

# COSBY VILLAGE SQUARE

# NOW LEASING & PRE-LEASING



Connie Jordan Nielsen | [connie.nielsen@thalhimer.com](mailto:connie.nielsen@thalhimer.com) | 804 697 3569  
Alicia Brown | [alicia.brown@thalhimer.com](mailto:alicia.brown@thalhimer.com) | 804 697 3483



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2026. No warranty or representation, express 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.

# COSBY VILLAGE SQUARE

# NOW LEASING & PRE-LEASING

## FEATURES

### RETAIL

- Building Sites available up to +/- 1.47 Acres
- Spaces available from 1,447 - 5,680 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



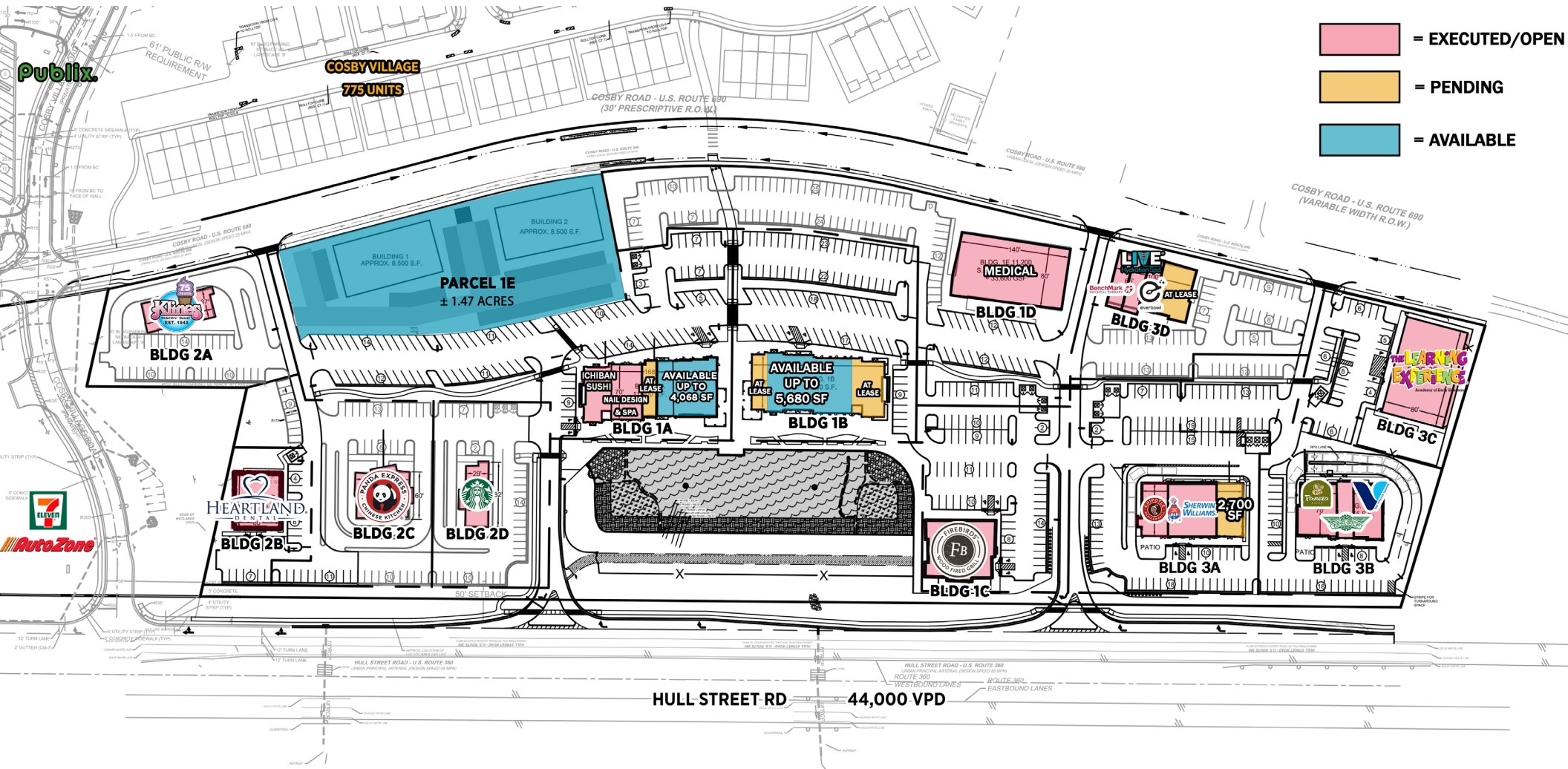
### Join Nearby Retailers & Co-Tenants



# COSBY VILLAGE SQUARE

# NOW LEASING & PRE-LEASING

## SITE PLAN



# COSBY VILLAGE SQUARE

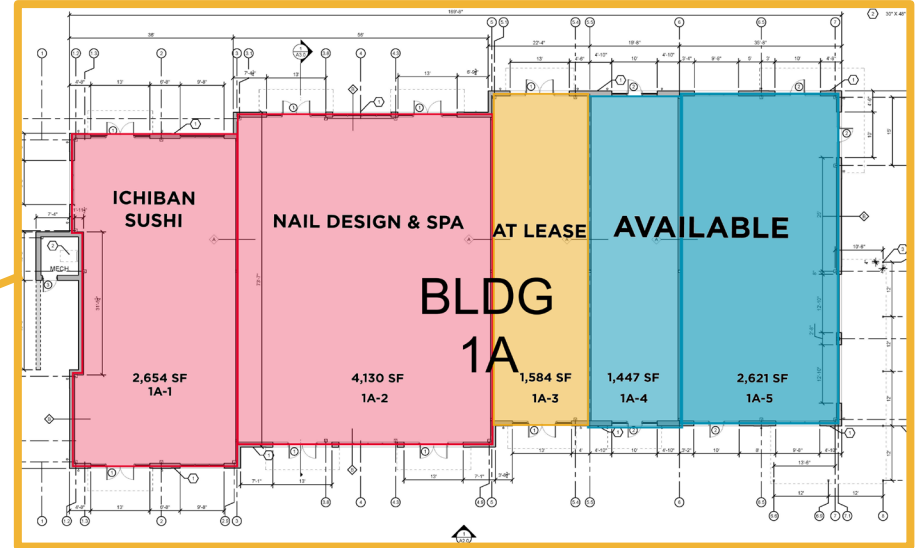
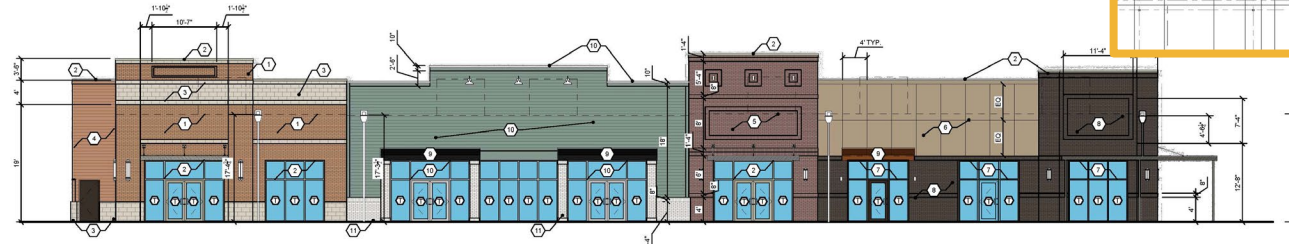
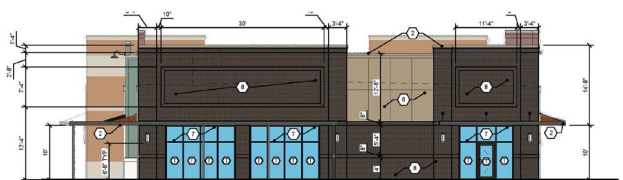
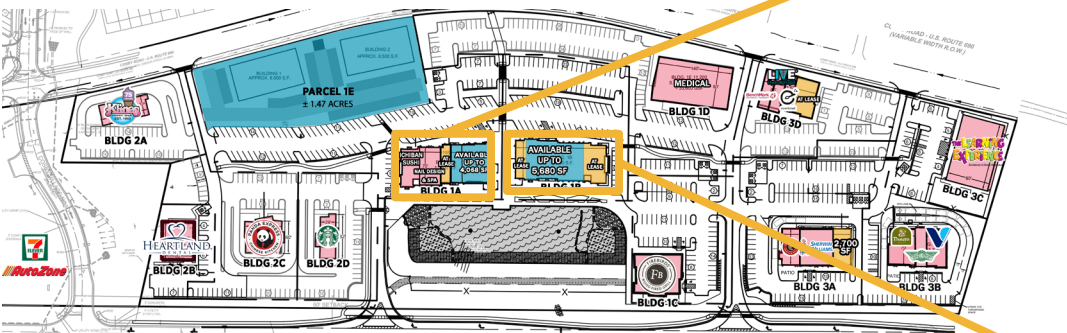
# NOW LEASING & PRE-LEASING



