP TO 1.47 ACRES



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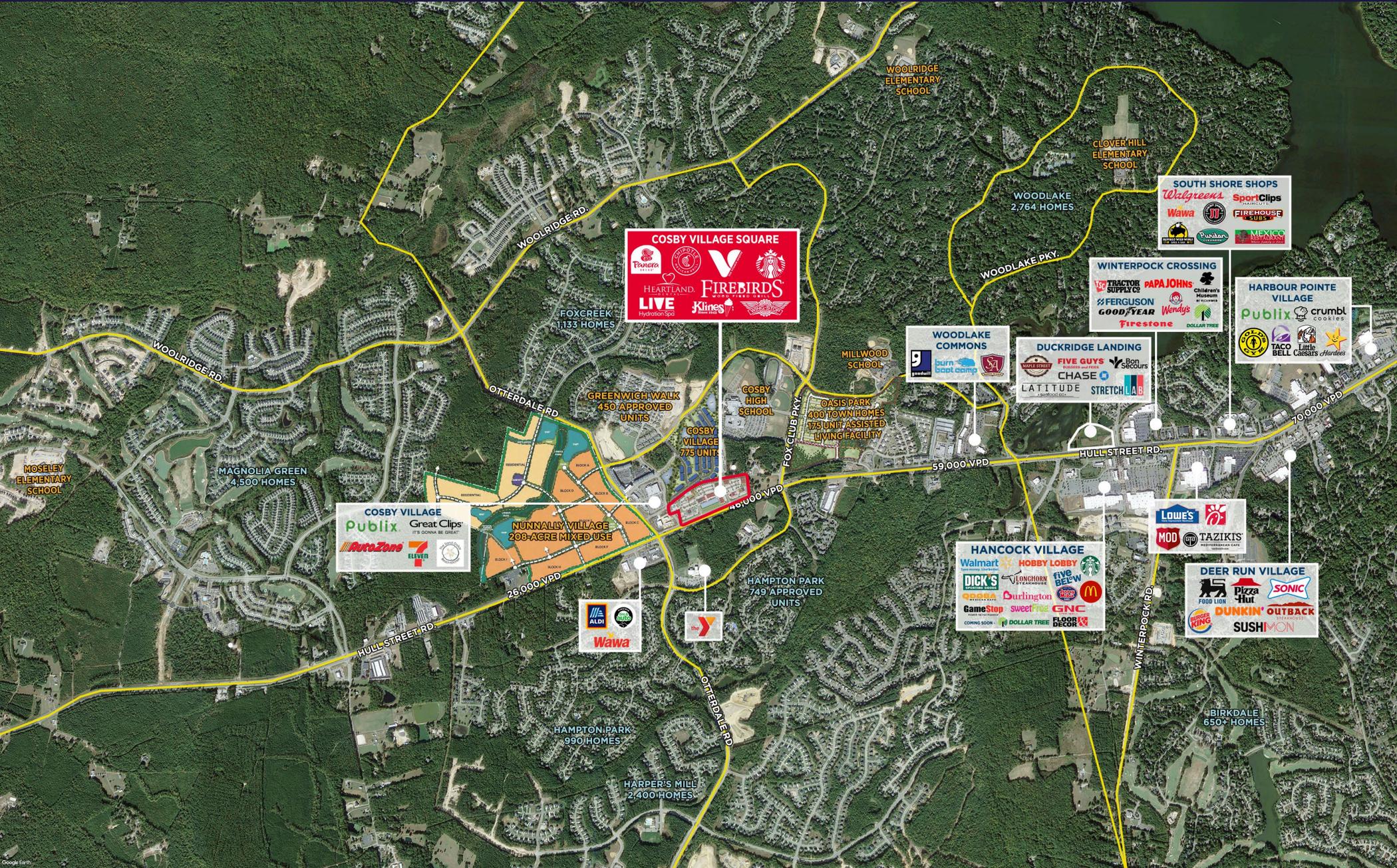
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BUILDING 1D



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COSBY VILLAGE SQUARE

COSBY VILLAGE

COSBY VILLAGE
775 UNITS

GREENWICH WALK
450 APPROVED UNITS

NUNNALLY VILLAGE
208-ACRE MIXED USE

WOODLAKE COMMONS

DUCKRIDGE LANDING

HANCOCK VILLAGE

DEER RUN VILLAGE

SOUTH SHORE SHOPS

WINTERPOCK CROSSING

HARBOUR POINTE VILLAGE

WOOLRIDGE ELEMENTARY SCHOOL

CLOVER HILL ELEMENTARY SCHOOL

WOODLAKE 2,764 HOMES

FOXCREEK 1,133 HOMES

MAGNOLIA GREEN 4,500 HOMES

MOSELEY ELEMENTARY SCHOOL

COSBY HIGH SCHOOL

MILLWOOD SCHOOL

GASIS PARK 400 TOWNHOMES
175 UNIT ASSISTED LIVING FACILITY

HAMPTON PARK 749 APPROVED UNITS

HAMPTON PARK 990 HOMES

HARPER'S MILL 2,400 HOMES

BIRKDALE 650+ HOMES

WOOLRIDGE RD.

