

OFFICE BUILDING FOR LEASE

15545 COSBY ROAD

15545 COSBY ROAD CHESTERFIELD, VA 23832

Taylor Long
PROPERTIES
Commercial Real Estate



PROPERTY DESCRIPTION

Three Story Medical Office Building

PROPERTY HIGHLIGHTS

- 33,000 SF Building
- 11,000 SF Floor Size
- Located in Cosby Village Square, mixed-use development
- Modern lobby with two elevators and open stairs
- Parking lot
- High Visibility from Hull St Rd
- 44,000 VPD on Hull St Rd

OFFERING SUMMARY

Lease Rate:	\$36.00 SF/yr (NNN)
Available SF:	33,000 SF
Building Size:	33,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	13,588	26,887	72,534
Total Population	40,709	76,790	198,684
Average HH Income	\$171,853	\$159,395	\$140,595

For more information:

ELLEN LONG

President / Principal Broker

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ROBERT MARSHALL

Commercial Sales and Leasing

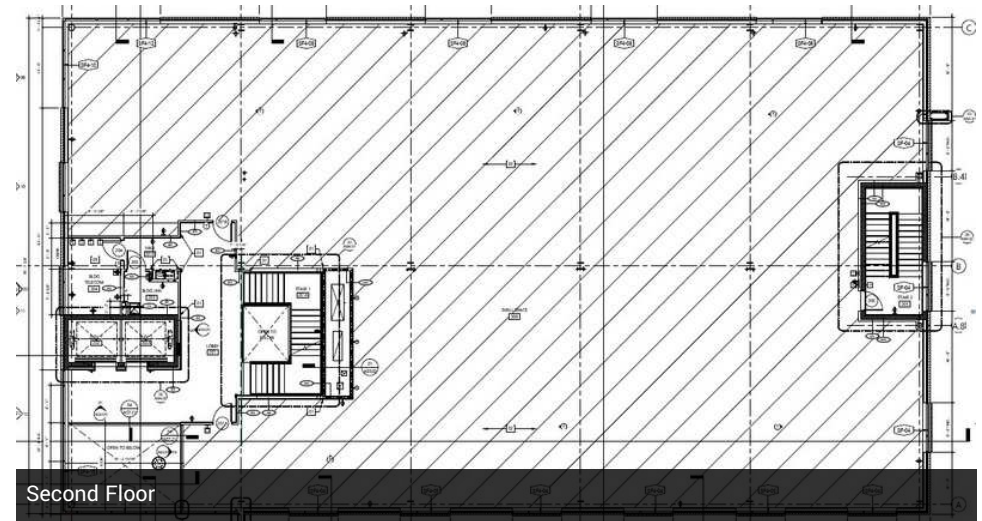
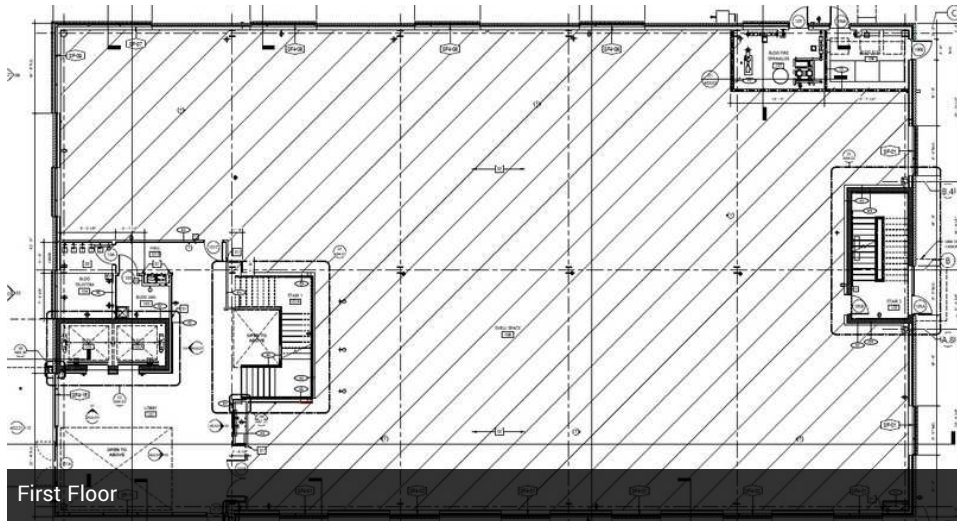
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Taylor Long Properties
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Publix

