

COSBY VILLAGE SQUARE

NOW LEASING
& PRE-LEASING



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FEATURES

RETAIL

- Building Sites available from +/- 1.47 Acres
- Spaces available from 1,322 – 12,363 SF
- Restaurant spaces with waterfront & endcap patio options
- Build To Suit Opportunities

OFFICE

- 1-story, 7,237 SF office/retail building
- Build-to-suit office or medical office
- Purchase and Lease Options
- Generous parking ratio
- 15-minute drive to Bon Secours St. Francis Medical Center

Join Nearby Retailers & Co-Tenants



PROPERTY FEATURES

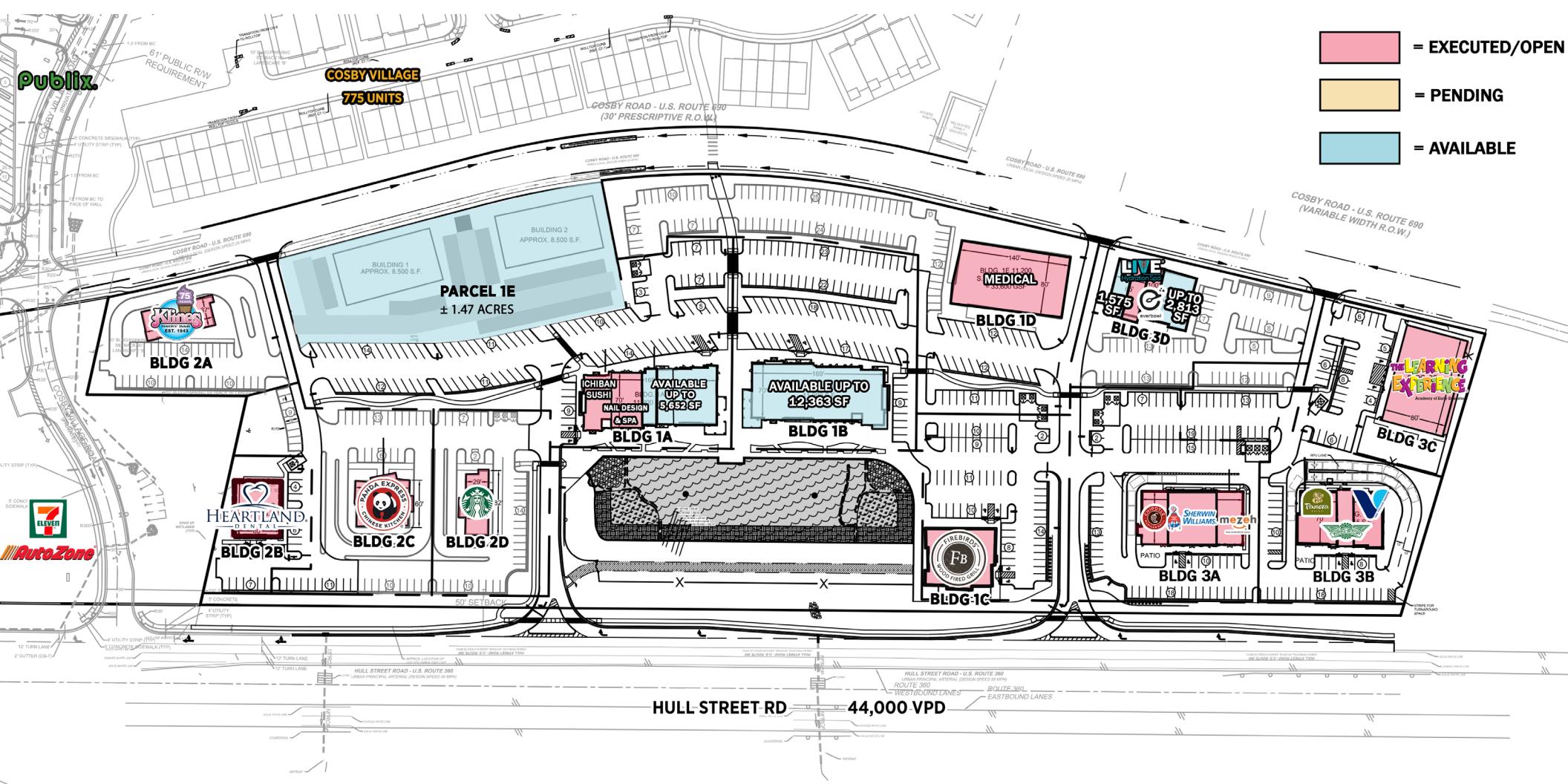
