

NOW LEASING

COSBY MEDICAL CENTER I

15545 COSBY ROAD MOSELEY, VA 23832

Taylor Long
PROPERTIES
Commercial Real Estate

Medical Building Under Construction Moseley, VA

NOW PRE-LEASING

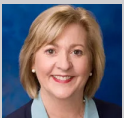
Delivering Winter 2026

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Join **Richmond Aesthetic Surgery**
and **The Dermlounge**!



For more information:



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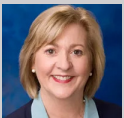
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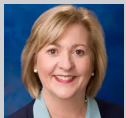
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PROPERTY HIGHLIGHTS

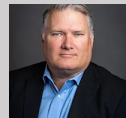
- 33,000 SF Class A Medical building under construction - Delivering Winter 2026
- Anchored by Richmond Aesthetic Surgery and The Dermlounge, the facility is now pre-leasing remaining 26,000 SF of prime medical space to healthcare providers.
- 2,198 SF - 13,215 SF flexible floorplans
- Located within 1 mile of the state-approved HCA Magnolia Hospital (COPN granted), featuring 54 medical/surgical beds, six intensive care unit beds, four general-purpose operating rooms and one MRI scanner. The facility is projected to bring 360 full-time healthcare positions to the area, supporting strong long-term economic and residential growth
- Only Class A medical building under construction in the corridor today - Ideal for pediatrics, urgent care, imaging, behavioral health, pain management, wellness, and family medicine
- Located in Cosby Village Square in Moseley, a 68-acre Mixed-Use development featuring 500+residential units, retail buildings & outparcels
- Modern lobby with two elevators and open stairs; ample parking
- High Visibility from heavily trafficked Hull Street Road (44,000 VPD)
- Easily accessible from Hull Street Road, Cosby Road, Otterdale Road, and Fox Club Parkway
- Ideally located between Hampton Park, Harpers Mill, and Magnolia Green, some of Western Chesterfield's fastest growing, affluent neighborhoods
- This section of Chesterfield is rapidly becoming one of Virginia's most dynamic suburban growth markets.
- Underserved medical market in a thriving suburban community

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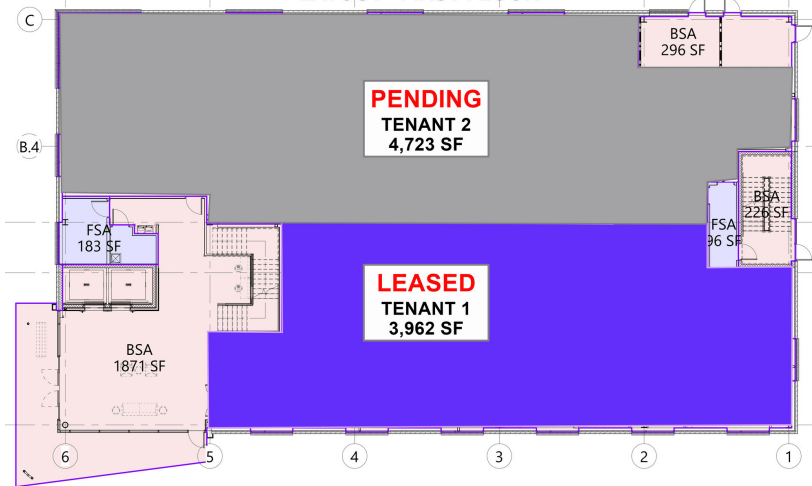
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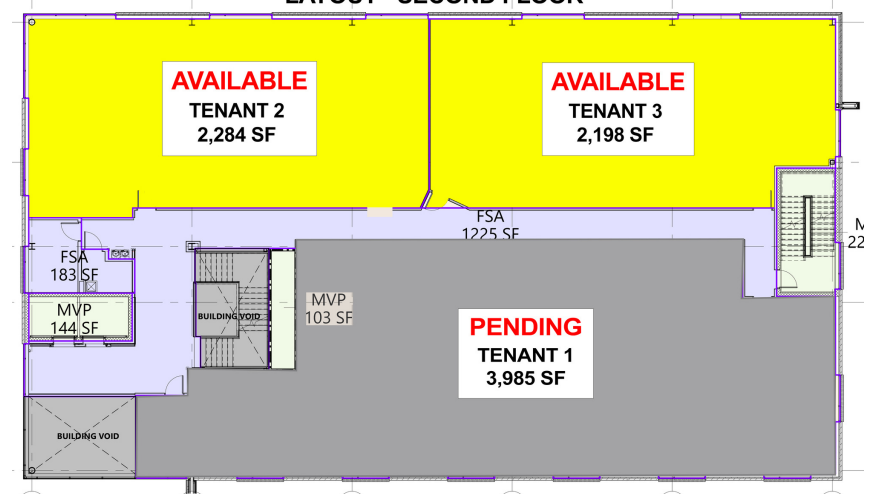
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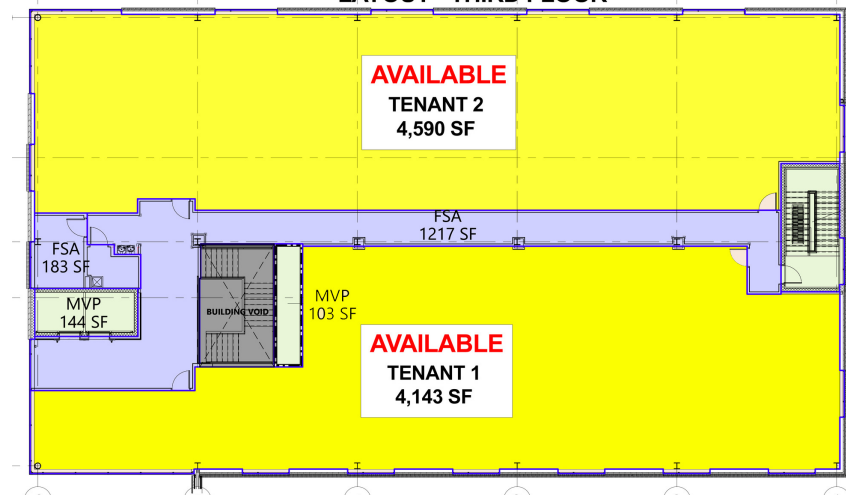
LAYOUT - FIRST FLOOR



