



NOW LEASING OFFICE/MEDICAL

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14448 HULL STREET ROAD
CHESTERFIELD, VA 23832

FEATURES

- **NOW LEASING: 2 STORY MEDICAL BUILDING. 4,965 SF AVAILABLE ON 2ND FLOOR (OPTION FOR ONE OR TWO SPACES).**
- **JOIN BON SECOURS RICHMOND PRIMARY CARE & THE TOOTH WORKSHOP PEDIATRIC DENTISTRY.**
- Located in a mixed-use development with various restaurants and retailers (Adjacent Retail 100% Leased).
- With outside seating overlooking waterfront property. Excellent view of the scenic 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.
- Ample parking (285 spaces).



RICHMOND PRIMARY CARE



AVAILABLE:	2,205 - 4,965 SF	
MEDICAL SPACE	4,965 SF FLOOR 2	\$34.00 NNN

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2026 Population	6,184	43,852	80,713
Avg HH Income	\$128,409	\$124,125	\$118,509
Daytime Employment	3,209	11,325	20,926
Traffic Count	69,000 VPD Hull Street Road 50,000 VPD Hull St. & Duckridge		

* Detailed demographics upon request

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Taylor Long
PROPERTIES
Commercial Real Estate



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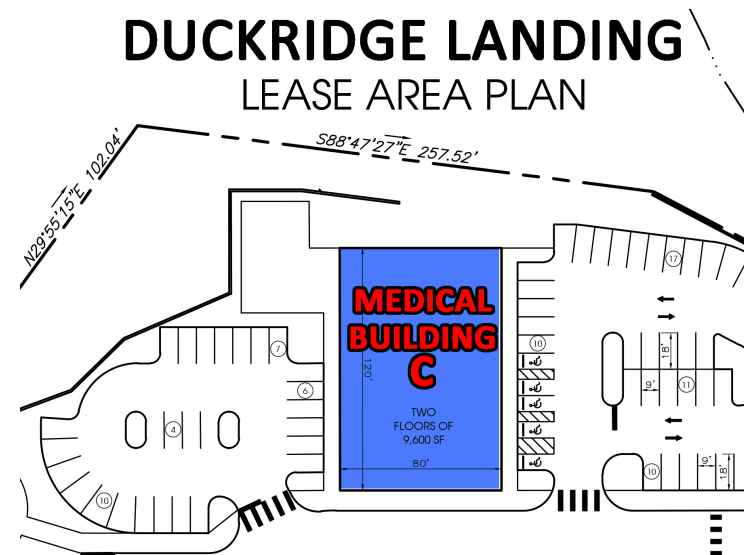
PHOTOS



LEASING PLAN

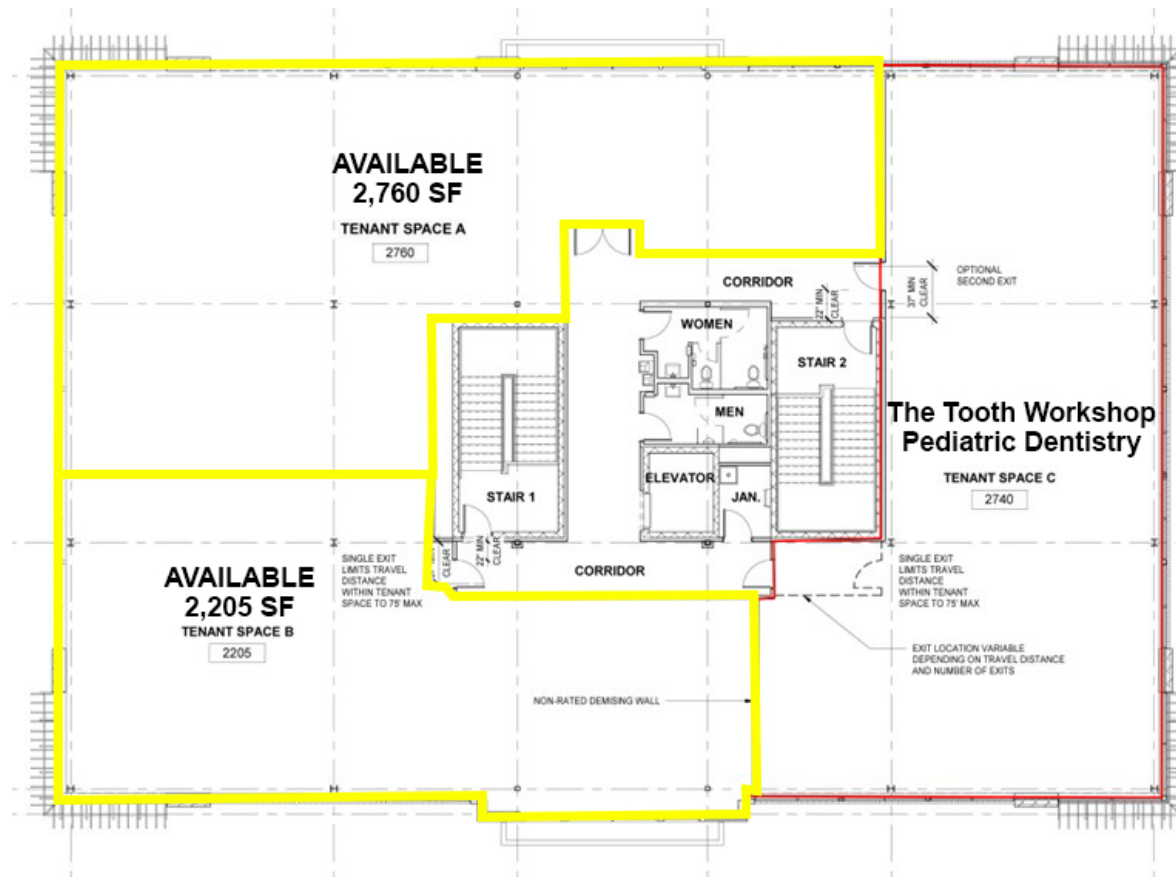
DUCKRIDGE LANDING MEDICAL

BUILDINGS	TENANTS	SPACE
Medical Building C	C 1A-1C (1st floor) Bon Secours Richmond Primary Care	9,003 SF
	C2 (A) 2ND FLOOR AVAILABLE	2,760 SF
	C2 (B) 2ND FLOOR AVAILABLE	2,205 SF
	C2 (C) (2nd floor) The Tooth Workshop Pediatric Dentistry	3,253 SF



LEASABLE AREA

BUILDING C LEASABLE AREA





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MAP

