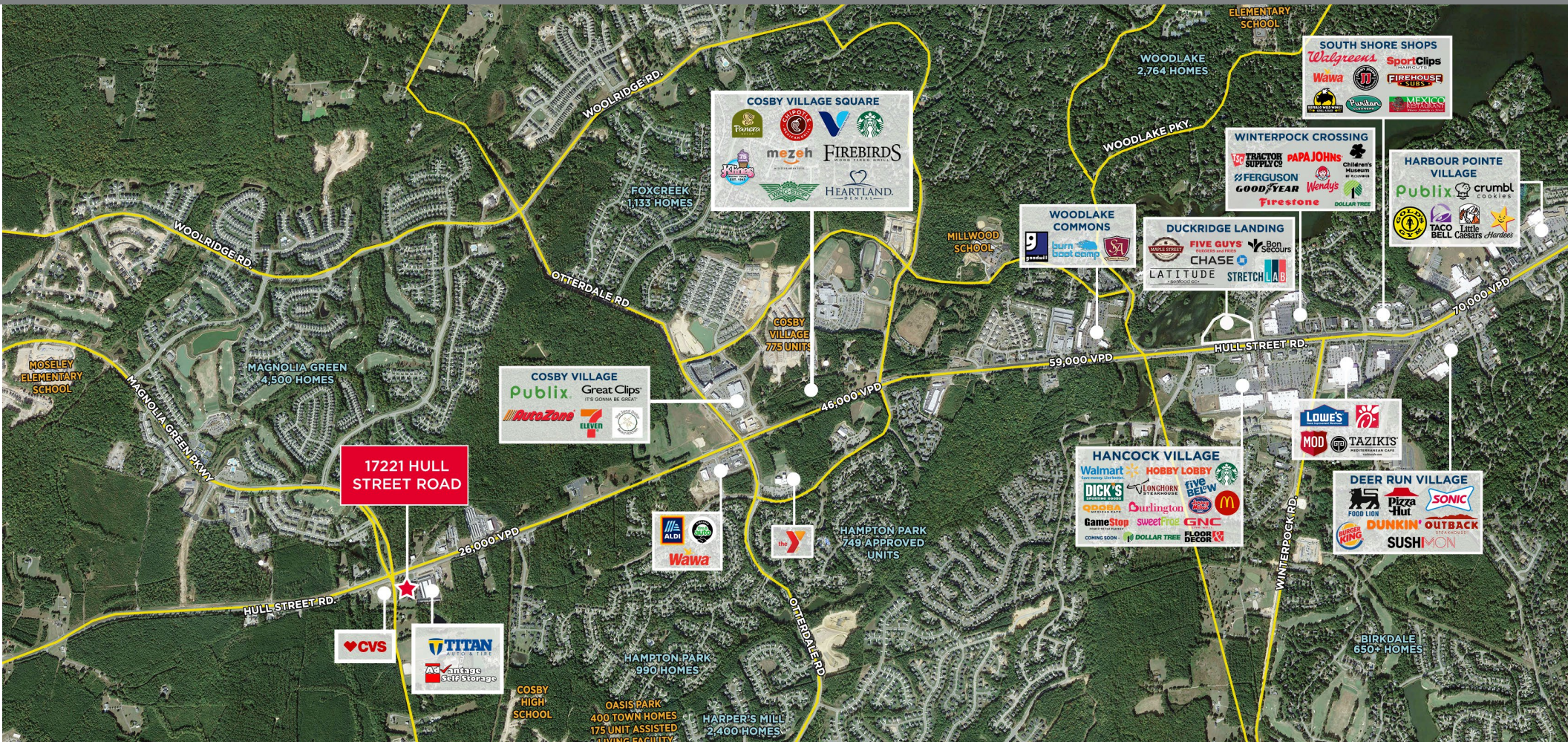


17221 Hull Street Road

Moseley, VA 23120

1.716 AC Available For Sale / For Ground Lease



ANNIE O'CONNOR
Senior Vice President
804 697 3451
annie.oconnor@thalhimer.com

JIM ASHBY
Senior Vice President
804 697 3455
jim.ashby@thalhimer.com



17221 Hull Street Rd

PROPERTY HIGHLIGHTS



1.716 ACRES FOR SALE OR GROUND LEASE



FULLY ENTITLED FOR A CONVENIENCE STORE



POTENTIAL RETAIL/OFFICE SITE



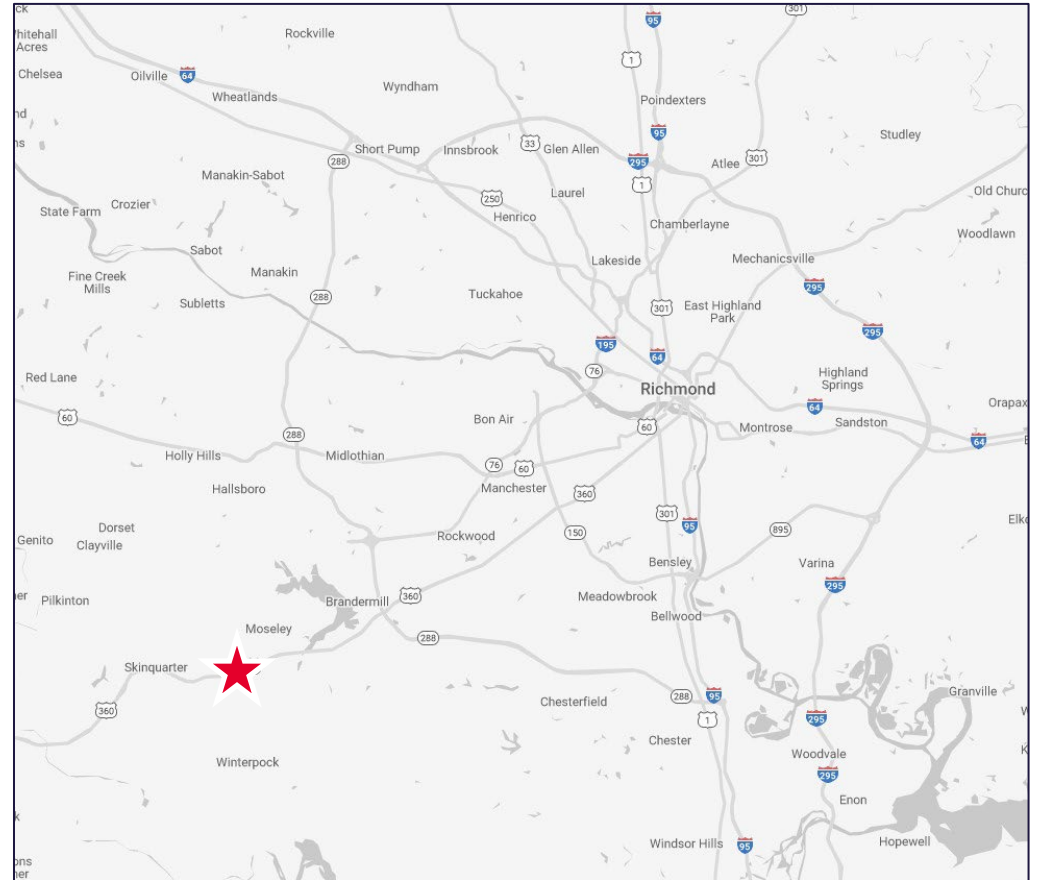
ZONED C-2



