

COSBY VILLAGE SQUARE

NOW LEASING & PRE-LEASING



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FEATURES

RETAIL

- Building Sites available from +/- 1.47 Acres
- Spaces available from 1,322 - 11,760 SF
- Restaurant spaces with waterfront & endcap patio options
- Build To Suit Opportunities

OFFICE

- 1-story, 7,237 SF office/retail building
- Build-to-suit office or medical office
- Purchase and Lease Options
- Generous parking ratio
- 15-minute drive to Bon Secours St. Francis Medical Center

PROPERTY FEATURES

- NEW DEVELOPMENT DELIVERING SPACES NOW - PRE-LEASING NEW BUILDINGS IN DESIGN
- Dynamic location in fastest growing residential area in Richmond
- 44,000 VPD - Hull Street Road (Route 360)
- Mixed-use development featuring 500+residential units, retail buildings & outparcels
- Great access from Hull Street, Cosby Road, Otterdale Road & Fox Club Parkway
- Located between Hampton Park, Harpers Mill & Magnolia Green

Join Nearby Retailers & Co-Tenants



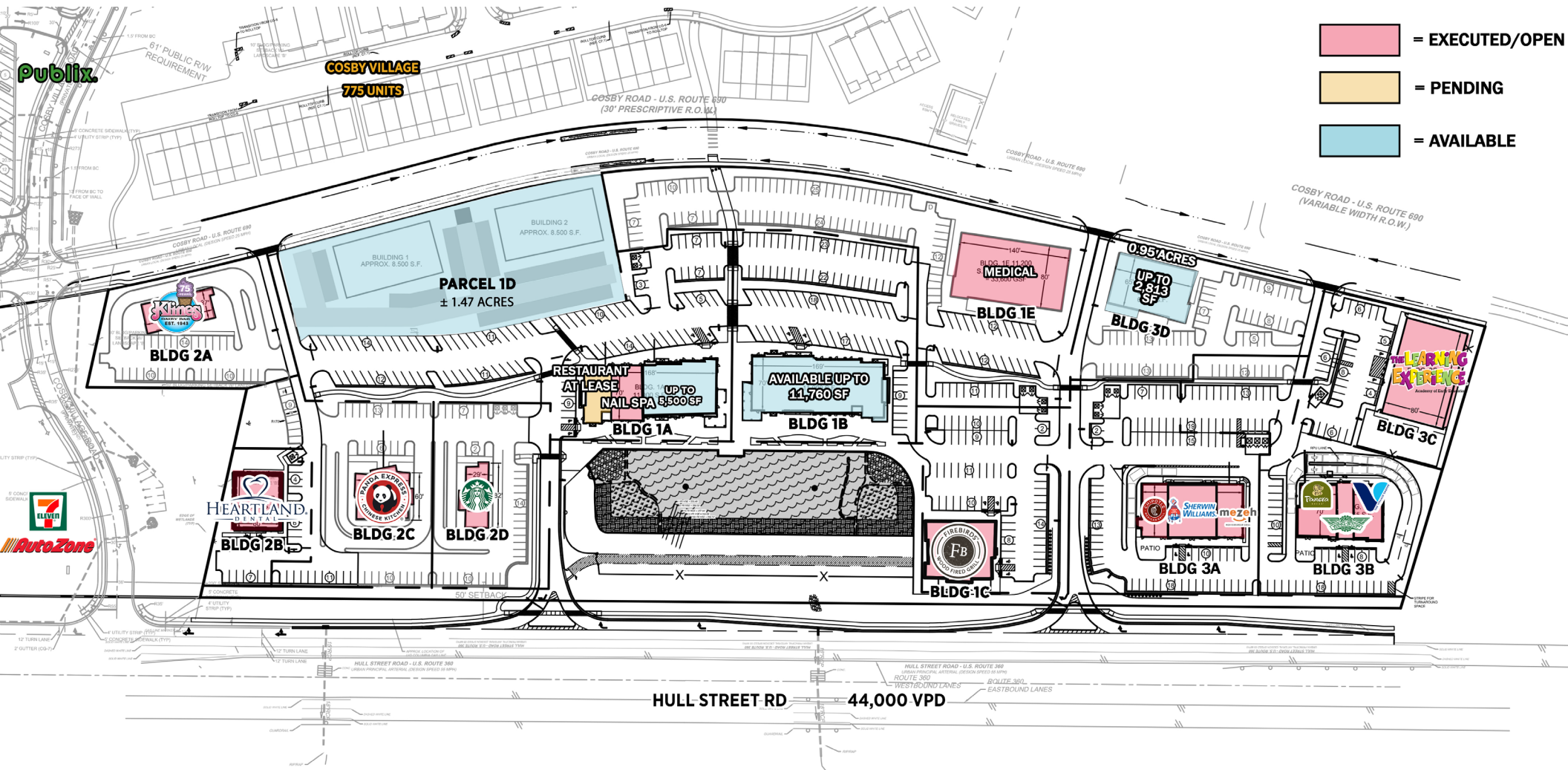
Logos of nearby retailers and co-tenants: Publix, mezeh, ALDI, Panera, Starbucks, Chipotle, The Vitamin Shoppe, Firebirds, The Learning Experience, Kline's, and Heartland Dental.



