



RETAIL PROPERTY FOR LEASE

WINTERPOCK CROSSING

6521-6661 LAKE HARBOUR DRIVE, MIDLOTHIAN, VA 23832



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PROPERTY OVERVIEW



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	67,563 SF
Traffic Count:	50,000 VPD on Hull Street Rd

AVAILABLE SPACES

SF

Unit 6637	1,600 SF
Unit 6713 Former Dance Studio	2,900 SF
Unit 6721	1,300 SF
Unit 6653	1,360 SF

PROPERTY OVERVIEW

Winterpock Crossing is anchored by Ferguson and Tractor Supply, offers great visibility from Hull Street Road and is easily accessible with two lighted entrances off Hull Street Road.

PROPERTY HIGHLIGHTS

- Signalized access with high retail traffic along Hull Street Road, a main retail corridor between Chesterfield and Southwest Richmond
- High income area surrounded by dense high income residential communities
- Join area national anchors such as Lowe's, Walmart, Dick's Sporting Goods and Hobby Lobby

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	2,002	30,006	83,177
Total Population:	4,961	84,276	227,220
Average HH Income:	\$134,375	\$117,698	\$112,433

SITE PLAN



Lookout Point Rd

Lake Harbour Dr

POWER
BYWIRE
PEARLE FISHING
2,900 SF
ENTERPRISE FOR
CONCRETE

1,300 SF
AREA 51

Vinny's DOLLAR TREE

TSC TRACTOR
SUPPLY CO

SHANGHAI
RESTAURANT

COMMONWEALTH
ORTHODONTICS
1,360 SF

Better
Homes
and Gardens

enterprise
1,600 SF

PAPA JOHN'S



Children's
Museum
OF RICHMOND

FERGUSON

BEAUTY NAILS

HIS OR HERS
SALON

Firestone

GOODYEAR

Wendy's

360

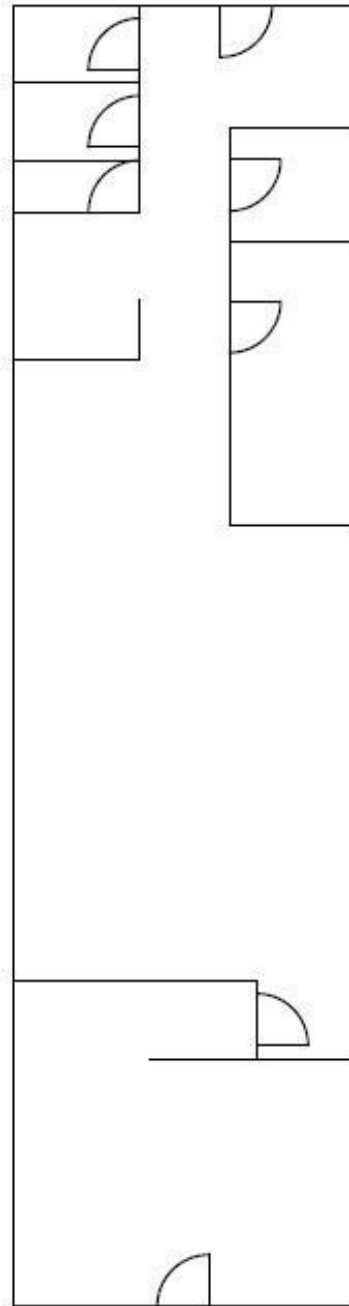
HULL ST RD

50,000 VPD

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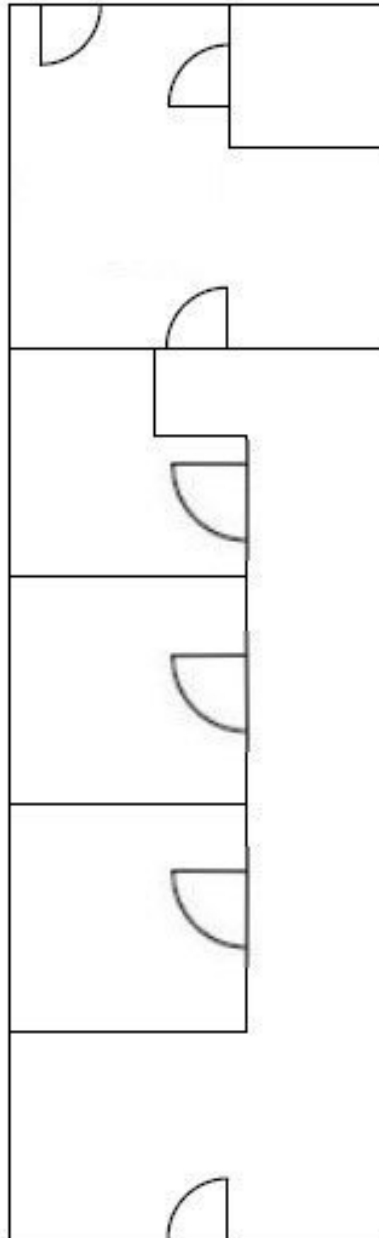
SUITE 6637 | 1,600 SF