ACROSS FROM THE MAIN ENTRANCE TO MAGNOLIA GREEN



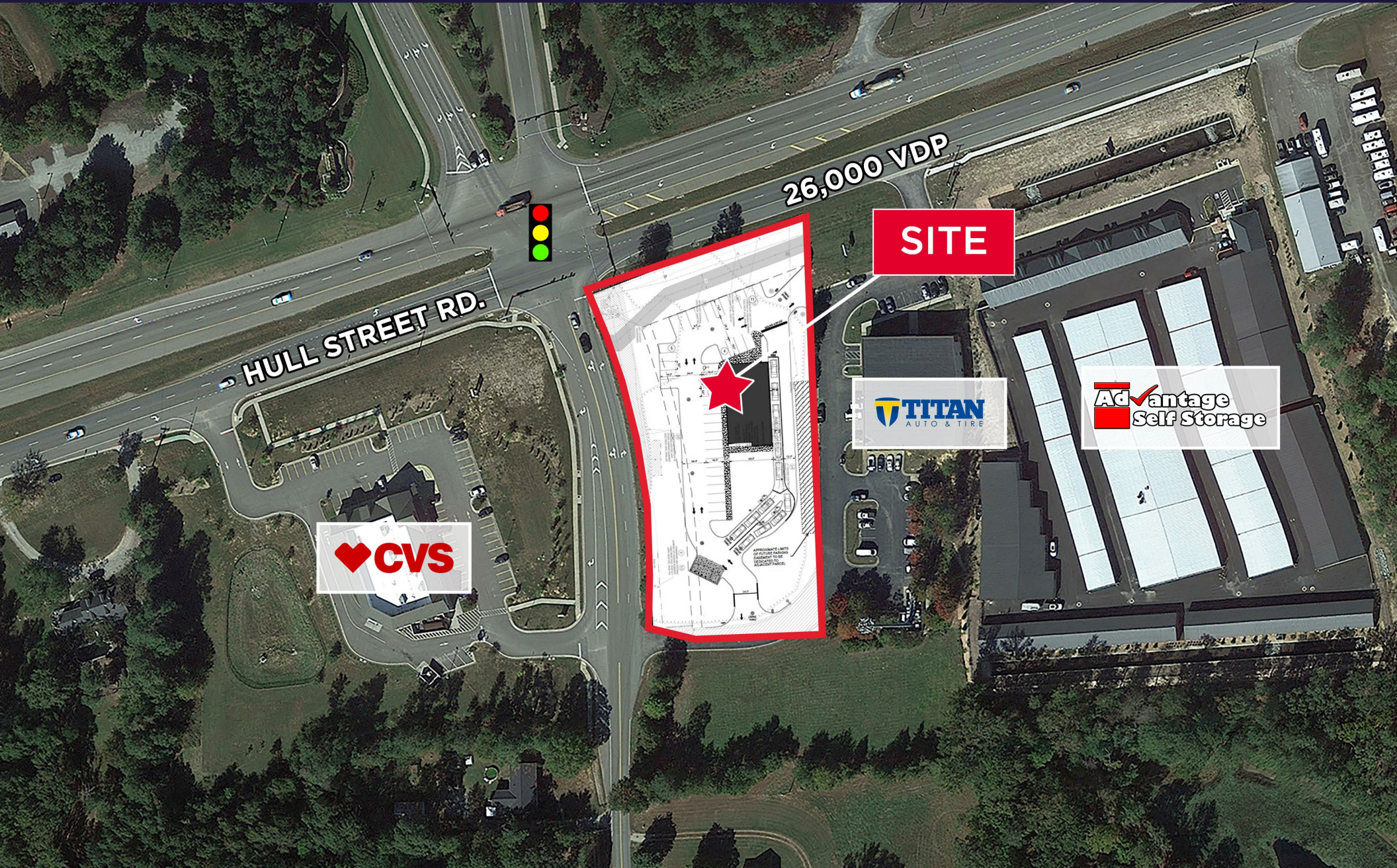
26,000 VPD - HULL STREET ROAD



	3 Mile	5 Mile	10 Mile
2024 Total Population	24,947	55,654	94,550
2029 Projected Population	25,655	57,587	99,748
2024 Households	8,161	18,923	33,556
2024 Average Household Income	\$183,605	\$175,774	\$166,716
2024 Median Household Income	\$151,156	\$141,111	\$133,034
2024 Median Age	37.7	39.8	39.8

17221 Hull Street Road

WITH SITE PLAN



HULL STREET RD.

26,000 VDP

SITE

♥ CVS

TITAN
AUTO & TIRE

Advantage
Self Storage



17221 HULL STREET ROAD

For more information, please contact:

ANNIE O'CONNOR
 Senior Vice President
 804 697 3451
 annie.oconnor@thalhimer.com

JIM ASHBY
 Senior Vice President
 804 697 3455
 jim.ashby@thalhimer.com



Thalhimer Center
 11100 W. Broad Street
 Glen Allen, VA 23060
 thalhimer.com

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

Cushman & Wakefield | Thalhimer © 2025. 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.