- NEW DEVELOPMENT DELIVERING SPACES NOW – PRE-LEASING NEW BUILDINGS IN DESIGN
- Dynamic location in fastest growing residential area in Richmond
- 44,000 VPD – Hull Street Road (Route 360)
- Mixed-use development featuring 500+residential units, retail buildings & outparcels
- Great access from Hull 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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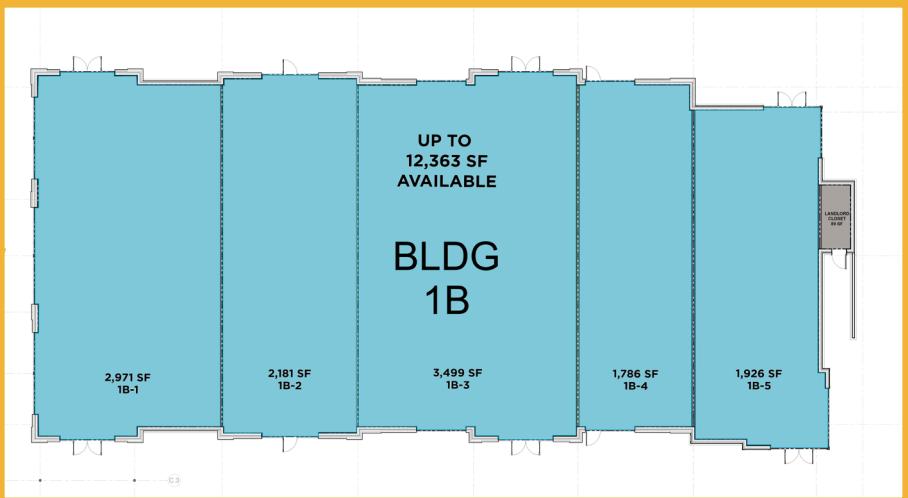
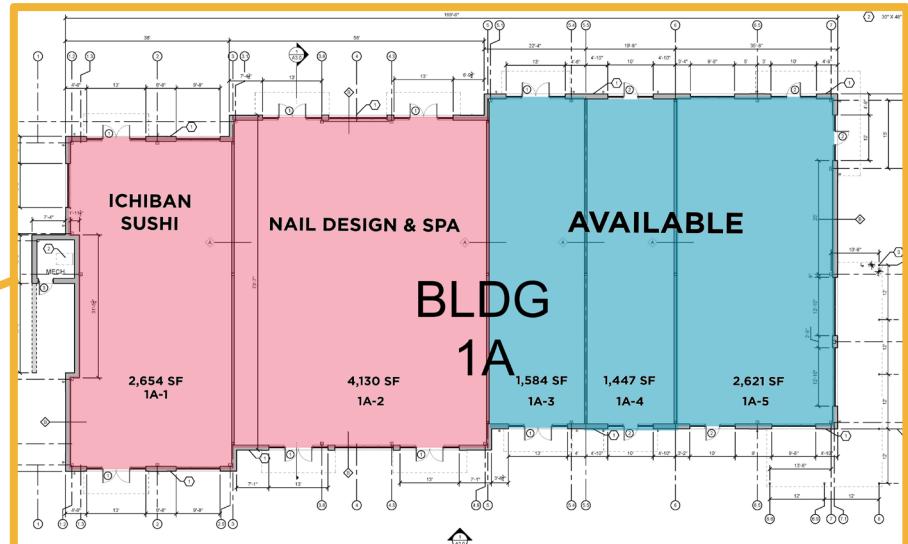
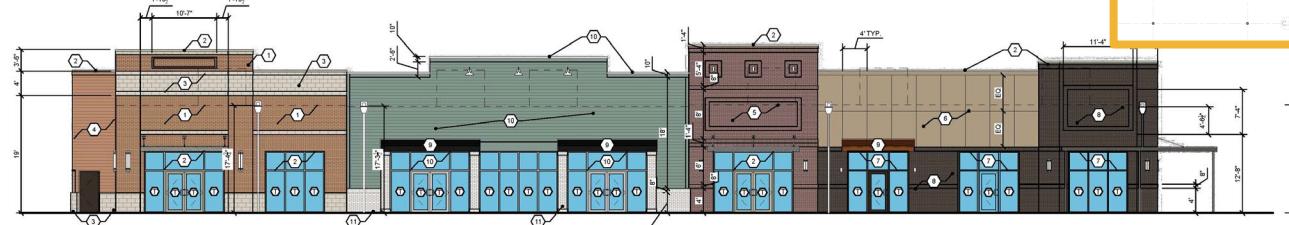
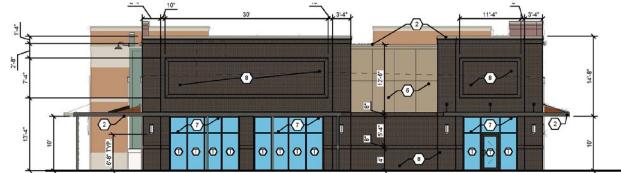
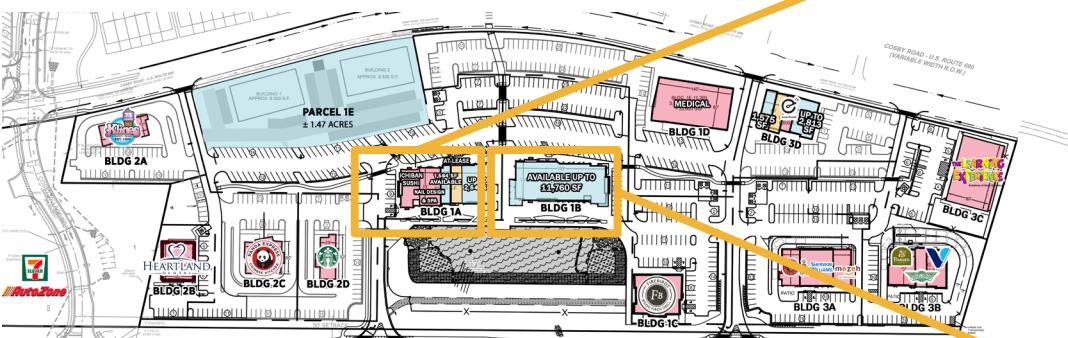
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BUILDING 1A & 1B