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SITE PLAN



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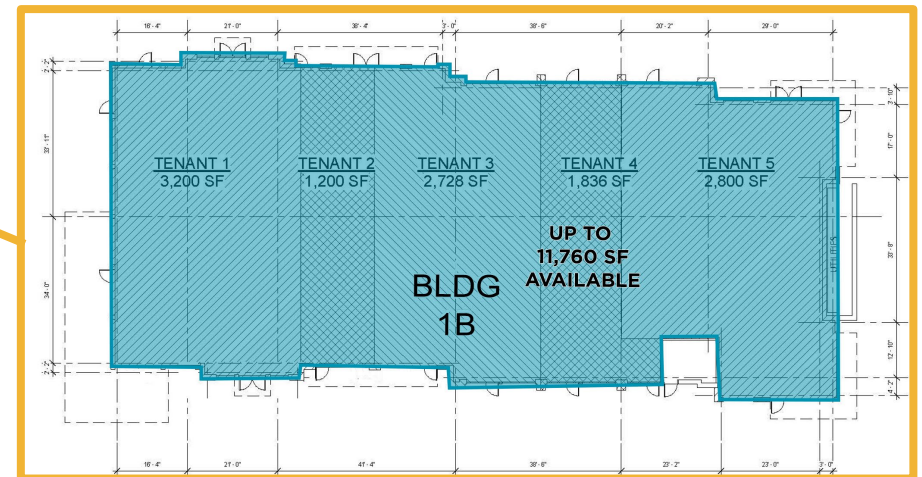
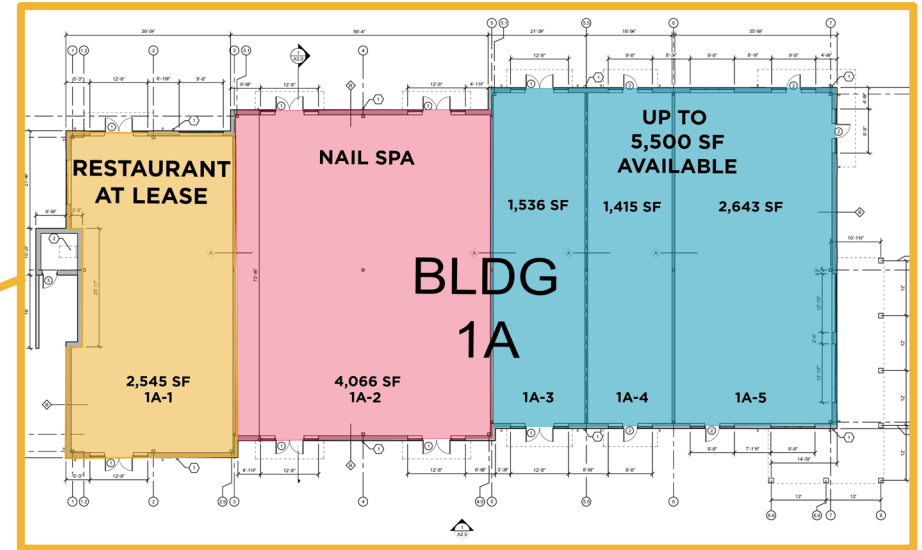
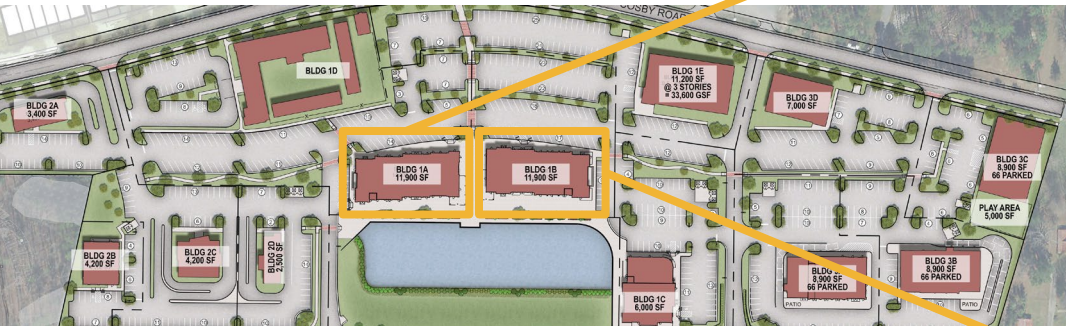
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BUILDING 1A & 1B

