



PRE-LEASING 4,000 - 8,000 SF

VICTORIAN SQUARE

10939 HULL STREET ROAD, MIDLOTHIAN, VA 23112



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Build-to-suit up to 8,000 SF opportunity and 0.25 acre outparcel available.

PROPERTY HIGHLIGHTS

- End-cap with potential outside patio area
- Outparcel available for ground lease
- Highly visible location along Hull Street Rd and Genito Road
- Less than 2 miles from State Route 288 with excellent demographics
- Join Gabe's, Planet Fitness, Bojangles, Ashley Furniture, Dollar Tree, Market Bazaar, Pizza Hut, Launch Trampoline Park, and other specialty shops and restaurants

OFFERING SUMMARY

| | |
|-----------------------|------------------|
| Lease Rate: | Negotiable |
| Available SF: | 4,000 - 8,000 SF |
| Building Size: | 271,215 SF |

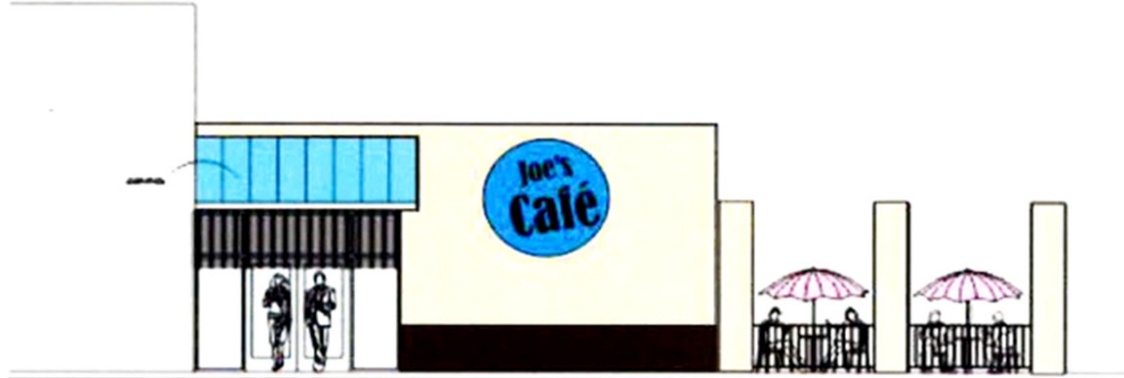
DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|---------------|----------------|----------------|
| Total Households | 2,034 | 15,794 | 40,787 |
| Total Population | 5,277 | 42,282 | 110,773 |
| Average HH Income | \$65,455 | \$80,984 | \$86,159 |