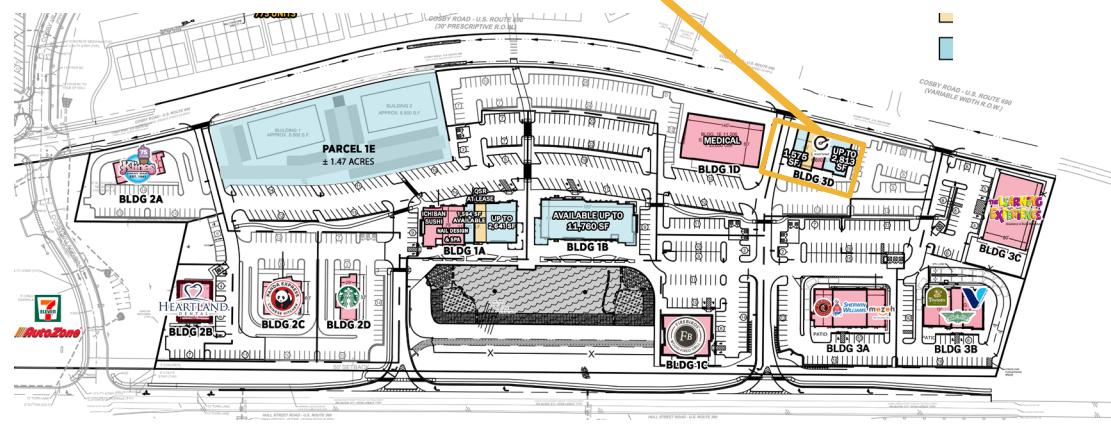


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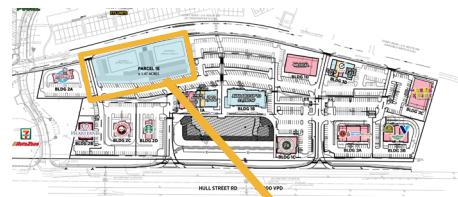