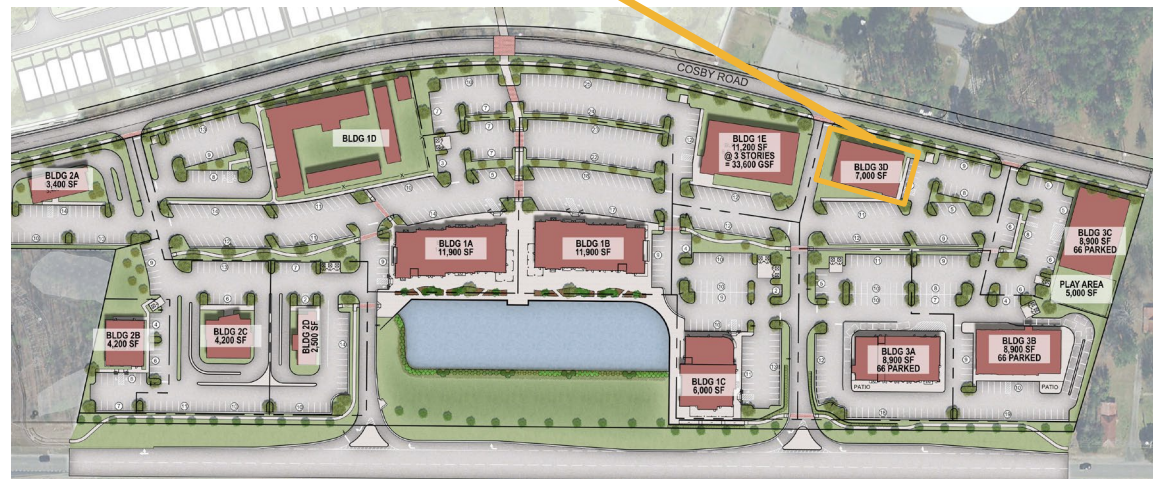


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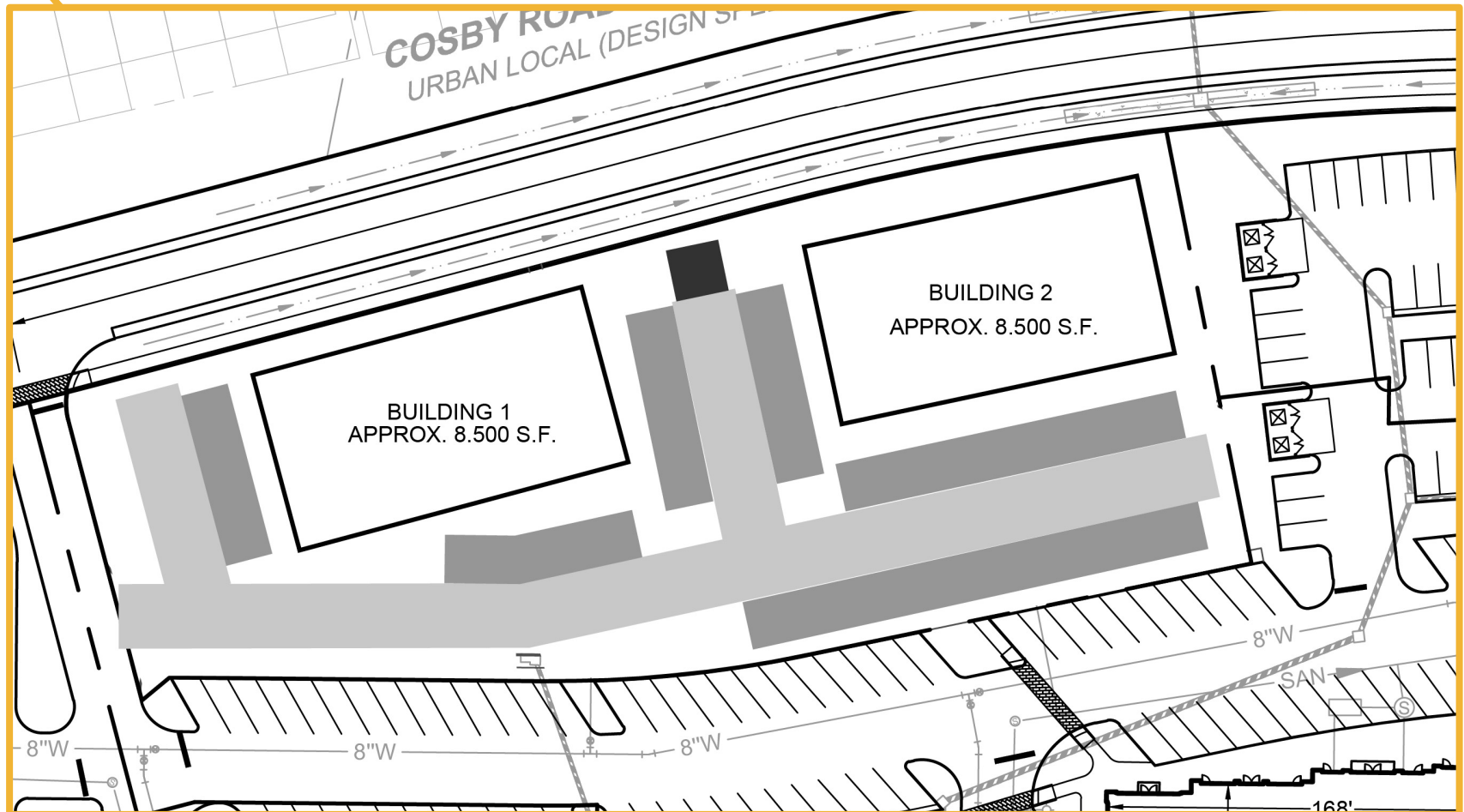
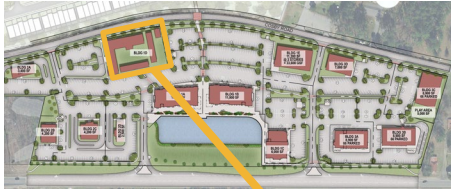
BUILDING 3D



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PARCEL 1D - POTENTIAL LAYOUT