# COSBY VILLAGE SQUARE

# NOW LEASING & PRE-LEASING

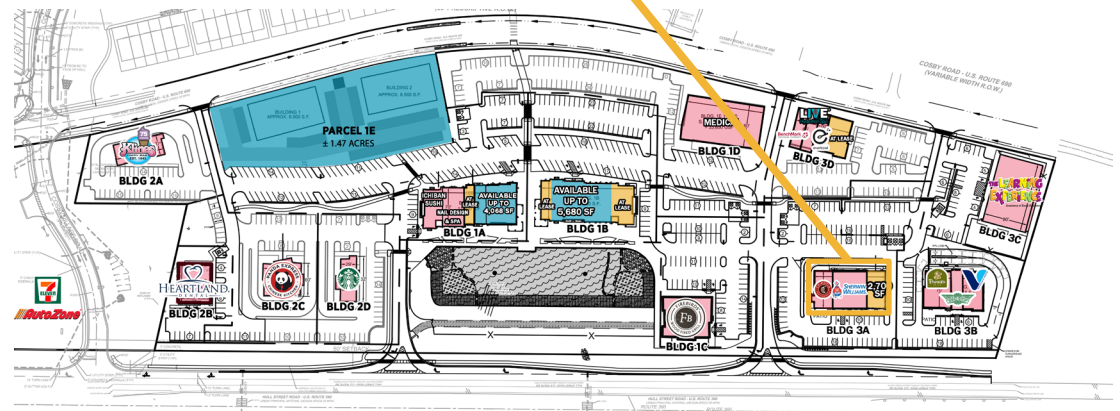
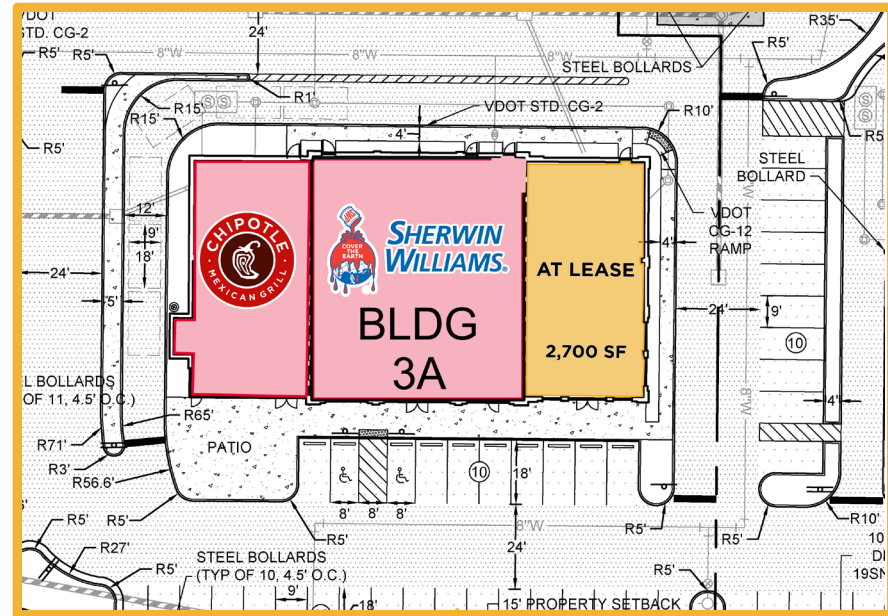
## BUILDING 1A & 1B