BUILDING 3D

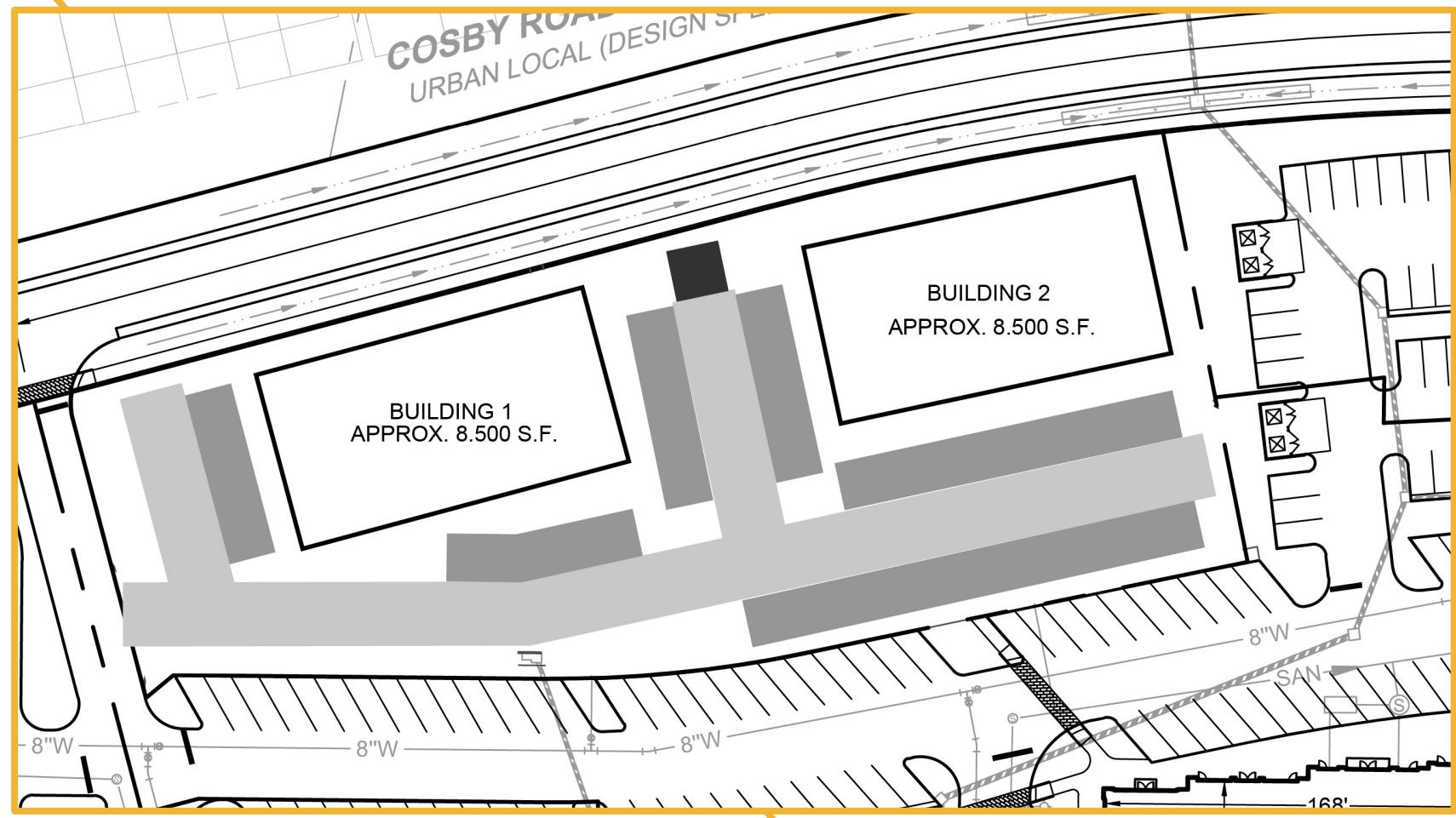


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PARCEL 1E - POTENTIAL LAYOUT