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PROPOSED RENDERING



NEW FRONT ELEVATION ALT. A
VP11-0



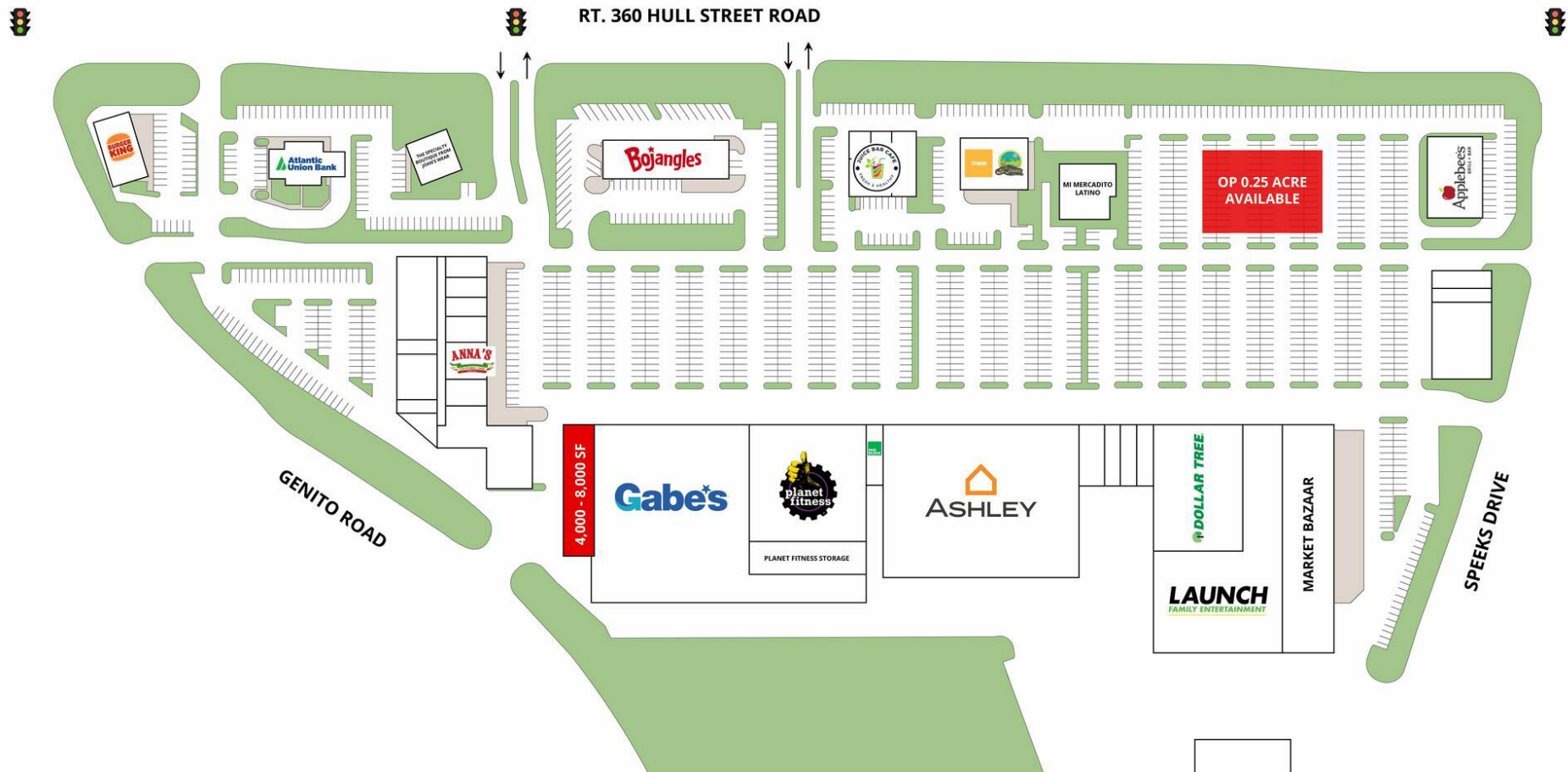
NEW SIDE ELEVATION ALT. A
VP11-0

RENDERING PURPOSES ONLY

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SITE PLAN



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AERIAL PHOTO



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

ADDITIONAL PHOTOS // 5

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DEMOGRAPHICS MAP & REPORT



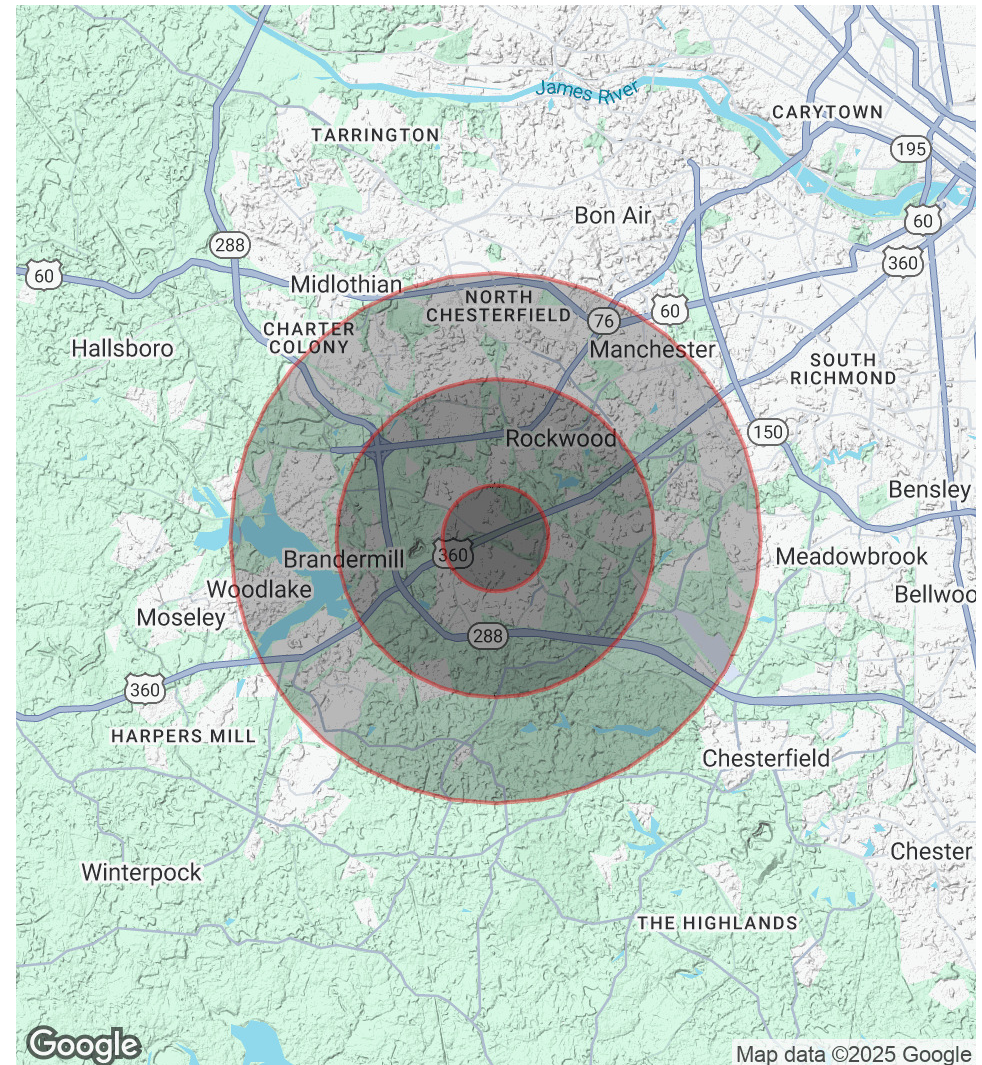
POPULATION