COSBY VILLAGE
775 UNITS

AVAILABLE
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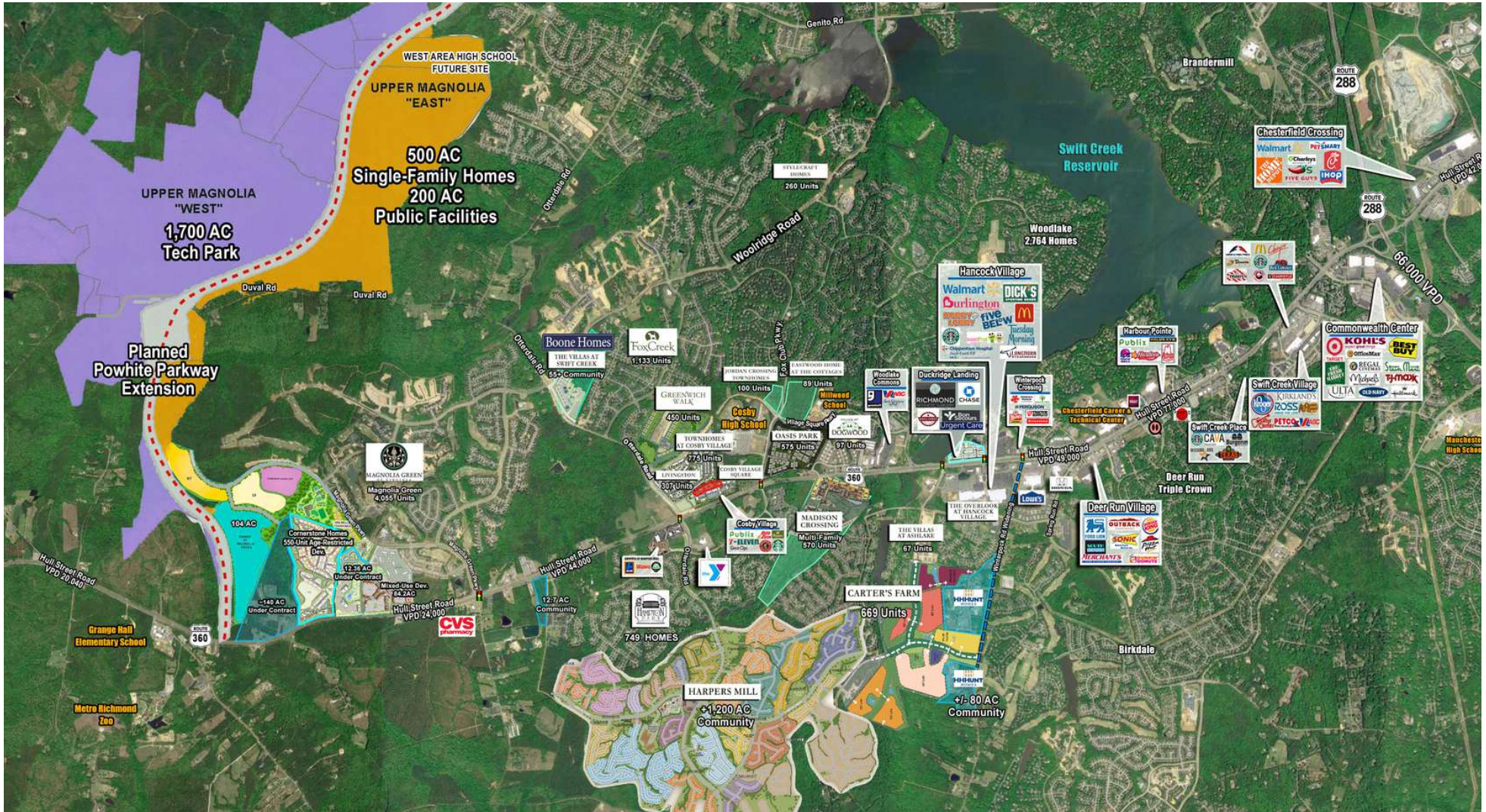
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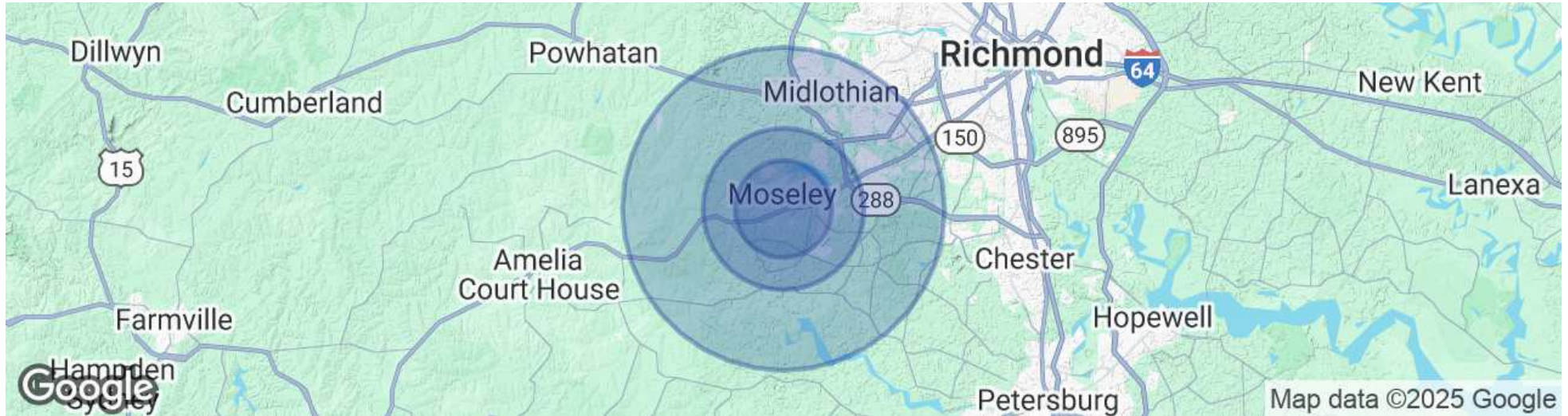
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	40,709	76,790	198,684
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,588	26,887	72,534
# of Persons per HH	3	2.9	2.7
Average HH Income	\$171,853	\$159,395	\$140,595
Average House Value	\$503,376	\$480,102	\$451,894

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