**COSBY VILLAGE
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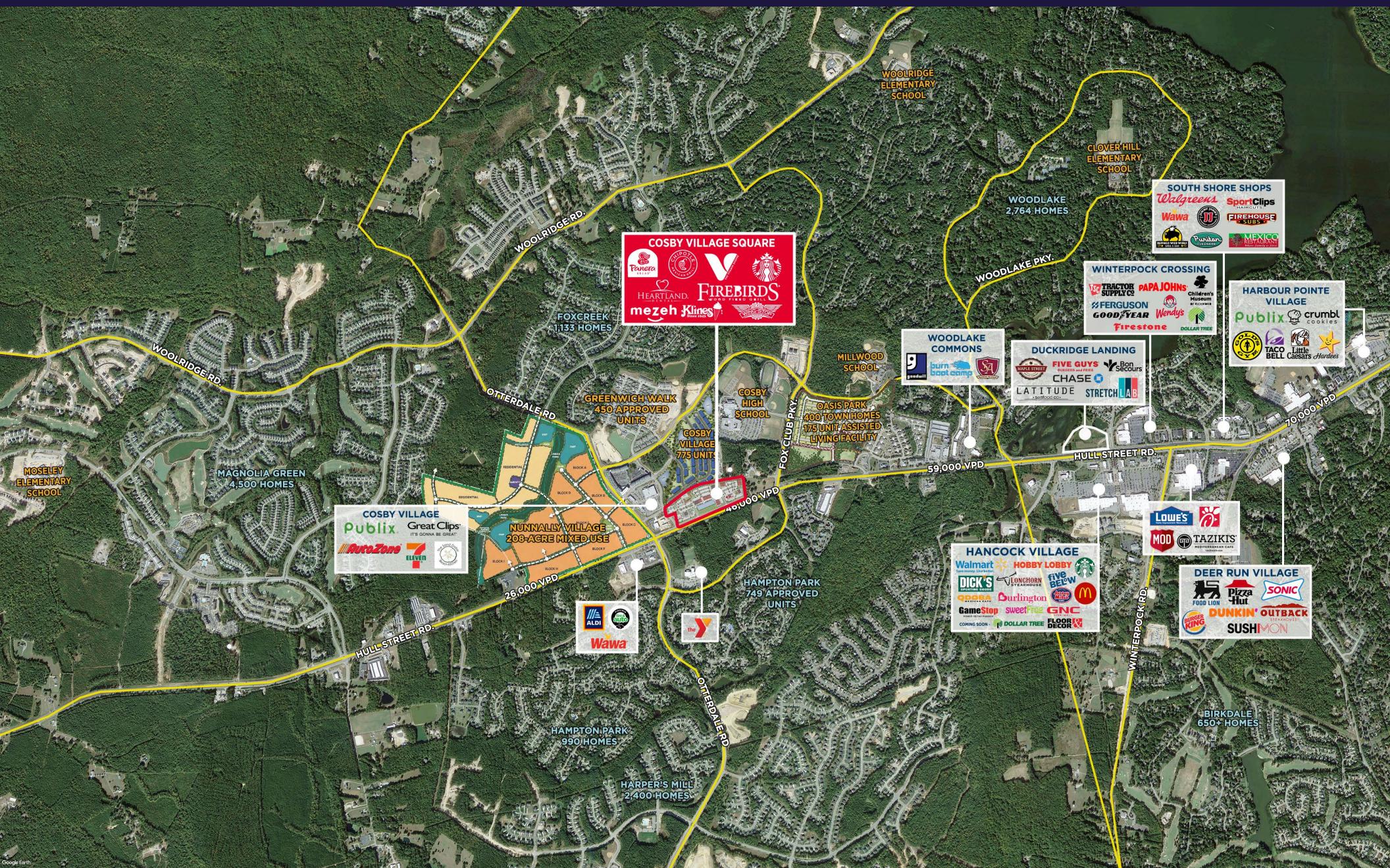
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BUILDING 1D