# COSBY VILLAGE SQUARE

# NOW LEASING & PRE-LEASING

## BUILDING 3A

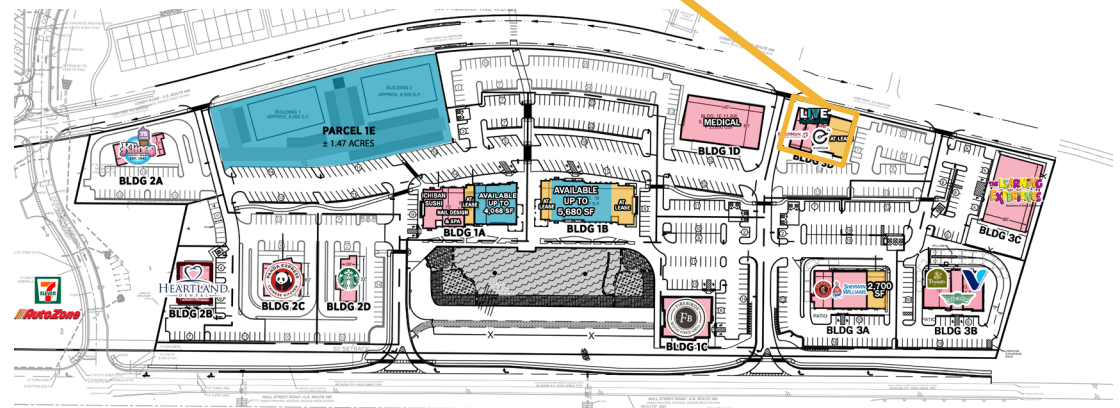
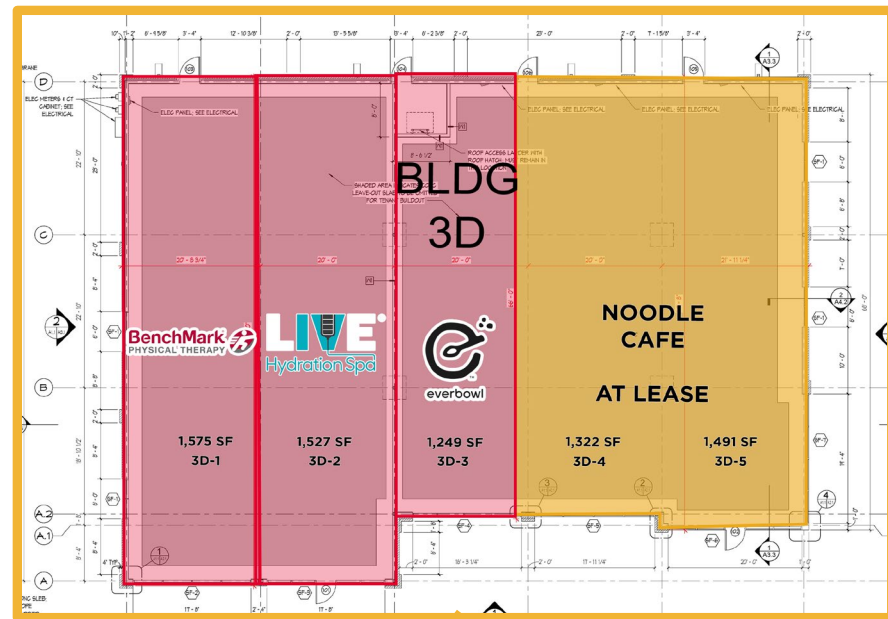


