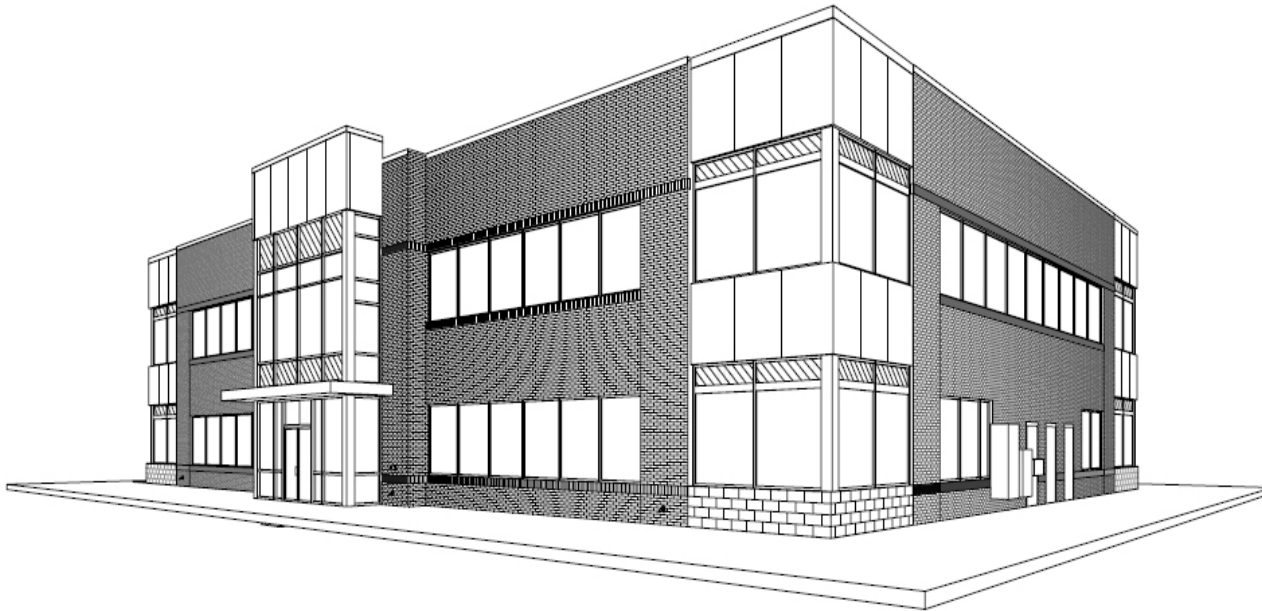


FEATURES

• NOW LEASING: 2 STORY MEDICAL BUILDING.

- Located in a mixed-use development with various restaurants and retailers (Adjacent Retail 100% Leased).
- With outside seating overlooking waterfront property. Excellent view of the scenic Swift Creek Reservoir (see pg. 3).
- Includes a community events area.
- Signalized intersection of Hull Street (Rt. 360) and Duckridge Boulevard.
- Directly across from *Hancock Village*, a 350,000 SF power shopping center anchored by *Walmart, Dick's, Hobby Lobby, Tuesday Morning* and *Burlington*.
- ±770' of direct frontage on Hull Street Road (69,000 VPD).
- Dedicated turn lane.
- Ample parking (285 spaces).
- Close proximity to major residential developments (Over 20,000 approved homes in Winterpock Area).



AVAILABLE:

MEDICAL SPACE	18,550 SF	\$30.00 NNN
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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Population	6,184	43,852	80,713
Avg HH Income	\$128,409	\$124,125	\$118,509
Daytime Employment	3,209	11,325	20,926
Traffic Count	69,000 VPD Hull Street Road 50,000 VPD Hull St. & Duckridge		