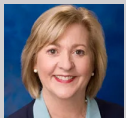
LAYOUT - SECOND FLOOR



LAYOUT - THIRD FLOOR

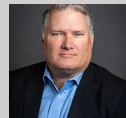


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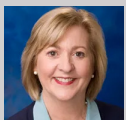
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JOIN AREA BUSINESSES

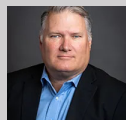


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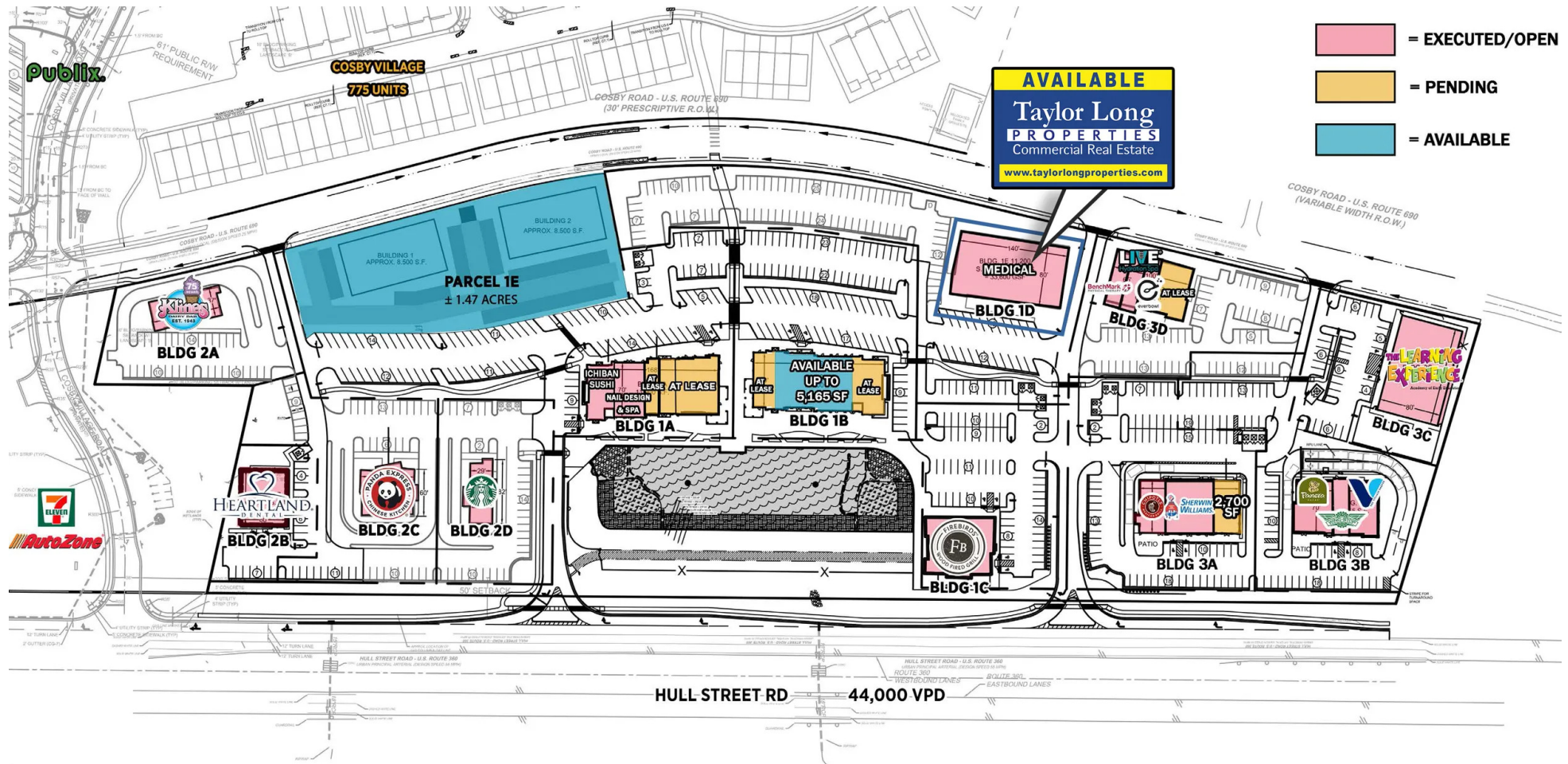
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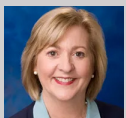
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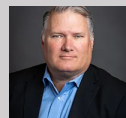


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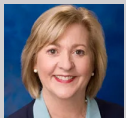
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Close Proximity to the new proposed Magnolia Hospital (HCA) - 24 acre development