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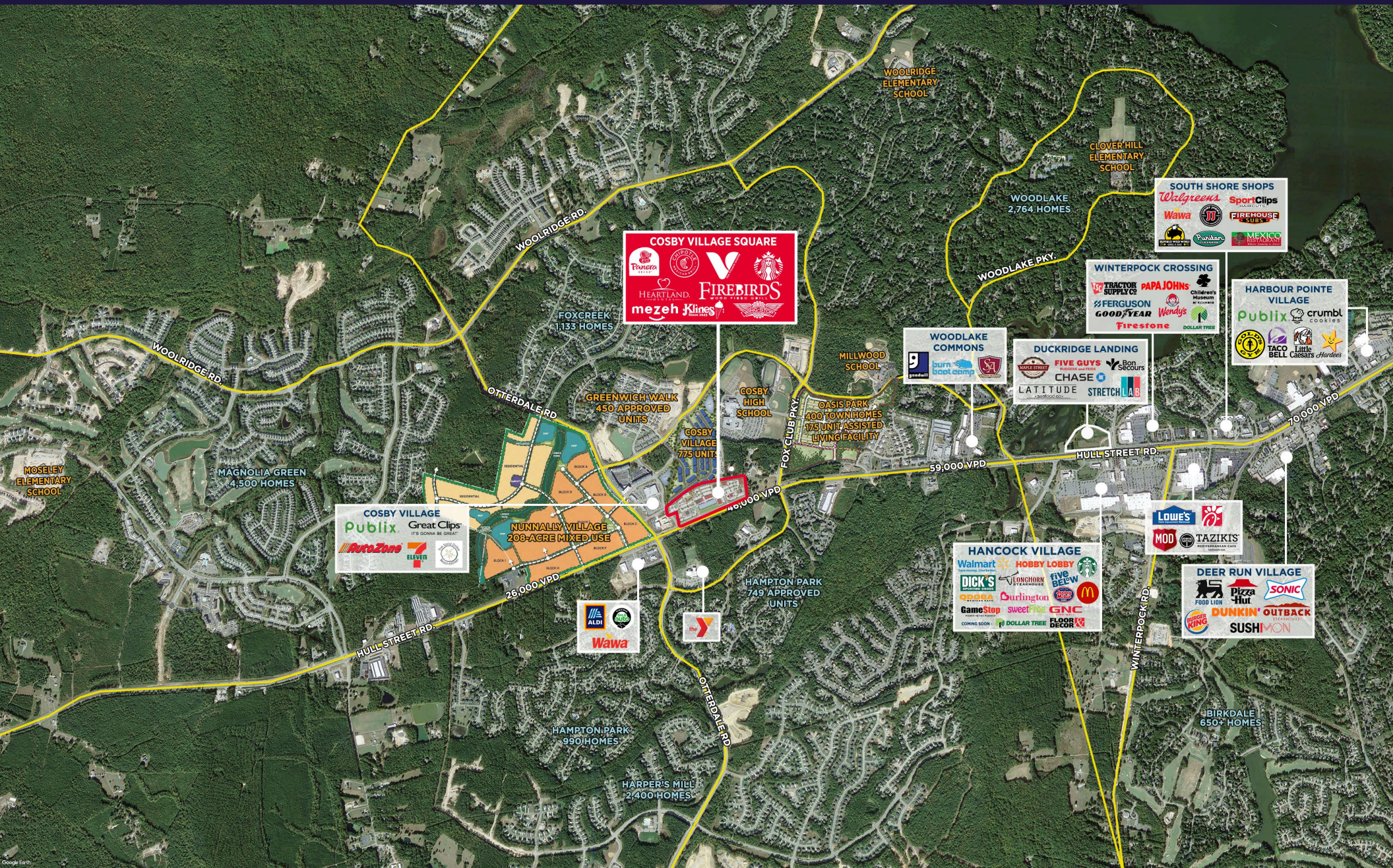
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BUILDING 1E



