

FOR SALE/GROUND LEASE/BTS

1.716 ACRES

17221 Hull Street Rd | Moseley, VA 23120



S.L. NUSBAUM
REALTY CO.



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PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	\$1,350,000
Lease Rate:	\$125,000.00/yr (Ground)
Lot Size:	1.716 Acres
Zoning:	C-2: Neighborhood Business

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	25,109	54,994	92,144
Total Households	8,065	18,738	32,631
Average HH Income	\$173,050	\$160,856	\$152,979

PROPERTY OVERVIEW

1.716 AC Available for Ground Lease / Sale / Build-to-Suit

PROPERTY HIGHLIGHTS

- Fully Entitled for a Convenience Store
- 12 Fueling Stations
- Potential for a 4,088 SF building
- Cross Easement with Right In / Right Out on Hull Street Rd
- Across from the main entrance to Magnolia Green
- Going to work side of road

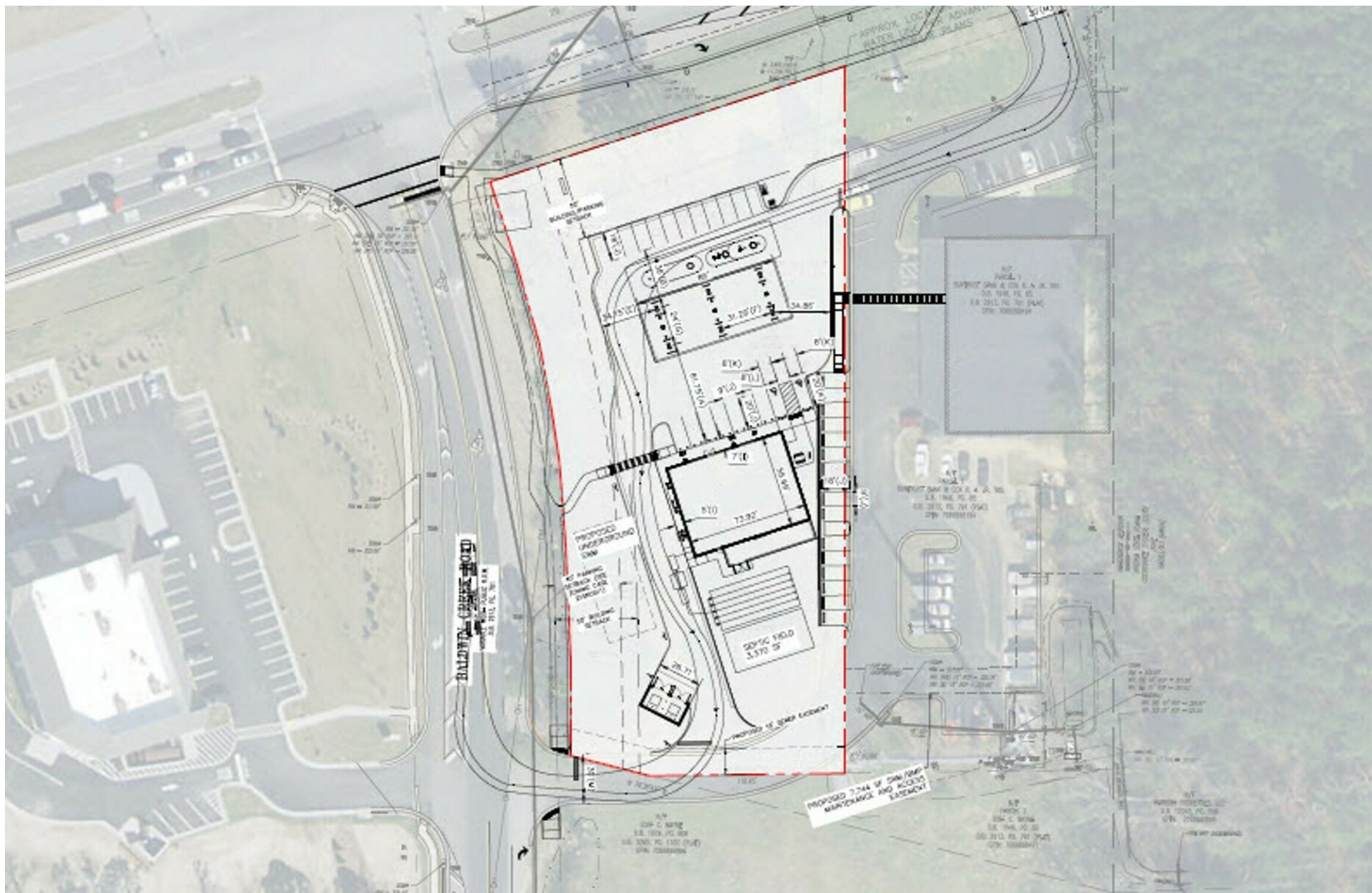
SITE PLAN

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HULL STREET RD CORRIDOR

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CONTACT INFORMATION

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