* Detailed demographics upon request

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**DUCKRIDGE
LANDING**

DUCKRIDGE LANDING LEASE PLAN

**NOW LEASING:
RETAIL/OFFICE/MEDICAL**

14448 HULL STREET ROAD
CHESTERFIELD, VA 23832

SITE PLAN





**DUCKRIDGE
LANDING**

SWIFT CREEK RESERVOIR

**NOW LEASING:
RETAIL/OFFICE/MEDICAL**

14448 HULL STREET ROAD
CHESTERFIELD, VA 23832

VIEW OF THE SWIFT CREEK RESERVOIR



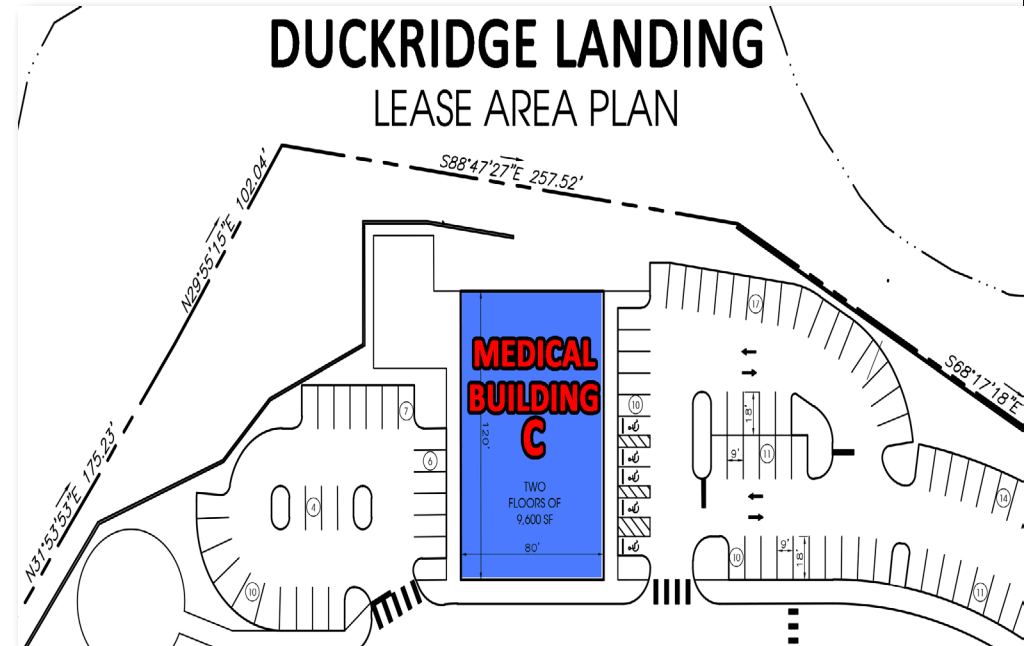
MEDICAL OFFICE BUILDING PHOTOS



LEASING PLAN

DUCKRIDGE LANDING LEASING PLAN

BUILDINGS	TENANTS	SPACE
Medical Building C	C 1A	± 4,270 SF
	C 1B	± 2,135 SF
	C 1C	± 2,100 SF
	C 2	± 9,595 SF
	Total	18,550 SF



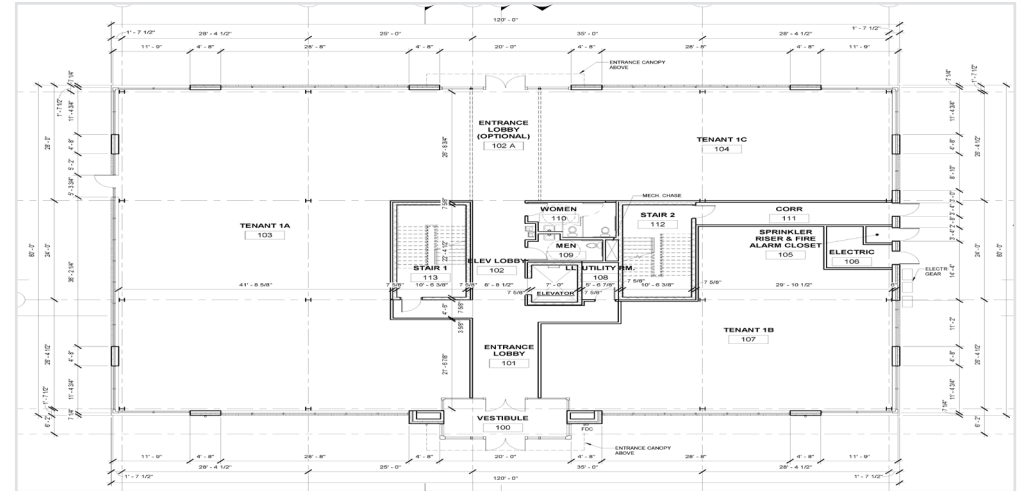
SCHEMATIC DESIGN

BUILDING C

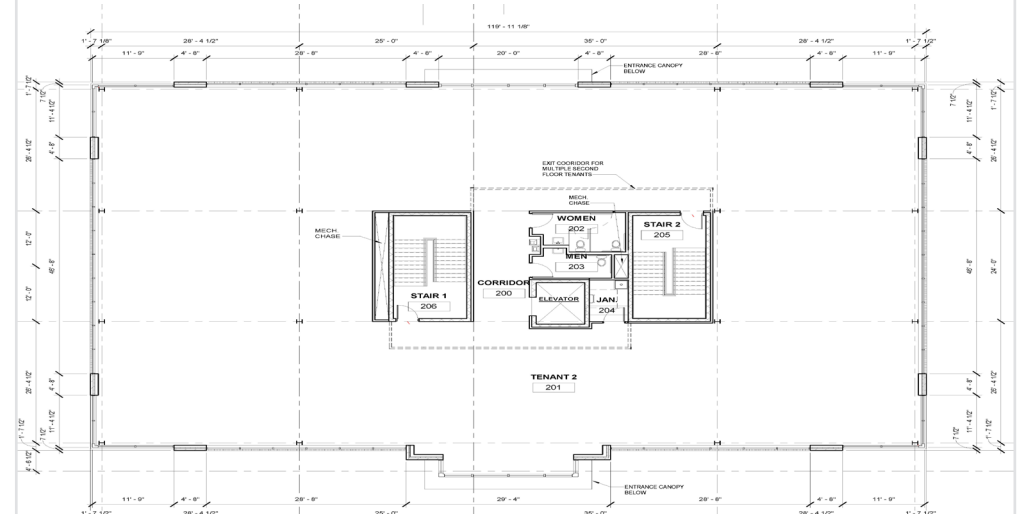


BUILDING C LEASABLE AREA

1st Floor



2nd Floor



AERIAL





**DUCKRIDGE
LANDING**

NOW LEASING OFFICE/MEDICAL

**NOW LEASING:
RETAIL/OFFICE/MEDICAL**

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MAP

