

**FOR LEASE**



**5301 OAKLAWN BOULEVARD**

Hopewell, Virginia

**±10,000 SF RETAIL BUILDING AVAILABLE**

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COMMERCIAL**  
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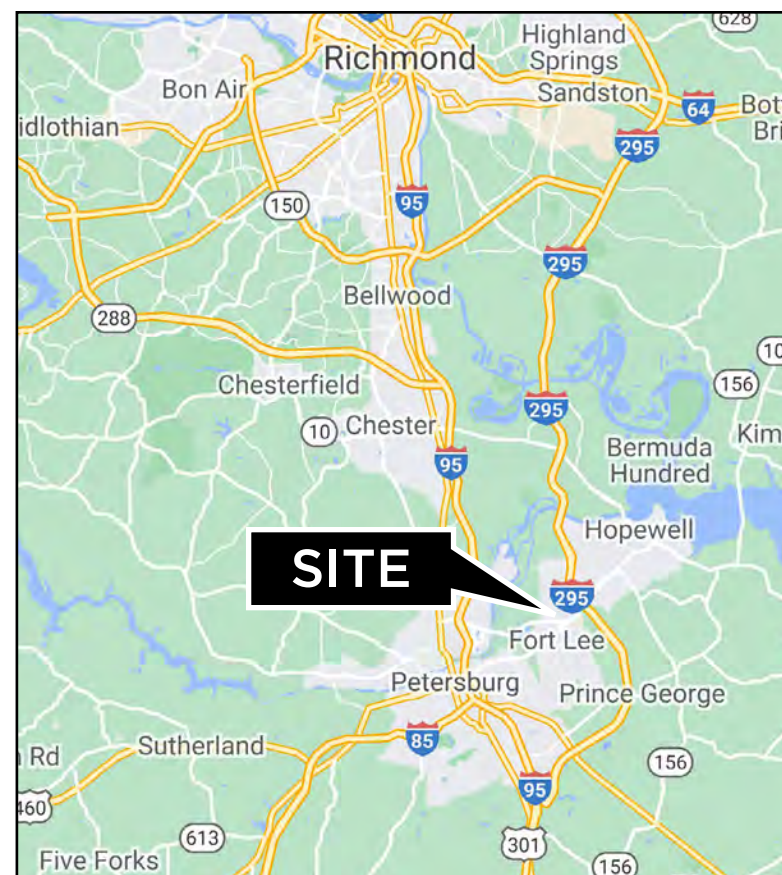
Dominion Commercial. Information herein is deemed reliable but not warranted. Buyers, Tenants or any Interested Parties must independently verify any and all information regarding the subject property(s).



## HIGHLIGHTS

- ±10,000 SF freestanding retail/showroom building
- Former automotive sales and service facility
- Signalized corner location on ±1.2-acre site
- Traffic counts exceeding 40,000 vehicles per day
- Excellent visibility and signage opportunities
- Multiple service bays, showroom, office, and storage areas
- Immediate access to I-295, Route 36, and I-95
- Surrounded by national retailers, restaurants, and hotels
- Minutes from Fort Lee and Southpark area amenities
- Flexible retail, showroom, automotive, medical, fitness, and service-commercial potential
- **Lease Rate: Please call for rates**

|                                                                                                   | 1 MI     | 3 MI     | 5 MI     |
|---------------------------------------------------------------------------------------------------|----------|----------|----------|
|  Population    | 11,702   | 73,116   | 172,725  |
|  Households    | 31,204   | 47,355   | 64,713   |
|  Avg HH Income | \$59,741 | \$62,451 | \$71,121 |



**5301 Oaklawn Boulevard** offers a rare opportunity to lease a highly visible freestanding commercial building at a signalized intersection within Hopewell's dominant retail corridor. The property benefits from traffic counts exceeding 40,000 vehicles per day, convenient access to I-295, I-95, and Route 36, and proximity to Fort Lee, Southpark Mall, and numerous national retailers. With existing automotive infrastructure, ample parking, and a flexible floor plan, the property can accommodate a wide range of retail, showroom, medical, fitness, automotive, and service-commercial users.

## SPECIFICATIONS

|                        |                                     |
|------------------------|-------------------------------------|
| <b>Building Size:</b>  | ±10,000 SF                          |
| <b>Site Size:</b>      | ±1.2 Acres                          |
| <b>Zoning:</b>         | B-3 Highway Commercial District     |
| <b>Year Built:</b>     | 2011                                |
| <b>Former Use:</b>     | Automotive Sales & Service Facility |
| <b>Drive-In Doors:</b> | Eight (8)                           |
| <b>Service Bays:</b>   | Eight (8)                           |
| <b>Traffic Count:</b>  | 40,000+ VPD                         |
| <b>Access:</b>         | Multiple Ingress/Egress Points      |
| <b>Parking:</b>        | Ample On-Site Parking               |
| <b>Availability:</b>   | August 1, 2026                      |

## ADVANTAGES

- ✓ Freestanding retail/showroom building
- ✓ Existing automotive infrastructure in place
- ✓ Large open showroom area with excellent natural light
- ✓ Multiple service bays with drive-in door access
- ✓ Built-out offices, break area, restrooms, and storage space
- ✓ Excellent visibility at a signalized intersection
- ✓ Strong signage opportunities and traffic exposure
- ✓ Ample on-site parking for customers and employees
- ✓ Surrounded by national retailers, restaurants, hotels, and service providers
- ✓ Convenient access to I-295, I-95, and Route 36
- ✓ Near Fort Gregg-Adams & major employment centers
- ✓ Flexible layout suitable for automotive, retail, showroom, medical, fitness, entertainment, service-commercial, and specialty users

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