



OXBRIDGE SQUARE SHOPPING CENTER

9901 – 10011 HULL STREET ROAD
NORTH CHETSTERFIELD, VA 23236



- 116,240 SF Shopping Center
- Up to 19,520 SF available space for lease
- Located in a rapidly growing submarket with over 580 Approved Residential Units within walking distance
- Located at the hard corner of Hull Street Rd. and Courthouse Road – 67,000 VPD
- \$100K+ household incomes in a 3-mile radius

FOR MORE INFORMATION, PLEASE CONTACT:

ADAM SHOR
SENIOR ASSOCIATE
O. 804.944.2437
C. 804.332.3323
ASHOR@SLNUSBAUM.COM

ANDREW THACKER
VICE PRESIDENT
O. 804.320.7600
C. 804.357.6075
ATHACKER@SLNUSBAUM.COM

NATHAN SHOR
SENIOR VICE PRESIDENT
O. 804.944.2399
C. 804.539.7404
NSHOR@SLNUSBAUM.COM

ROCKWOOD SQUARE REDEVELOPMENT

AREA HOME PROJECTS PLANNED – 1,210 HOMES

SITE PLAN

OXBRIDGE SQUARE SHOPPING CENTER

9901 - 10011 Hull Street Road | North Chesterfield, VA 23236



S.L. NUSBAUM
REALTY CO.



VACANCY OVERVIEW

OXBRIDGE SQUARE SHOPPING CENTER

9901 - 10011 Hull Street Road | North Chesterfield, VA 23236



S.L. NUSBAUM
REALTY CO.

LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	114 - 16,120 SF	Lease Rate:	Contact Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
■ Suite 1	Hibachi & Sushi	1,014 SF
■ Suite 2	Re-bath (Bath Pros, Inc)	1,014 SF
■ Suite 3	Cleaners Shoe Repair	675 SF
■ Suite 4	Healthy Habits	675 SF
■ Suite 5	Available	1,350 SF
■ Suite 6	Chesterfield Geeks	675 SF
■ Suite 7	Pre Nutrition	675 SF
■ Suite 8	Subway	1,980 SF
■ Suite 9A	Available	3,400 SF
■ Suite 9B	Available	16,120 SF
■ Suite 10	Your Expectations	2,080 SF
■ Suite 11	Vocelli Pizza	1,443 SF
■ Suites 12-13	Available	3,750 SF
■ Suite 14	Serenity Suites	1,137 SF
■ Suite 15	Victoria Nails	1,100 SF
■ Suite 16 A-B	La Palma	2,800 SF
■ Suite 16 C-D	Dr Naveen Chennupati, DDS & Dr. Krishna Gopisetty, DDS	3,600 SF
■ Suite 17	One Main Financial	2,000 SF
■ Suite 18-19	Mr. Pepe	5,250 SF
■ Suite 20	Virginia ABC Store	4,000 SF

VACANCY OVERVIEW

OXBRIDGE SQUARE SHOPPING CENTER

9901 - 10011 Hull Street Road | North Chesterfield, VA 23236



S.L. NUSBAUM
REALTY CO.

	SUITE	TENANT	SIZE (SF)
■	Suite 21	Premier Dance Academy	2,400 SF
■	Suite 22	Big Lots	36,912 SF
■	Suite 23	Richmond Aquarium	3,600 SF
■	Suite 24	Consumer Leasing Services	1,600 SF
■	Suite 25	Guisseppes	2,000 SF
■	Suite 26	Pleasants Hardware	15,000 SF
■	ATM Pad	Available	114 SF

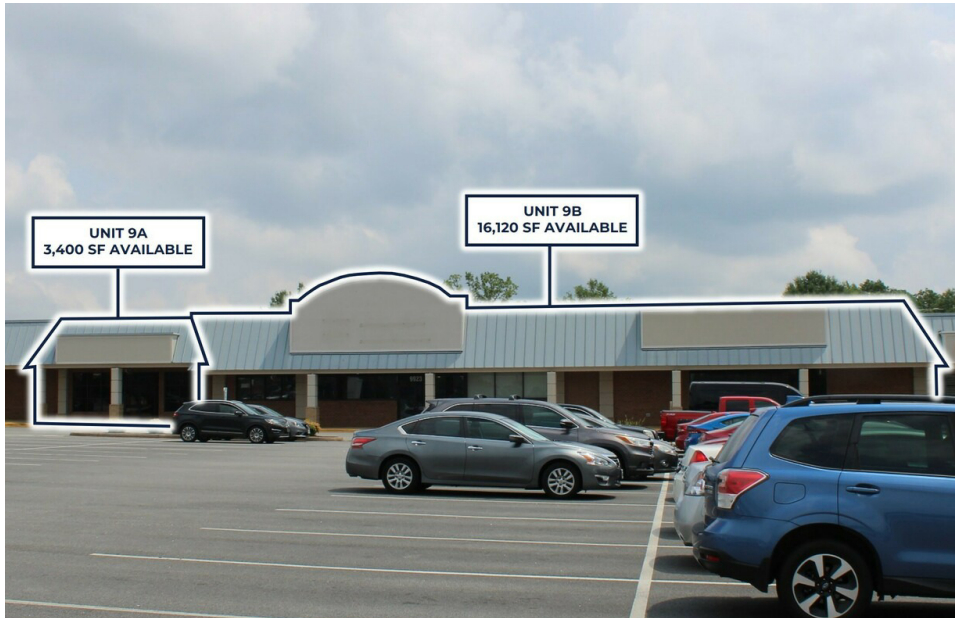
UNITS & ATM AVAILABLE

OXBRIDGE SQUARE SHOPPING CENTER

9901 - 10011 Hull Street Road | North Chesterfield, VA 23236



S.L. NUSBAUM
REALTY CO.