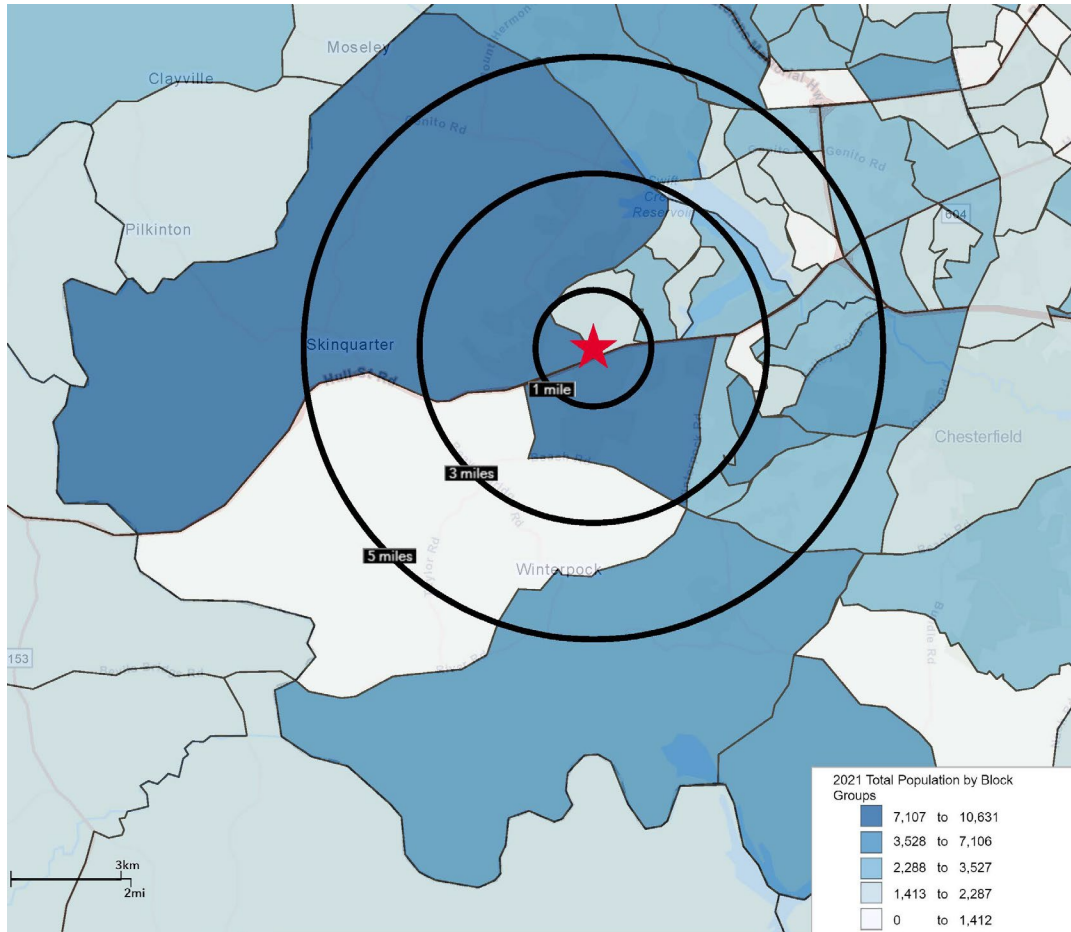
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Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| Population | 7,709 | 39,644 | 78,137 |
| No. of Households | 2,360 | 13,419 | 27,563 |
| Median HH Income | \$141,107 | \$129,255 | \$121,611 |
| Avg. HH Income | \$175,906 | \$164,885 | \$155,210 |
| Employees | 1,262 | 8,147 | 18,798 |