OTTERDALE RD.

WOOLRIDGE RD.

WOODLAKE PKY.

FOX CLUB PKY.

HULL STREET RD.

WINTERPOCK RD.

70,000 VPD

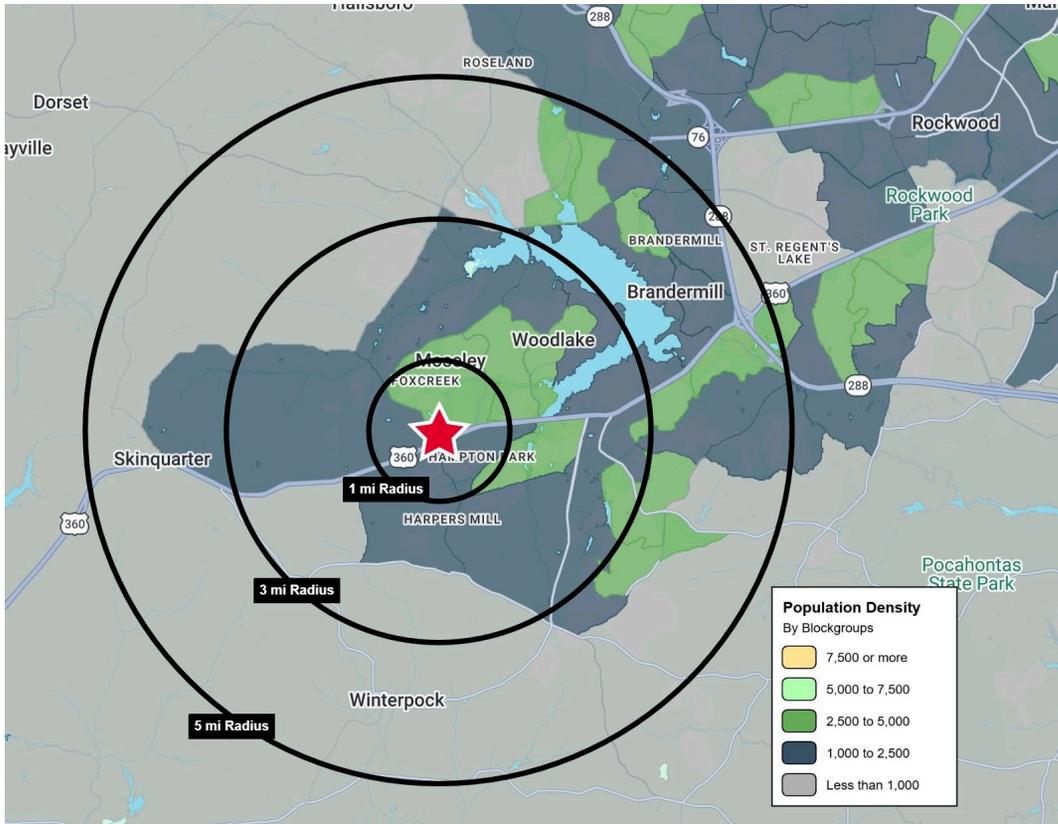
59,000 VPD

40,000 VPD

26,000 VPD

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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