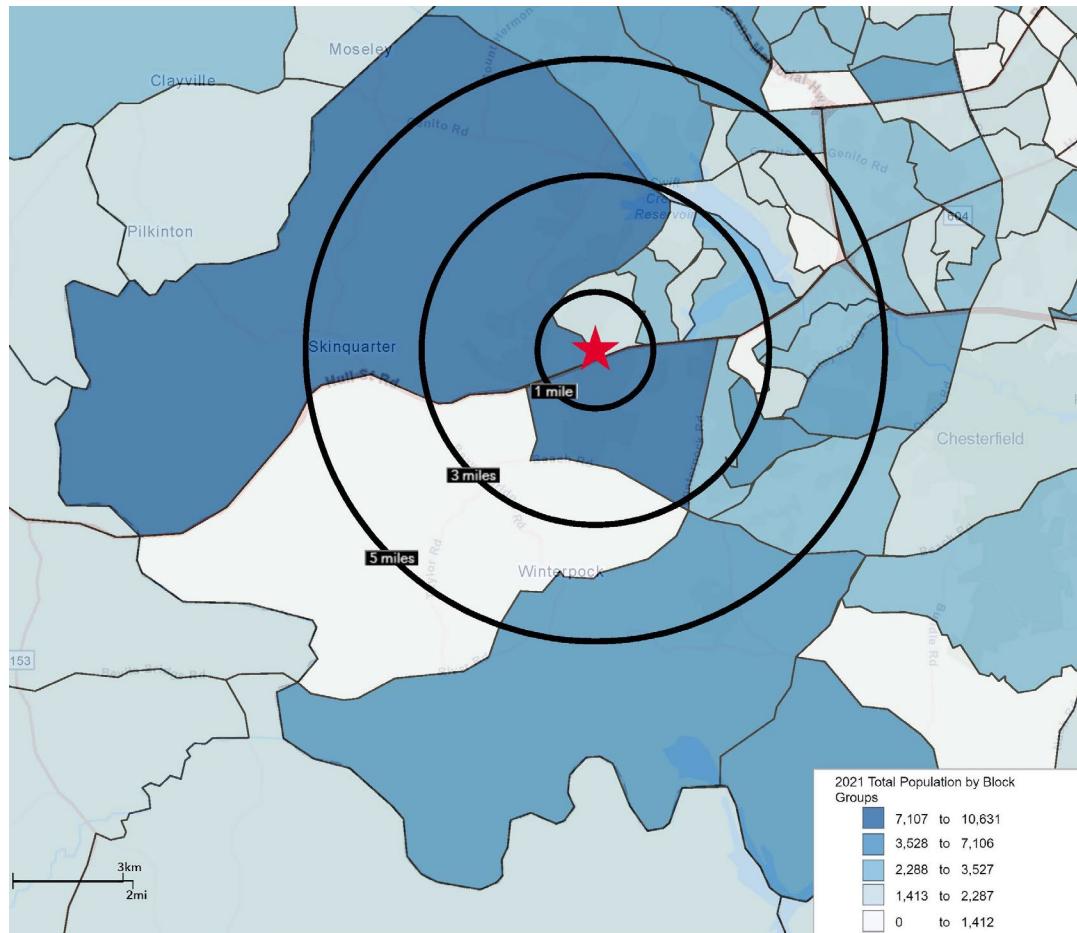
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Demographics

	1 Mile	3 Miles	5 Miles
Population	7,709	39,644	78,137
No. of Households	2,360	13,419	27,563
Median HH Income	\$141,107	\$129,255	\$121,611
Avg. HH Income	\$175,906	\$164,885	\$155,210
Employees	1,262	8,147	18,798