ADDITIONAL PHOTOS

OXBRIDGE SQUARE SHOPPING CENTER

9901 - 10011 Hull Street Road | North Chesterfield, VA 23236



S.L. NUSBAUM
REALTY CO.



TRADE AREA

OXBRIDGE SQUARE SHOPPING CENTER

9901 - 10011 Hull Street Road | North Chesterfield, VA 23236



S.L. NUSBAUM
REALTY CO.



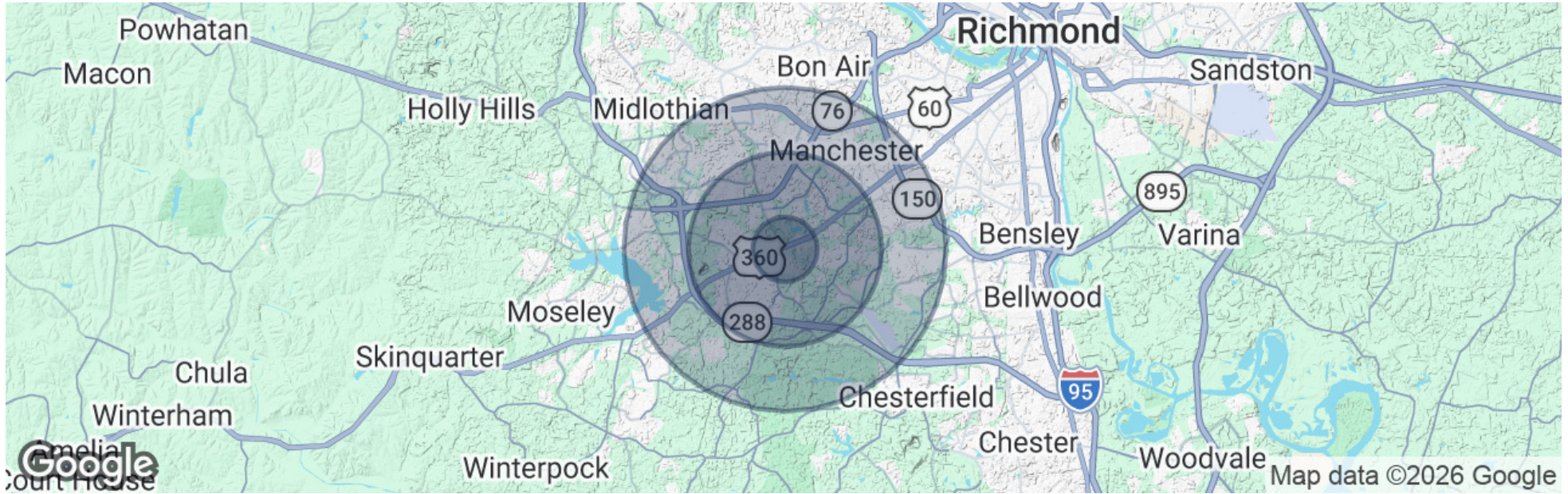
DEMOGRAPHICS

OXBRIDGE SQUARE SHOPPING CENTER

9901 - 10011 Hull Street Road | North Chesterfield, VA 23236



S.L. NUSBAUM
REALTY CO.



POPULATION

Total Population

1 MILE

4,629

3 MILES

49,326

5 MILES

133,151

HOUSEHOLDS & INCOME

Total Households

1 MILE

1,910

3 MILES

18,602

5 MILES

50,662

Average HH Income

\$95,233

\$114,664

\$116,625

**Derived from 2025 ESRI data*

CONTACT INFORMATION

OXBRIDGE SQUARE SHOPPING CENTER

9901-10011 Hull Street Road, North Chesterfield, VA 23236



S.L. NUSBAUM

REALTY CO.



ADAM SHOR

Senior Associate

C. 804.332.3323

O. 804.944.2437

ashor@slnusbaum.com

ANDREW THACKER

Vice President

C. 804.357.6075

O. 804.320.7600

athacker@slnusbaum.com

NATHAN SHOR

Senior Vice President | Partner

C. 804.539.7404

O. 804.944.2399

nshor@slnusbaum.com

COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

[CLICK HERE TO LEARN MORE](#)

PROUD PARTNER

XTEAM
RETAIL ADVISORS

[CLICK HERE TO LEARN MORE](#)

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.