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SUITE 6721 | 1,300 SF

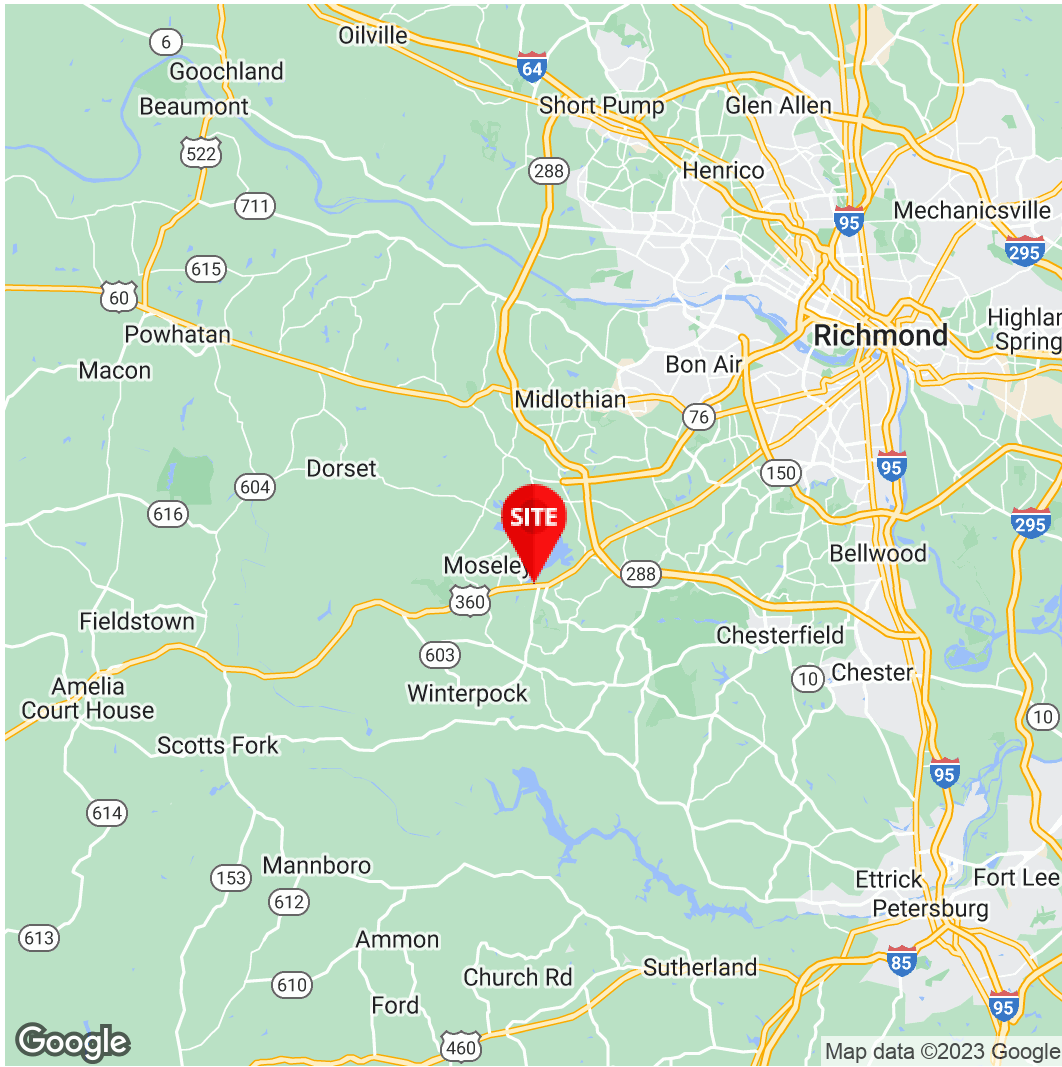


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MARKET AERIAL





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