# COSBY VILLAGE SQUARE

# NOW LEASING & PRE-LEASING



## BUILDING 3D

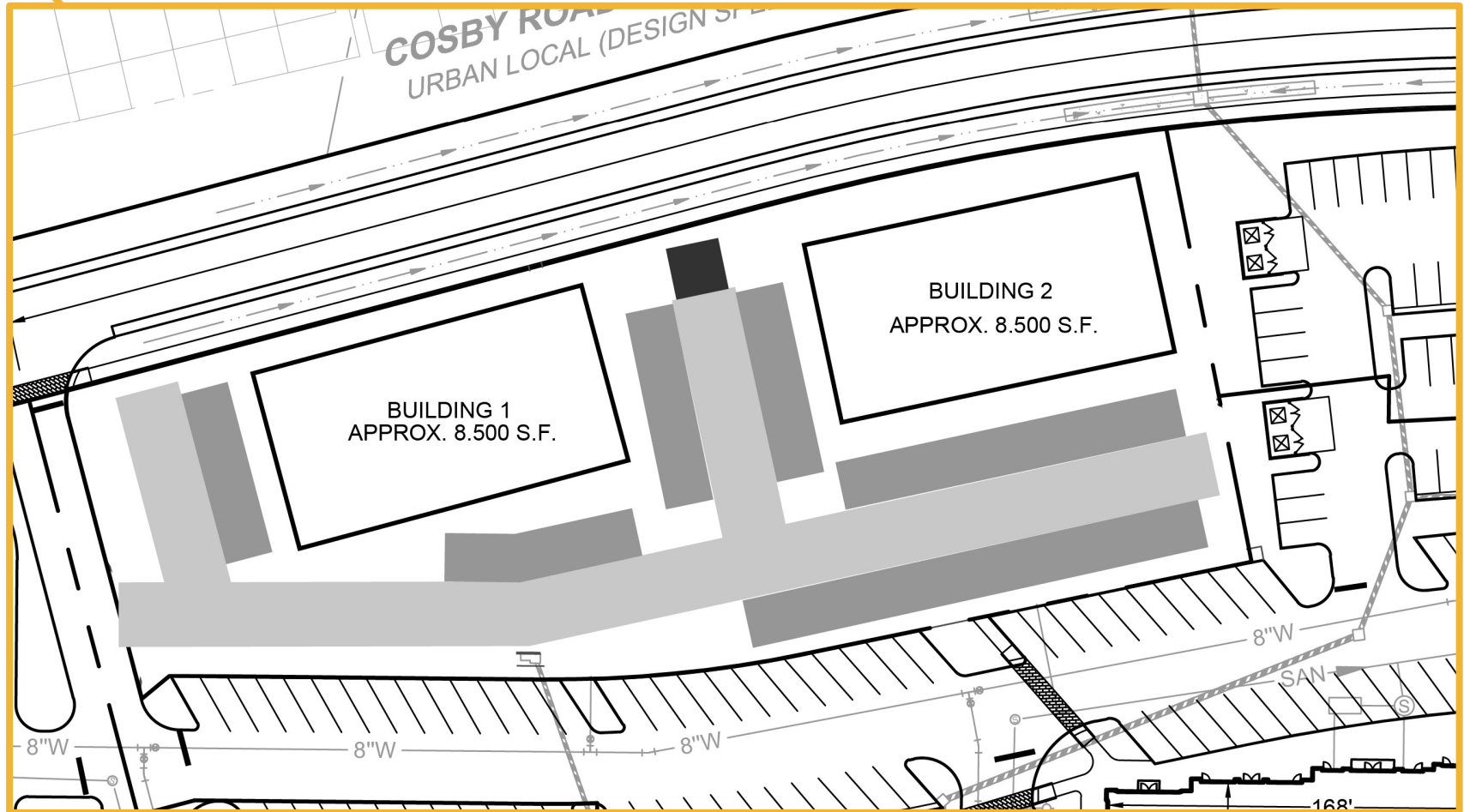
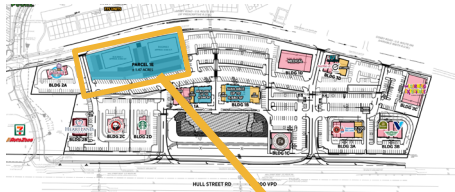