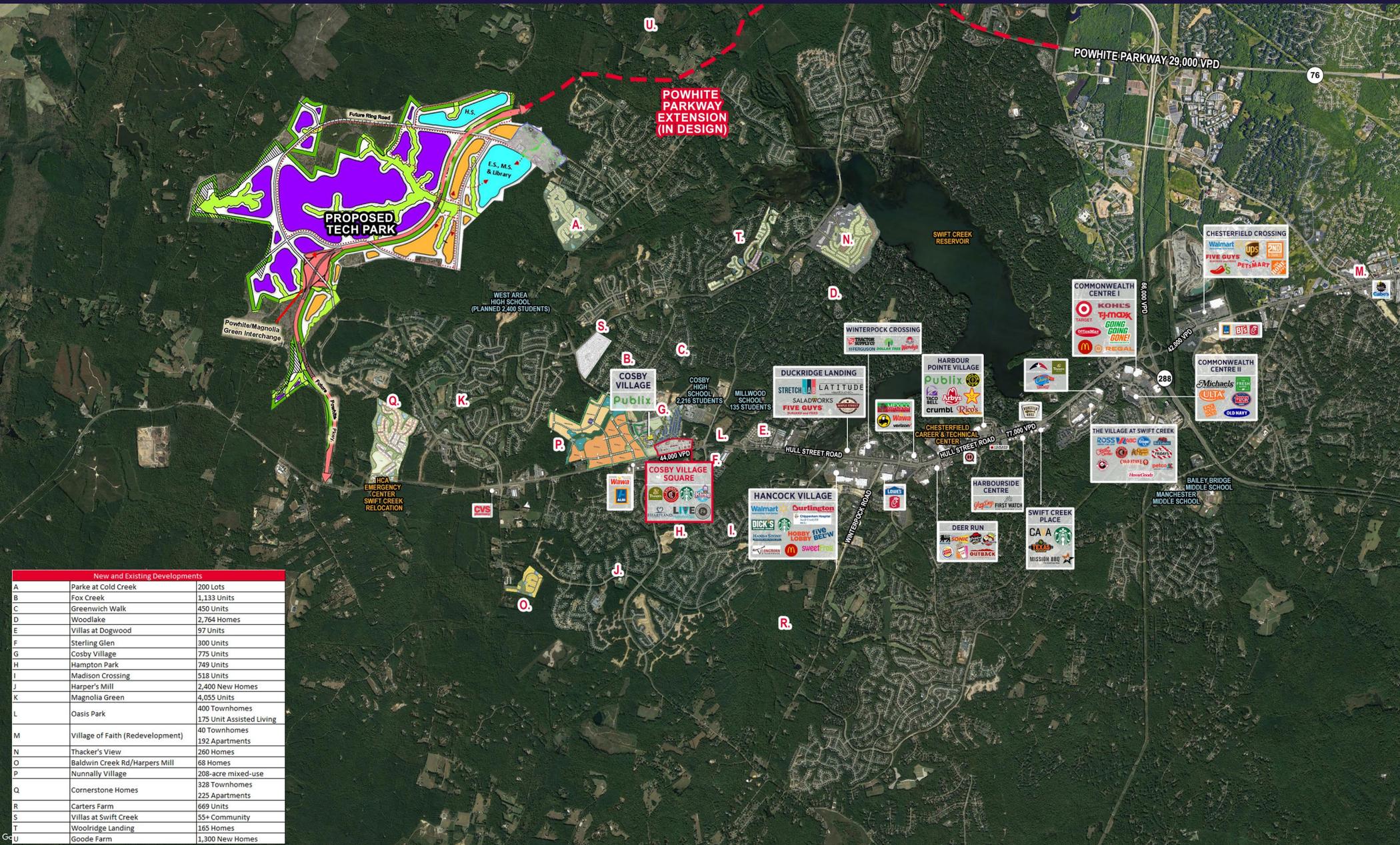
NEW HOMES APPROVED

Demographics

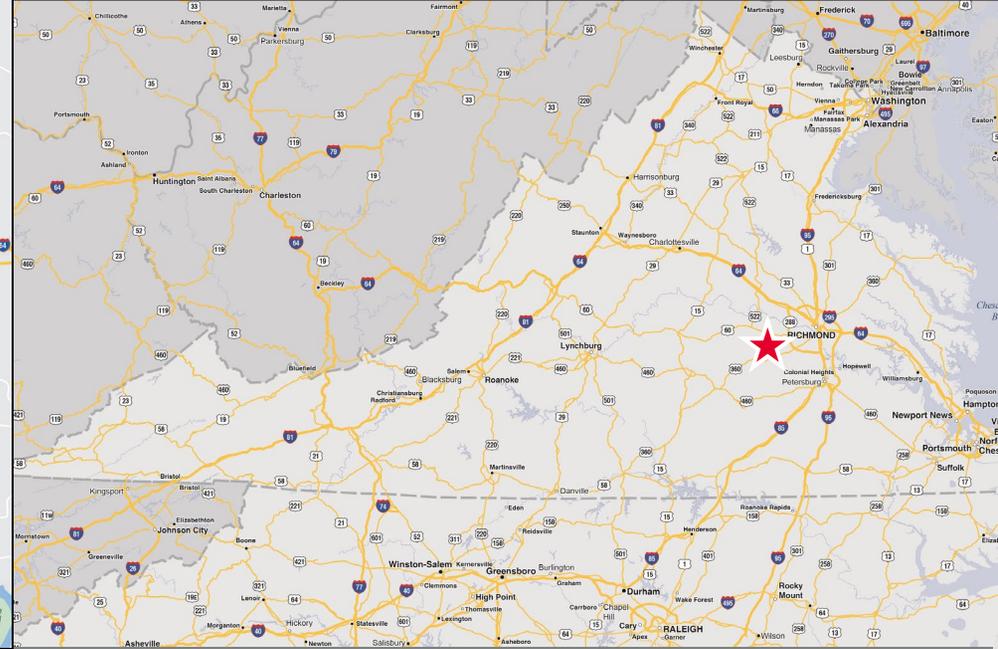
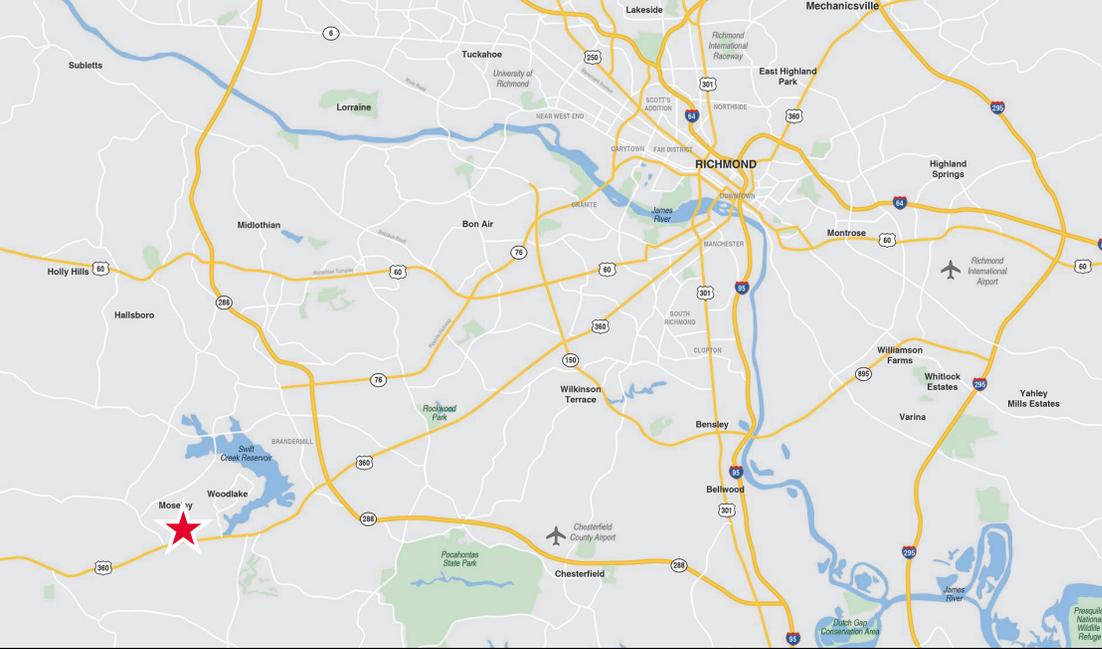
	1 Mile	3 Miles	5 Miles
Population	8,405	43,536	82,881
No. of Households	2,568	14,479	29,464
Median HH Income	\$170,376	\$161,970	\$144,282
Avg. HH Income	\$230,939	\$193,284	\$175,545
Employees	4,230	23,364	44,709

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New and Existing Developments		
A	Parke at Cold Creek	200 Lots
B	Fox Creek	1,133 Units
C	Greenwich Walk	450 Units
D	Woodlake	2,764 Homes
E	Villas at Dogwood	97 Units
F	Sterling Glen	300 Units
G	Cosby Village	775 Units
H	Hampton Park	749 Units
I	Madison Crossing	518 Units
J	Harper's Mill	2,400 New Homes
K	Magnolia Green	4,055 Units
L	Oasis Park	400 Townhomes 175 Unit Assisted Living
M	Village of Faith (Redevelopment)	40 Townhomes 192 Apartments
N	Thacker's View	260 Homes
O	Baldwin Creek Rd/Harpers Mill	68 Homes
P	Nunnally Village	208-acre mixed-use
Q	Cornerstone Homes	328 Townhomes 225 Apartments
R	Carters Farm	669 Units
S	Villas at Swift Creek	55+ Community
T	Woodridge Landing	165 Homes
U	Goode Farm	1,300 New Homes



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