78,137
5-MILES POPULATION



27,563
5-MILES NO. OF HOUSEHOLDS



\$175,906
1-MILE AVERAGE HOUSEHOLD
INCOME



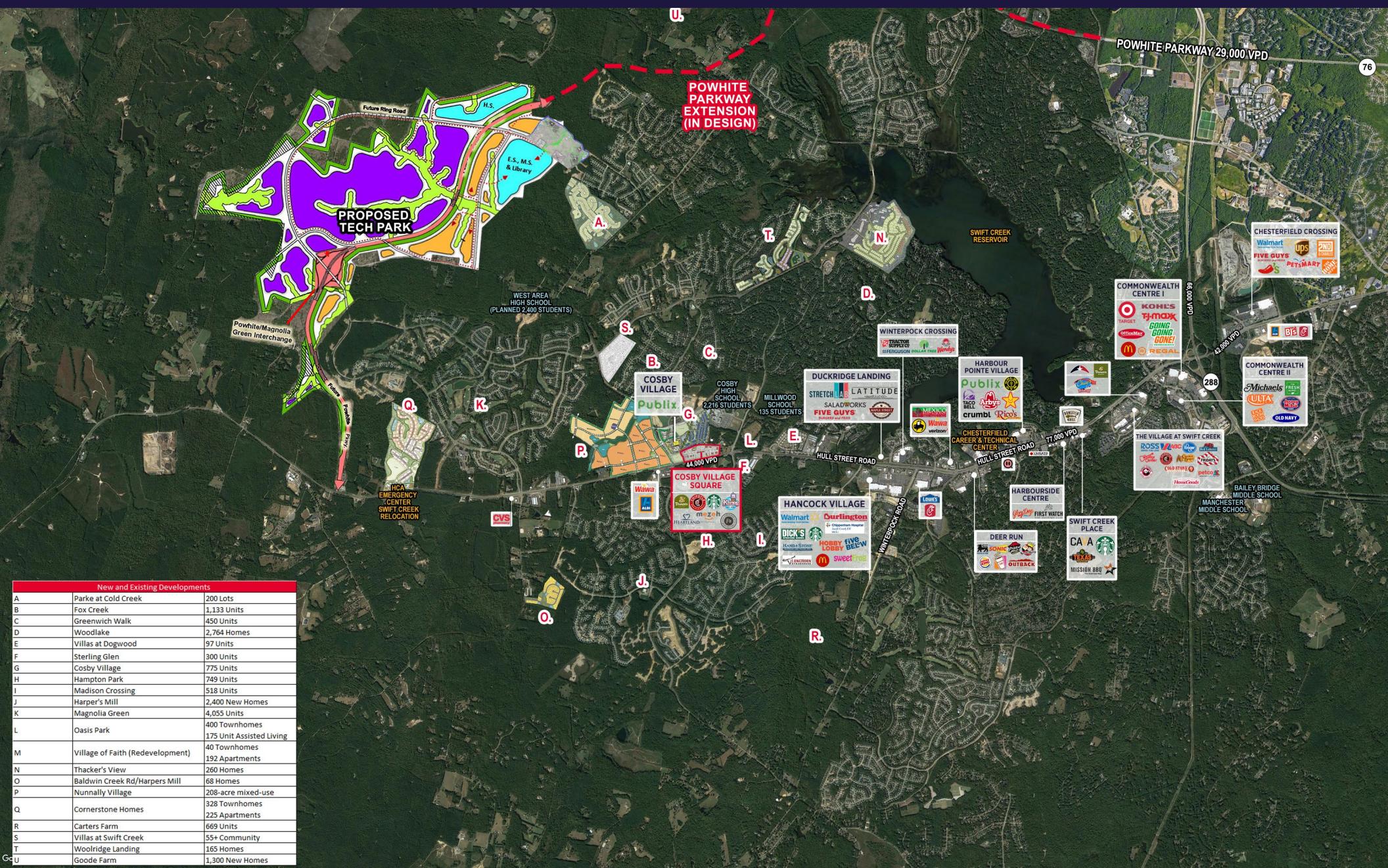
18,798
5-MILES EMPLOYEES