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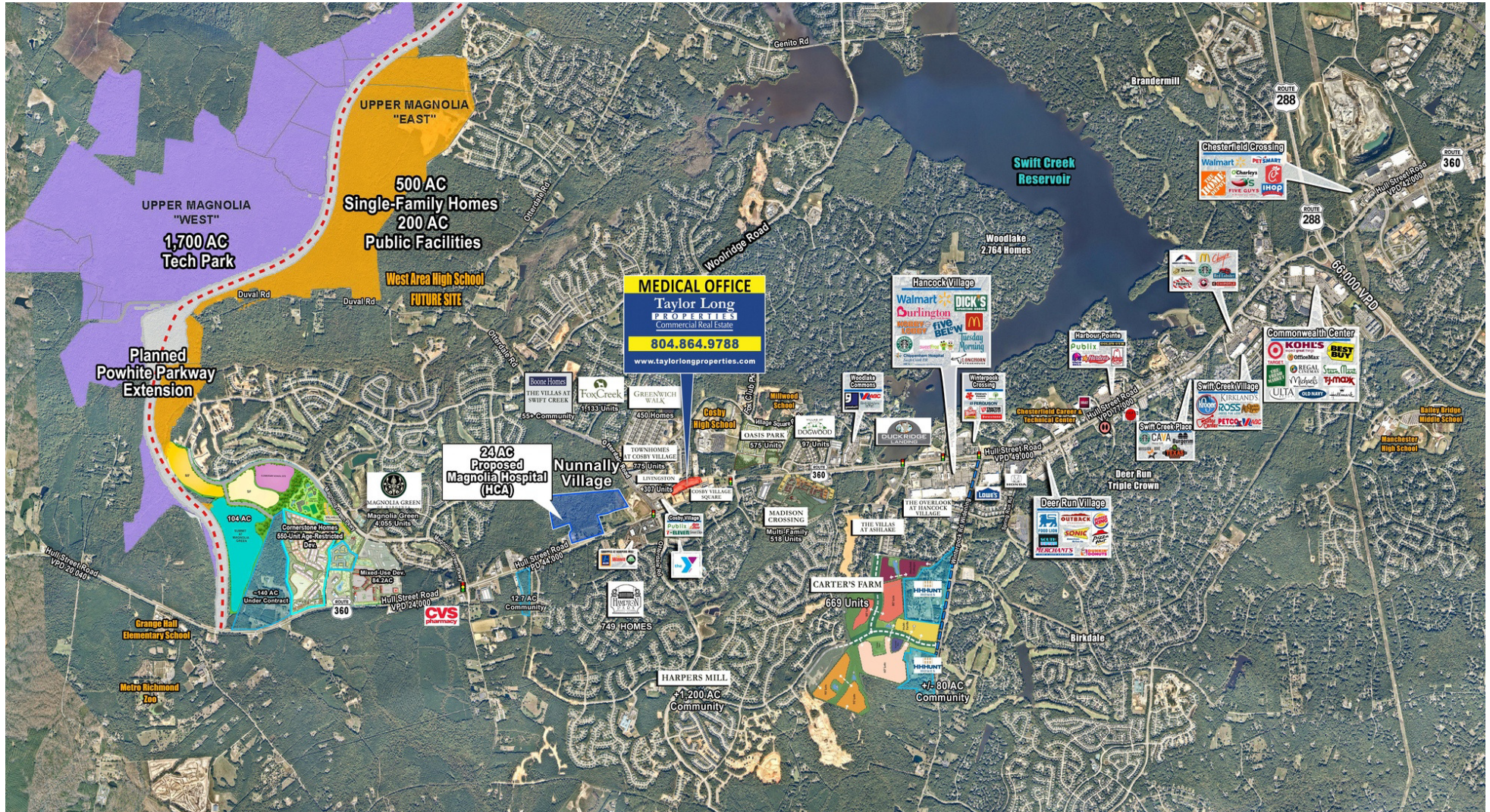
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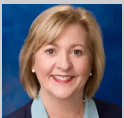
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