# COSBY VILLAGE SQUARE

# NOW LEASING & PRE-LEASING

## PARCEL 1E - POTENTIAL LAYOUT

### UP TO 1.47 ACRES



# COSBY VILLAGE SQUARE

**NOW LEASING  
& PRE-LEASING**

## **BUILDING 1D**



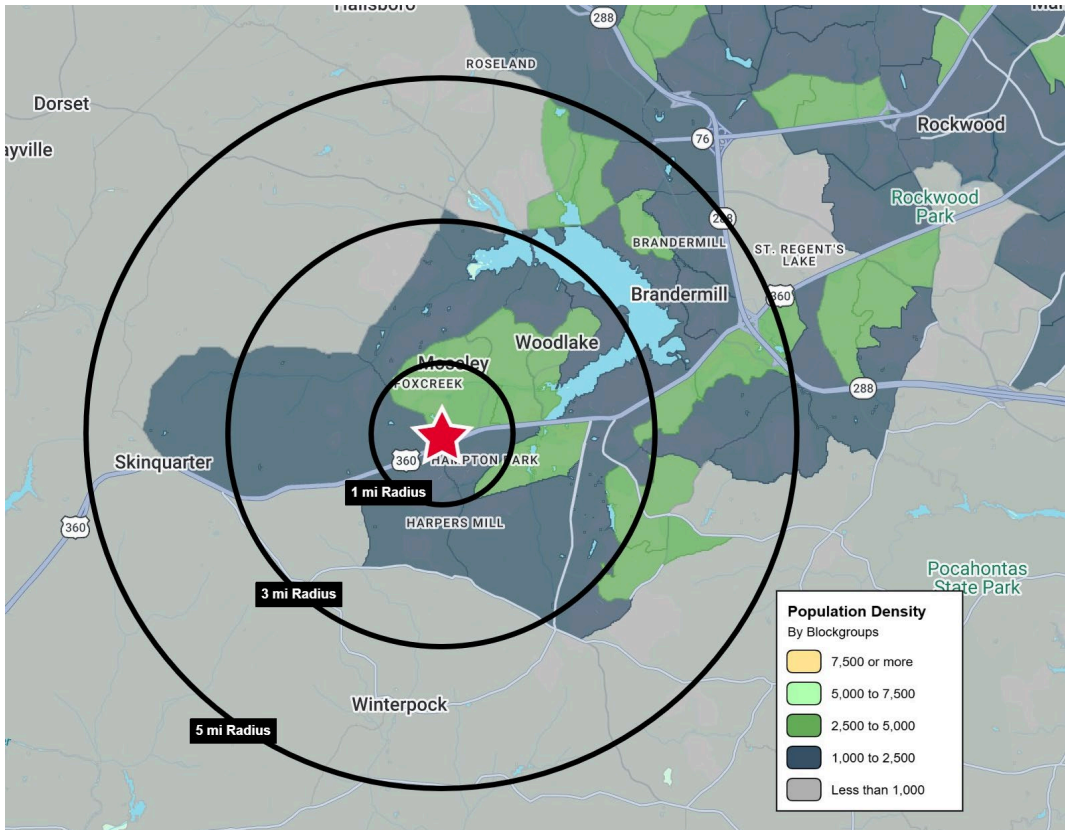
# COSBY VILLAGE SQUARE

# NOW LEASING & PRE-LEASING



# COSBY VILLAGE SQUARE

## NOW LEASING & PRE-LEASING



# 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

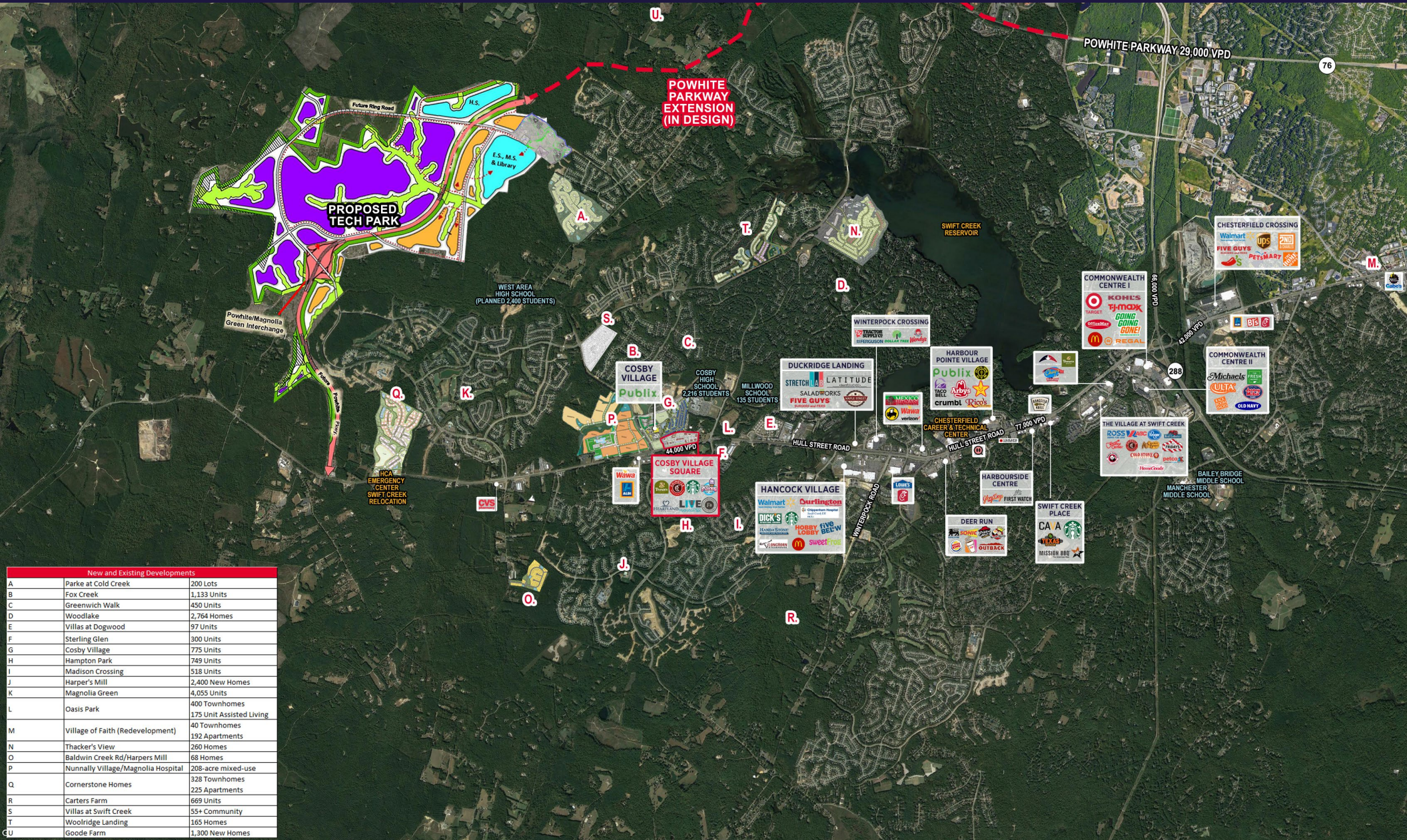