78,137

5-MILES **POPULATION**



27,563

5-MILES **NO. OF HOUSEHOLDS**



\$175,906

1-MILE AVERAGE **HOUSEHOLD INCOME**



18,798

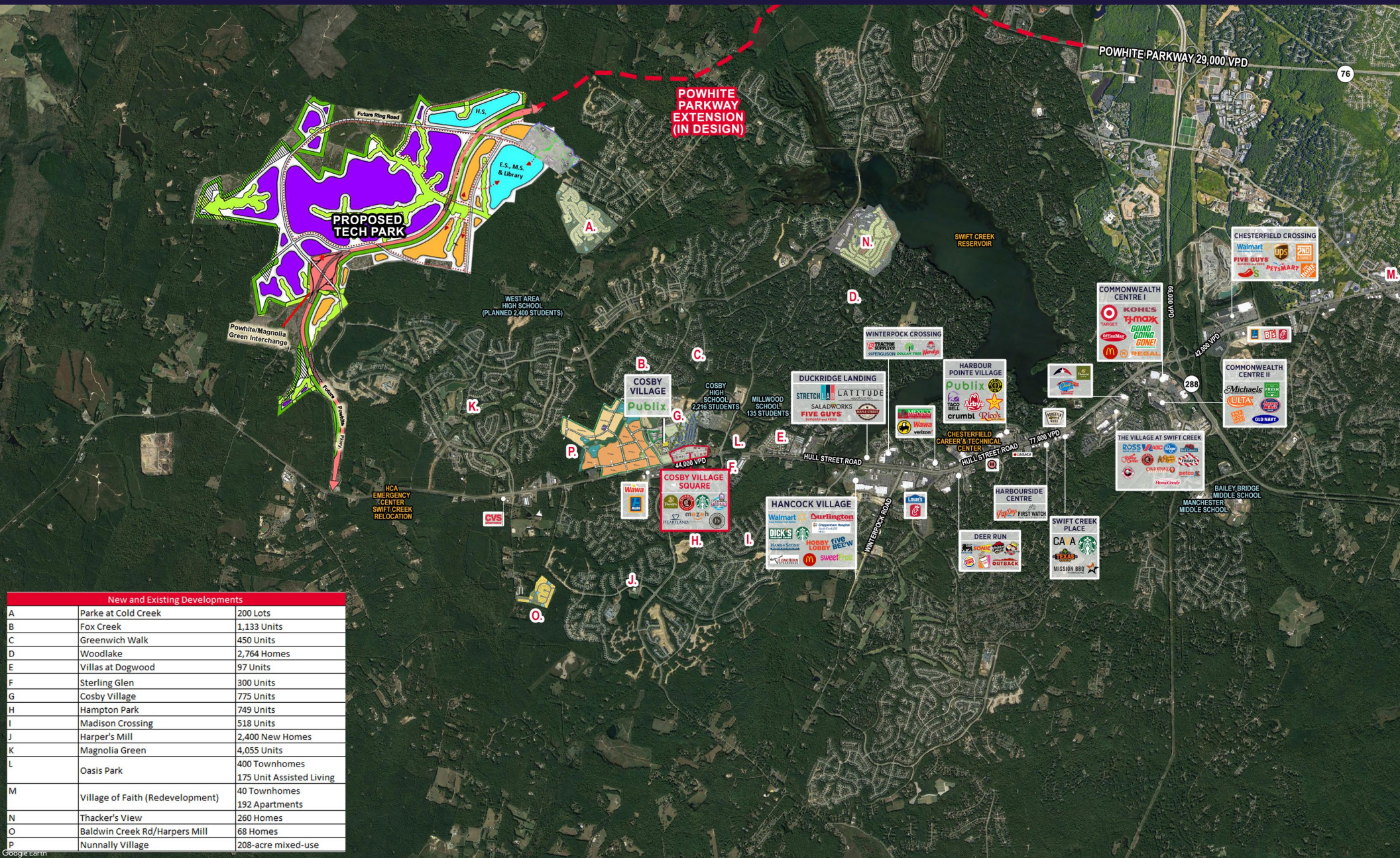