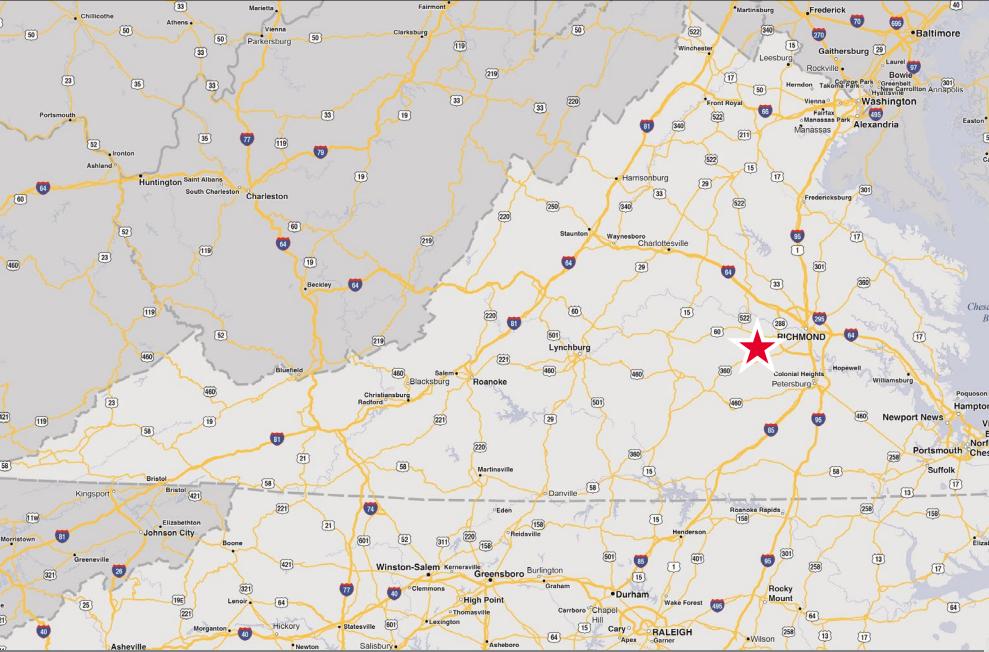
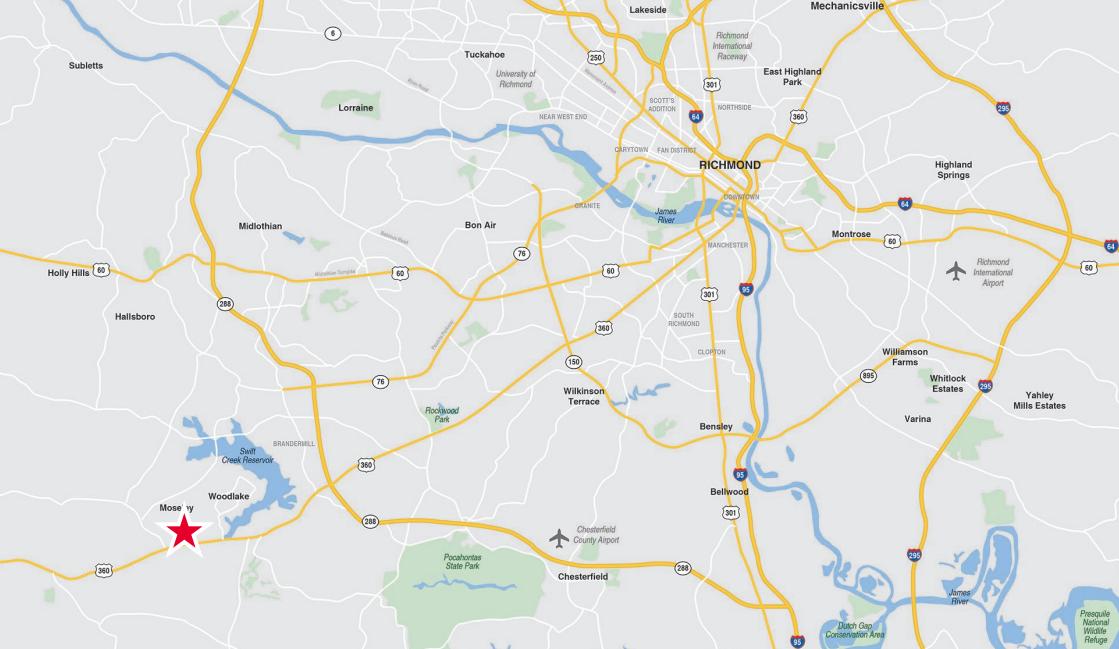


±10,000
NEW HOMES APPROVED

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