

OFFICE / MEDICAL - FOR LEASE

DUCKRIDGE LANDING

14448 HULL STREET ROAD CHESTERFIELD, VA 23832

Taylor Long
PROPERTIES
Commercial Real Estate



PROPERTY DESCRIPTION

Now Leasing: 2nd Floor Office/Medical Spaces at Duckridge Landing!

4,965 SF Available (2,760 & 2,205 SF Combinable)

Join Bon Secours Richmond Primary Care & The Tooth Workshop Pediatric Dentistry

PROPERTY HIGHLIGHTS

- Located in Duckridge Landing: a mixed-use development with fully leased restaurant and retail
- Outside seating overlooking waterfront property. Excellent view of the Swift Creek Reservoir
- Includes a community events area
- Signalized intersection of Hull Street (Rt. 360) and Duckridge Boulevard
- Directly across from Hancock Village, a 350,000 SF power shopping center anchored by Walmart, Dick's, Hobby Lobby, Tuesday Morning and Burlington
- ±770' of direct frontage on Hull Street Road (69,000 VPD)
- Dedicated turn lane and ample parking

OFFERING SUMMARY

Lease Rate:	\$34 SF/yr (+ NNN)
Available SF:	2,205 - 4,965 SF
Lot Size:	7.02 Acres
Building Size:	50,775 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,323	15,932	29,236
Total Population	6,616	45,458	82,038
Average HH Income	\$130,376	\$126,942	\$120,423

For more information:



ELLEN LONG

President / Principal Broker
804.864.9788 x101
ellenlong@taylorlongproperties.com



ROBERT MARSHALL

Senior Vice President
804.864.9788 x102
robertmarshall@taylorlongproperties.com

Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com

OFFICE / MEDICAL - FOR LEASE

DUCKRIDGE LANDING

14448 HULL STREET ROAD CHESTERFIELD, VA 23832

Taylor Long
PROPERTIES
Commercial Real Estate



For more information:



ELLEN LONG

President / Principal Broker
804.864.9788 x101
ellenlong@taylorlongproperties.com



ROBERT MARSHALL

Senior Vice President
804.864.9788 x102
robertmarshall@taylorlongproperties.com

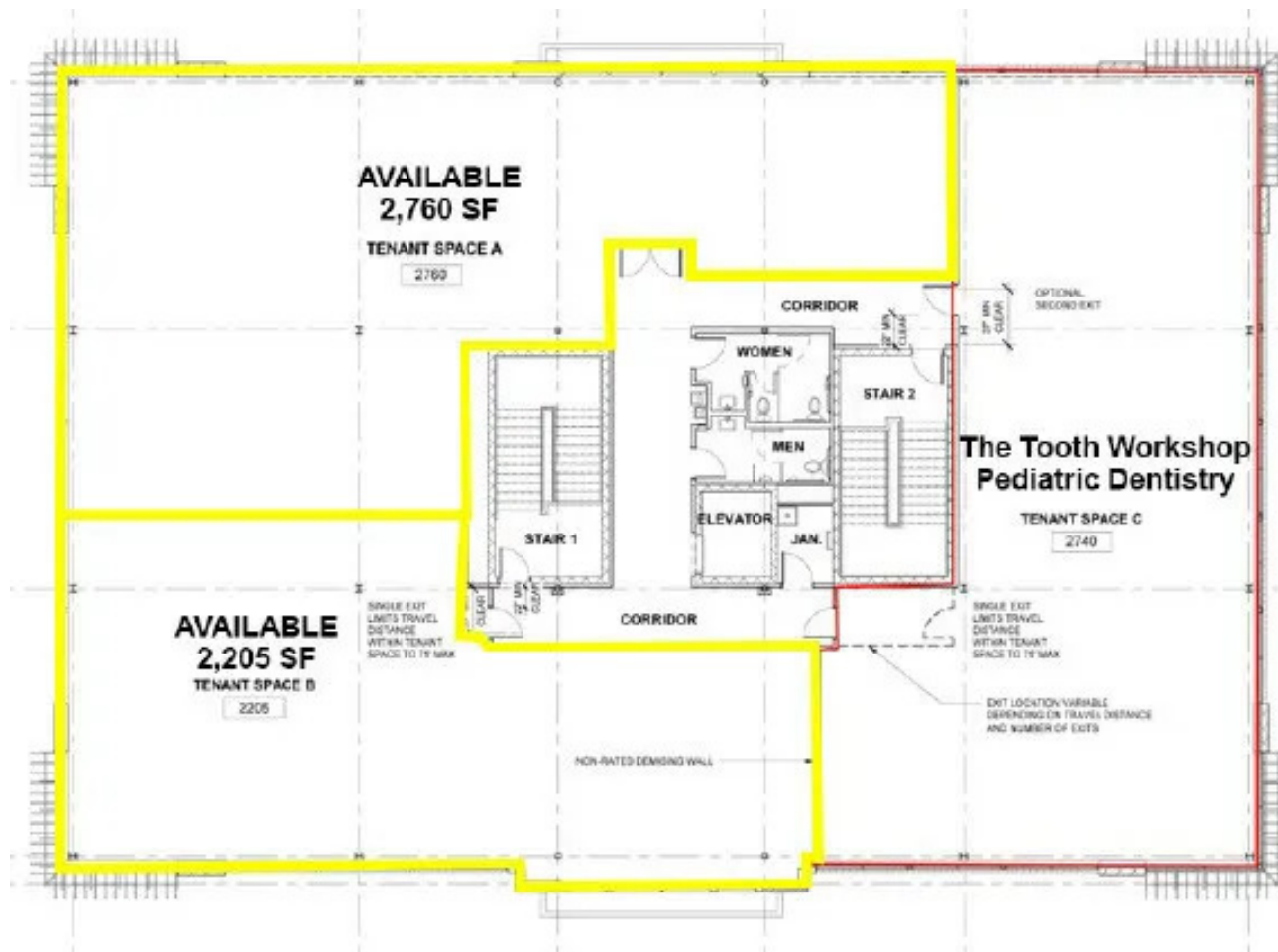
Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com