5-MILES **EMPLOYEES**

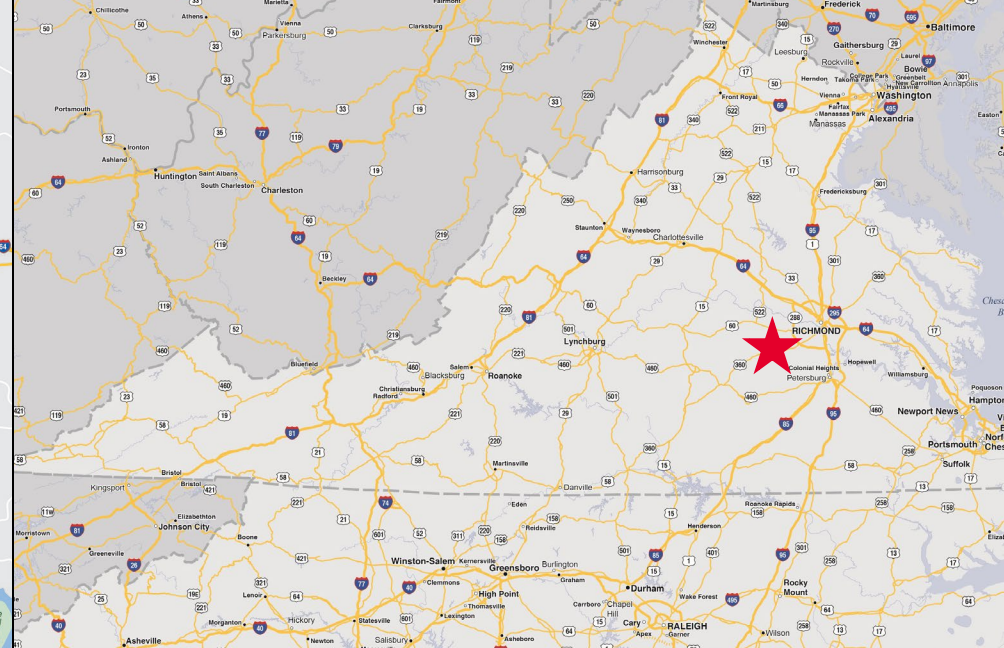
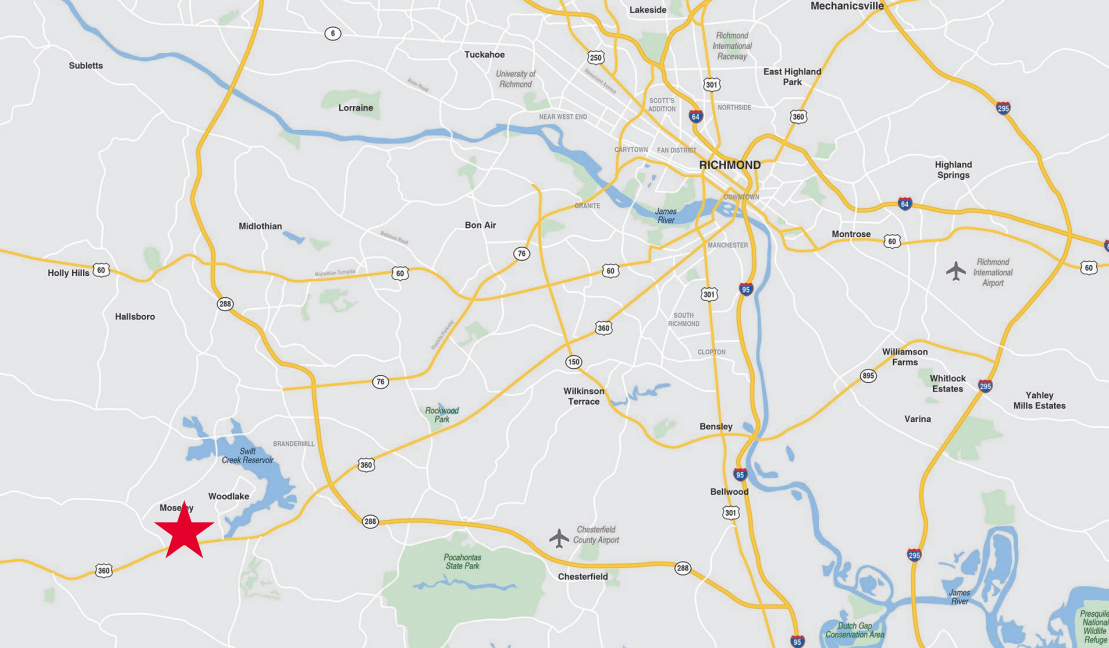


±10,000

NEW **HOMES APPROVED**

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