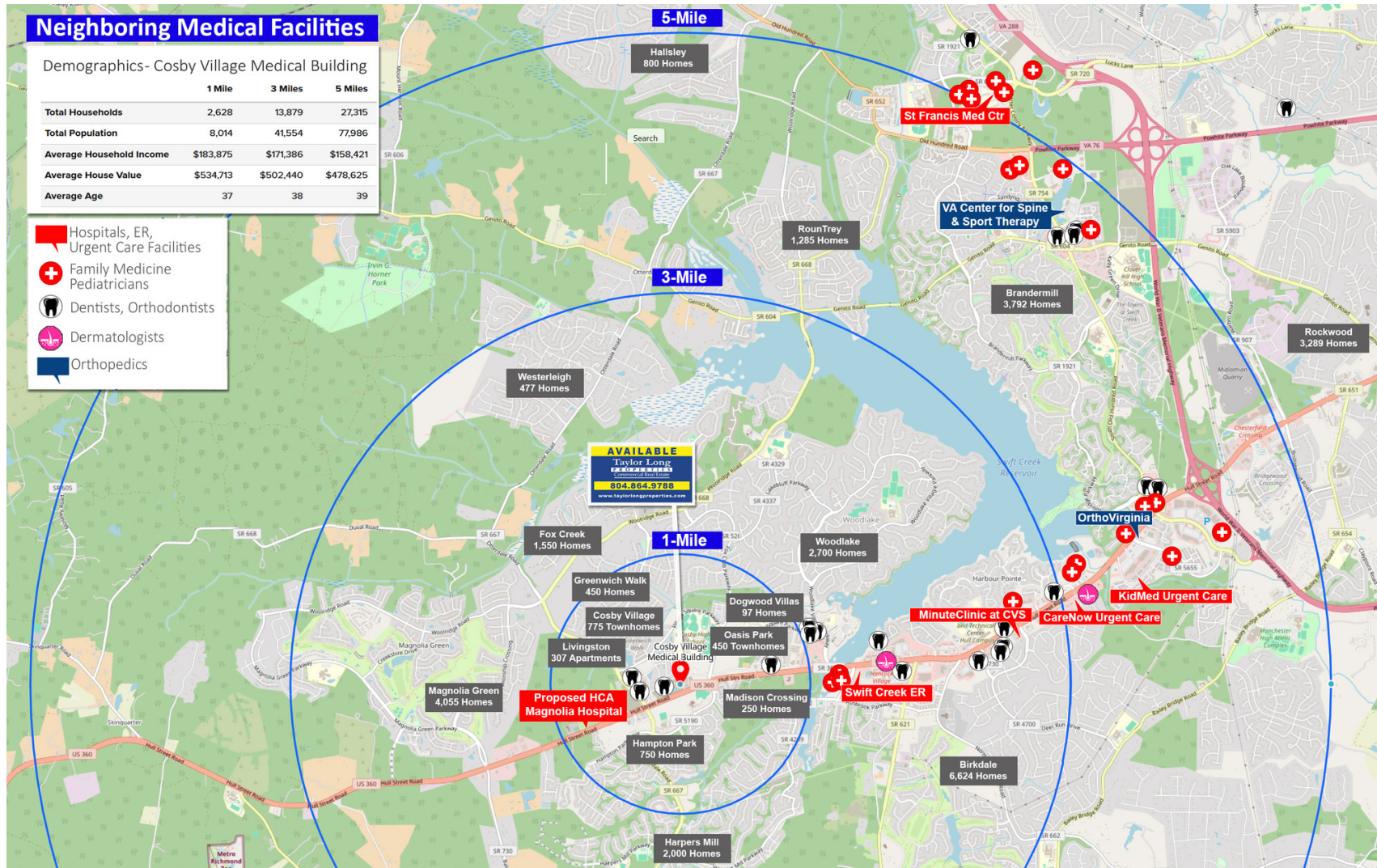
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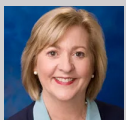
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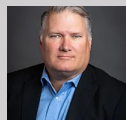