OFFICE / MEDICAL - FOR LEASE

DUCKRIDGE LANDING

14448 HULL STREET ROAD CHESTERFIELD, VA 23832

Taylor Long
PROPERTIES
Commercial Real Estate



For more information:



ELLEN LONG

President / Principal Broker
804.864.9788 x101
ellenlong@taylorlongproperties.com



ROBERT MARSHALL

Senior Vice President
804.864.9788 x102
robertmarshall@taylorlongproperties.com

Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com

OFFICE / MEDICAL - FOR LEASE

DUCKRIDGE LANDING

14448 HULL STREET ROAD CHESTERFIELD, VA 23832

Taylor Long
PROPERTIES
Commercial Real Estate



For more information:



ELLEN LONG

President / Principal Broker
804.864.9788 x101
ellenlong@taylorlongproperties.com



ROBERT MARSHALL

Senior Vice President
804.864.9788 x102
robertmarshall@taylorlongproperties.com

Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com

OFFICE / MEDICAL - FOR LEASE

DUCKRIDGE LANDING

14448 HULL STREET ROAD CHESTERFIELD, VA 23832

Taylor Long
PROPERTIES
Commercial Real Estate



For more information:



ELLEN LONG

President / Principal Broker
804.864.9788 x101
ellenlong@taylorlongproperties.com



ROBERT MARSHALL

Senior Vice President
804.864.9788 x102
robertmarshall@taylorlongproperties.com

Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com

OFFICE / MEDICAL - FOR LEASE

DUCKRIDGE LANDING

14448 HULL STREET ROAD CHESTERFIELD, VA 23832

Taylor Long
PROPERTIES
Commercial Real Estate



For more information:



ELLEN LONG

President / Principal Broker
804.864.9788 x101
ellenlong@taylorlongproperties.com



ROBERT MARSHALL

Senior Vice President
804.864.9788 x102
robertmarshall@taylorlongproperties.com

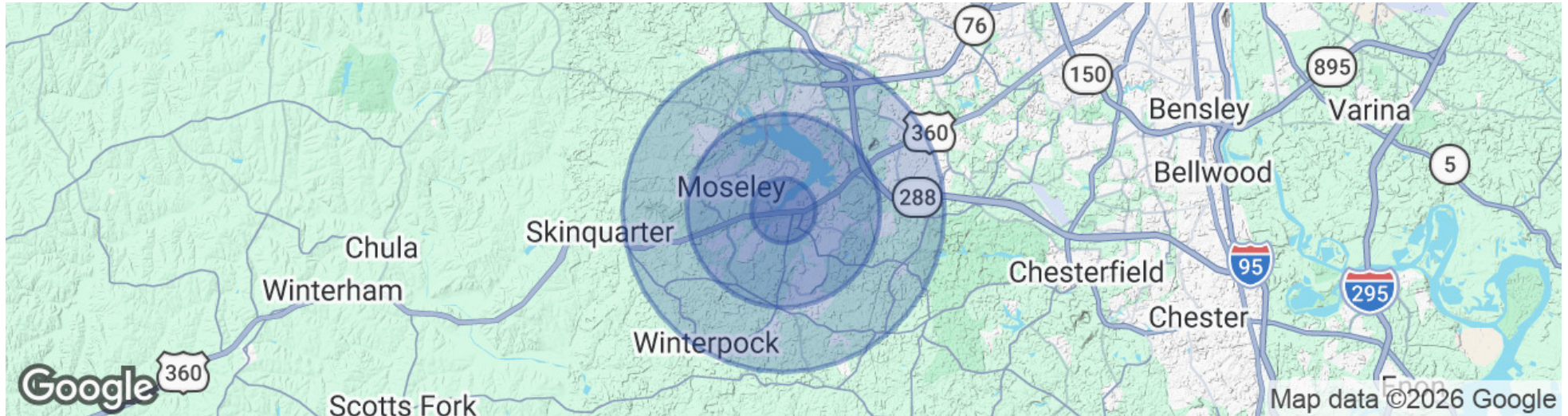
Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com

OFFICE / MEDICAL - FOR LEASE

DUCKRIDGE LANDING

14448 HULL STREET ROAD CHESTERFIELD, VA 23832

Taylor Long
PROPERTIES
Commercial Real Estate



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,616	45,458	82,038
Average Age	39.00	37.80	37.70
Average Age (Male)	38.00	36.90	36.70
Average Age (Female)	40.00	38.80	38.60

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,323	15,932	29,236
# of Persons per HH	2.90	2.90	2.80
Average HH Income	\$130,376	\$126,942	\$120,423
Average House Value	\$299,237	\$295,579	\$286,756

2020 American Community Survey (ACS)

For more information:



ELLEN LONG

President / Principal Broker
804.864.9788 x101
ellenlong@taylorlongproperties.com



ROBERT MARSHALL

Senior Vice President
804.864.9788 x102
robertmarshall@taylorlongproperties.com

Taylor Long Properties
10142 West Broad St
Glen Allen, VA 23060
taylorlongproperties.com