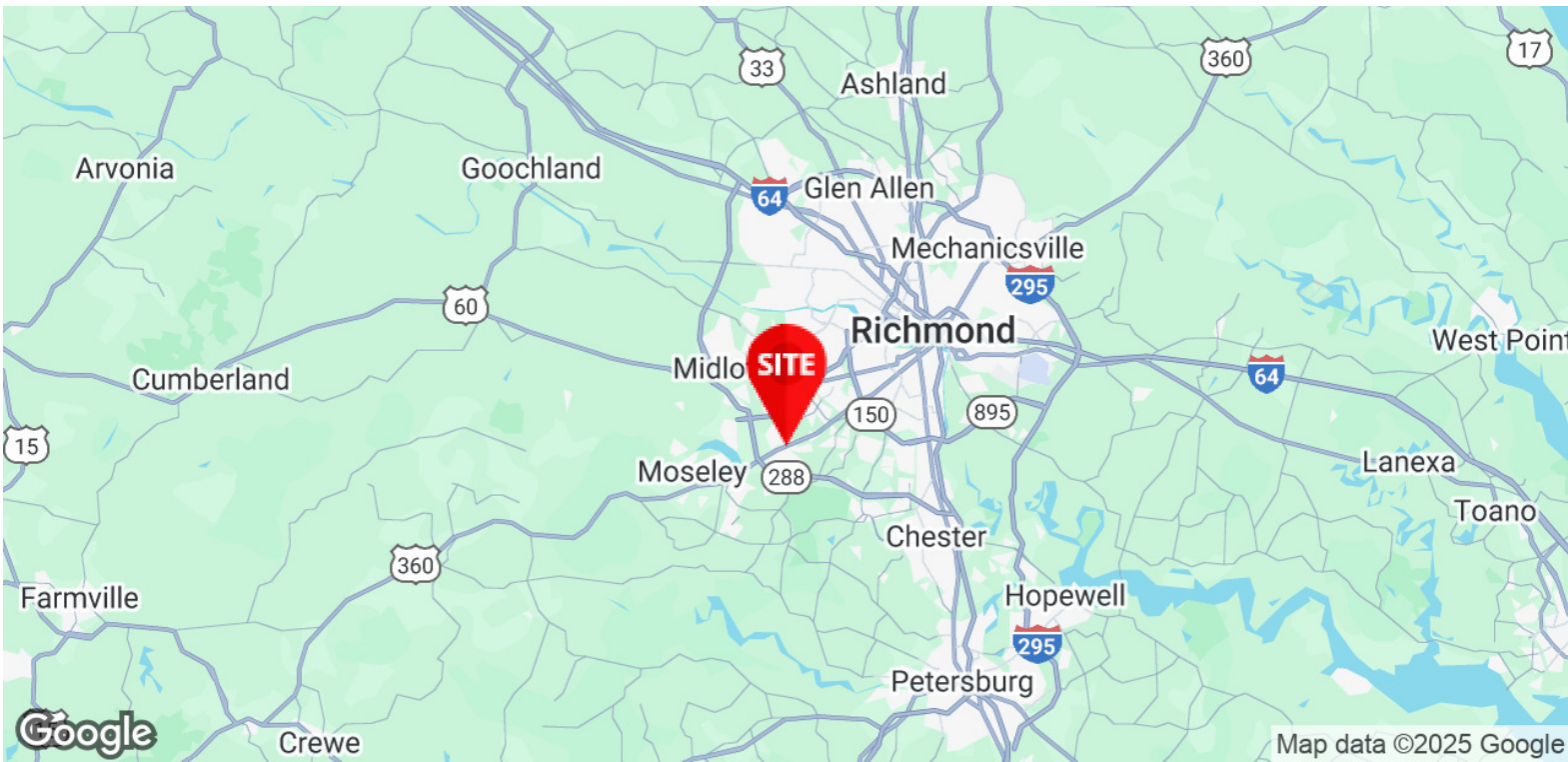
| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,277 | 42,282 | 110,773 |
| Average Age | 34.1 | 36.4 | 37.2 |
| Average Age (Male) | 33.9 | 36.4 | 36.0 |
| Average Age (Female) | 33.8 | 36.3 | 38.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,034 | 15,794 | 40,787 |
| # of Persons per HH | 2.6 | 2.7 | 2.7 |
| Average HH Income | \$65,455 | \$80,984 | \$86,159 |
| Average House Value | \$188,941 | \$267,477 | \$270,071 |

2020 American Community Survey (ACS)





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