

Development Opportunity

GROUND LEASE OR SALE

Rockwood | 10000 Hull Street Road, Midlothian VA



ALLAN SHARRETT
VICE PRESIDENT, SALES/LEASING
804.308.8825
ALLANS@SUGAROAK.COM

ANDY WALSH
PRESIDENT/PRINCIPAL BROKER
804.308.1603
ANDYW@SUGAROAK.COM





SITE OVERVIEW

Building Size : Up to 4,200 +/- SF

Building type:

Restaurant w/ double drive through

Patio: Up to 2,349 SF

Parking: 45 total parking stalls

Access: Hull Street & Courthouse Rd.

The property is located within the Rockwood Special Focus Area Plan, a strategic initiative developed by Chesterfield County to guide the future growth and revitalization of the area. This comprehensive plan envisions higher-density, mixed-use development across all four quadrants at the intersection of Hull Street Road and Courthouse Road, aiming to promote walkability, economic vitality, and a more cohesive urban environment.

Building Type: RESTAURANT W/ DRIVE THRU
Building S.F.: 4,200 +/- S.F.
Parking Spaces: 45 SPACES
Patio S.F.: 2349 S.F.



PERIMETER TYPE 'K'
-1 LARGE TREE DECIDUOUS TREE PER 40 L.F.

ROCKWOOD PARK

SIDEWALK

SWM

POTENTIAL FUTURE
SHARED USE PATH
CONNECTION

ACCESS CONNECTION
FOR OUTLOT

PARKING LOT

PERIMETER TYPE 'A'
-1 SMALL DECIDUOUS TREE PER 50 L.F.
-1 EVERGREEN TREE PER 50 L.F.
-1 MEDIUM SHRUB PER 20 L.F.

PERIMETER TYPE 'K'
-1 LARGE TREE DECIDUOUS TREE PER 40 L.F.

RESTAURANT
SPACE

DRIVE THRU

PATIO SEATING AREA

EXISTING ACCESS ROAD
TO ROCKWOOD PLAZA

ROCKWOOD PARK ACCESS ROAD

SIDEWALK

SITE PLAN

HULL STREET

PERIMETER TYPE 'K'
-1 LARGE TREE DECIDUOUS TREE PER 40 L.F.



AREA OVERVIEW



200
Planned
Multifamily
Homes

Rockwood Grove
260 Planned
Single Family Homes

Stanley Martin Homes
332 Planned
Multifamily Homes

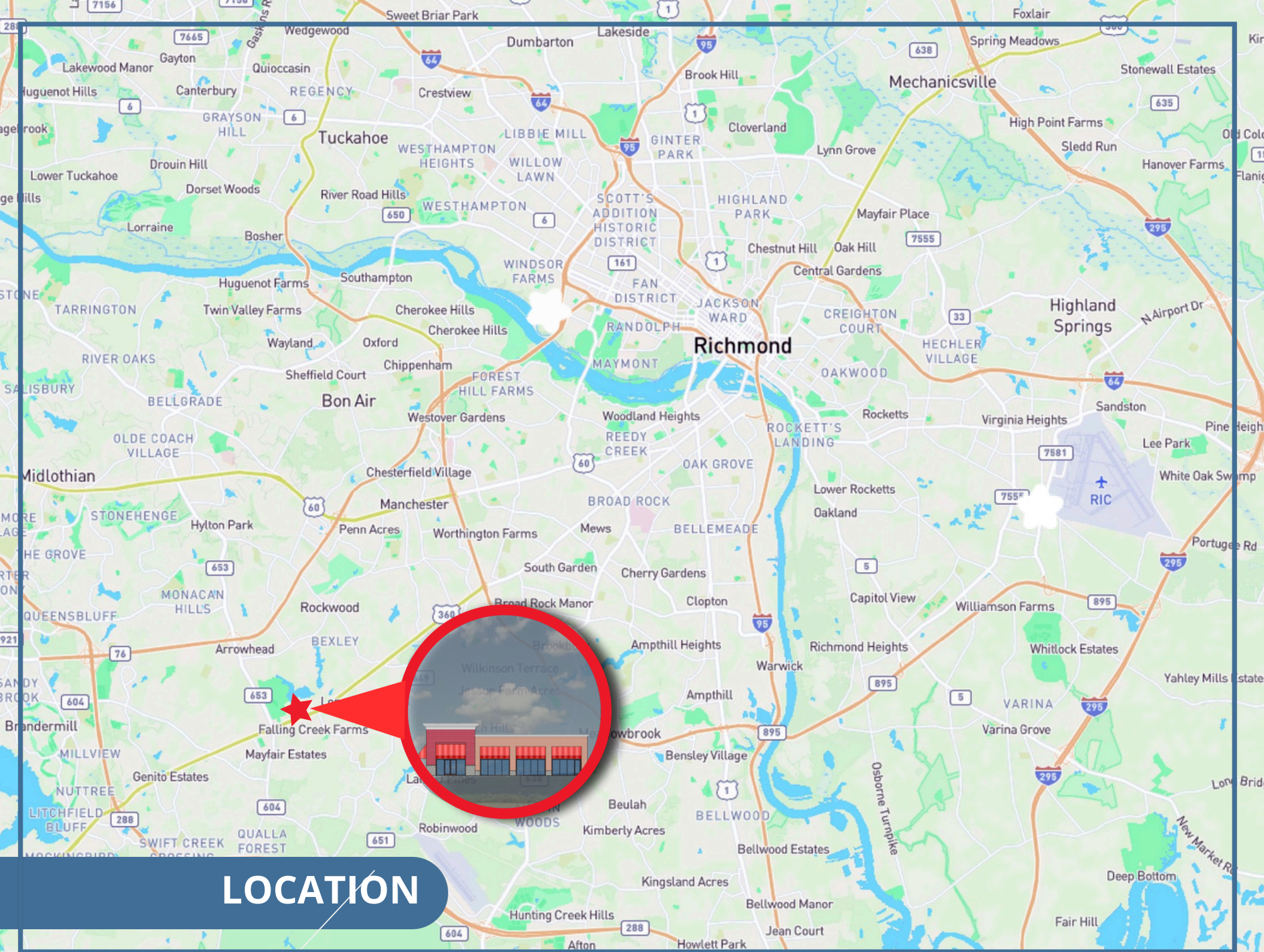
NEW DEVELOPEMENT

The Greater Richmond area is a dynamic and rapidly growing region known for its robust economy, strong transportation network, and business-friendly environment. As the capital of Virginia, Richmond boasts a thriving commercial sector, a highly skilled workforce, and a diverse mix of industries, including finance, healthcare, manufacturing, and logistics. With a strategic location along the I-95 corridor, Richmond offers excellent connectivity to major East Coast markets, making it an attractive destination for businesses looking to expand or establish operations.

Chesterfield County, one of the most sought-after areas within Greater Richmond, continues to experience significant economic development. Recognized for its excellent quality of life, top-rated schools, and a strong local economy, Chesterfield is home to a mix of residential, retail, and commercial developments. With ongoing infrastructure improvements and a growing population, the county presents a wealth of opportunities for businesses seeking strategic locations with high visibility and accessibility



AREA OVERVIEW



LOCATION