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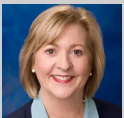
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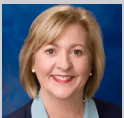
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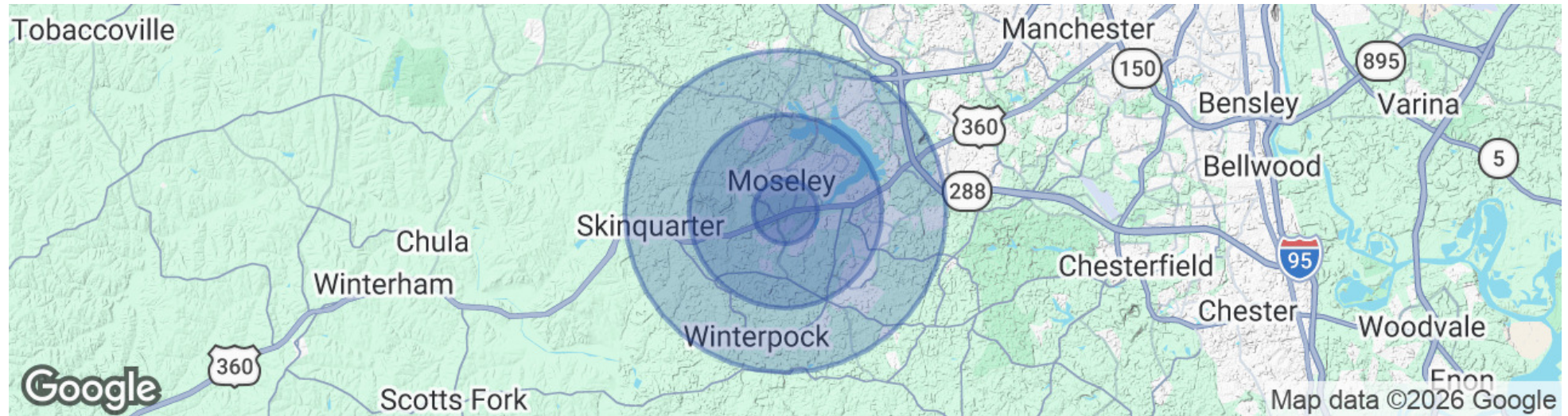
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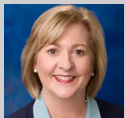


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,663	37,584	73,215
Average Age	37.3	38.6	39.2
Average Age (Male)	36.1	38.2	38.8
Average Age (Female)	37.8	38.0	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,702	12,075	24,905
# of Persons per HH	3.3	3.1	2.9
Average HH Income	\$202,543	\$170,498	\$156,765
Average House Value	\$517,422	\$461,673	\$443,430

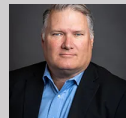
2023 American Community Survey (ACS)

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