NEW HOMES APPROVED

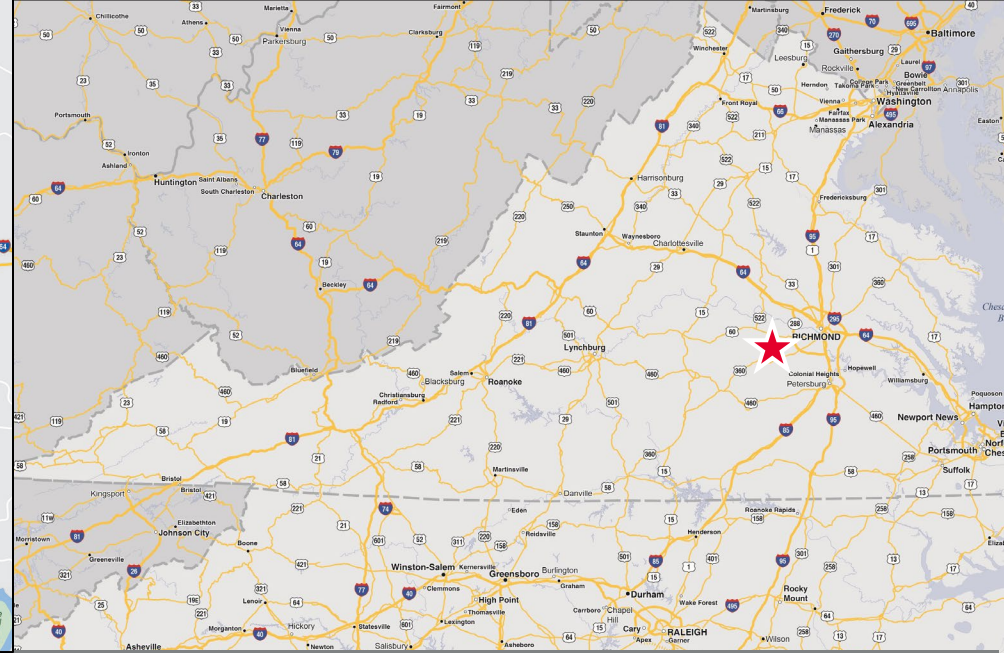
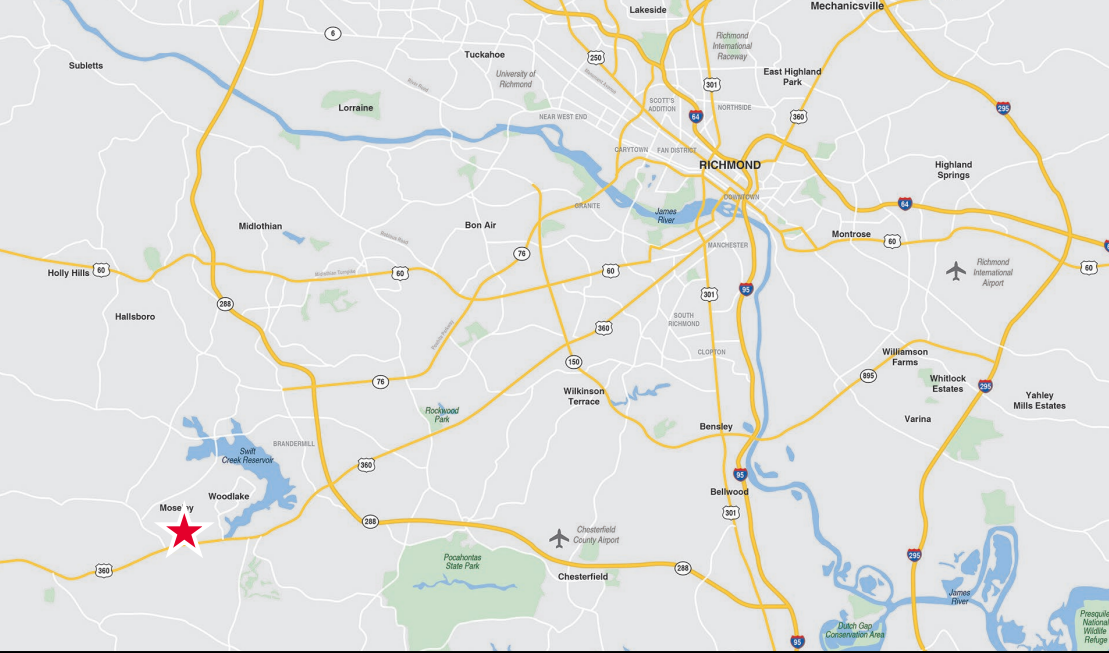
### Demographics

	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

# COSBY VILLAGE SQUARE

# NOW LEASING & PRE-LEASING





# COSBY VILLAGE SQUARE

**For more information, please contact:**

Connie Jordan Nielsen | [connie.nielsen@thalhimer.com](mailto:connie.nielsen@thalhimer.com) | 804 697 3569

Alicia Brown | [alicia.brown@thalhimer.com](mailto:alicia.brown@thalhimer.com) | 804 697 3483

**For office information, please contact:**

Amy Broderick | [amy.broderick@thalhimer.com](mailto:amy.broderick@thalhimer.com) | 804 344 7189



Thalhimer Center  
1100 W. Broad Street  
Glen Allen, VA 23060  
[thalhimer.com](http://thalhimer.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2026. No warranty or representation, express 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.