



## NEARBY RETAILERS



## RETAIL OR PAD SITES FOR LEASE

- New retail available on hard corner of signalized intersection
- Frontage on Hull Street Rd with over 48,000 vehicles per day
- Endcap drive-thru, patio space available
- Located in fastest-growing county in Virginia (2023)

# MARKET

# COSBY CORNER

15516 HULL STREET ROAD, CHESTERFIELD, VA 23832, CHESTERFIELD COUNTY



**BO GALLES**  
bgalles@klnb.com | 703-268-2712

**BOB BROWNING**  
bbrowning@klnb.com | 703-268-2717



# CLOSE UP

# COSBY CORNER

15516 HULL STREET ROAD, CHESTERFIELD, VA 23832, CHESTERFIELD COUNTY



**BO GALLES**

bgalles@klnb.com | 703-268-2712

**BOB BROWNING**

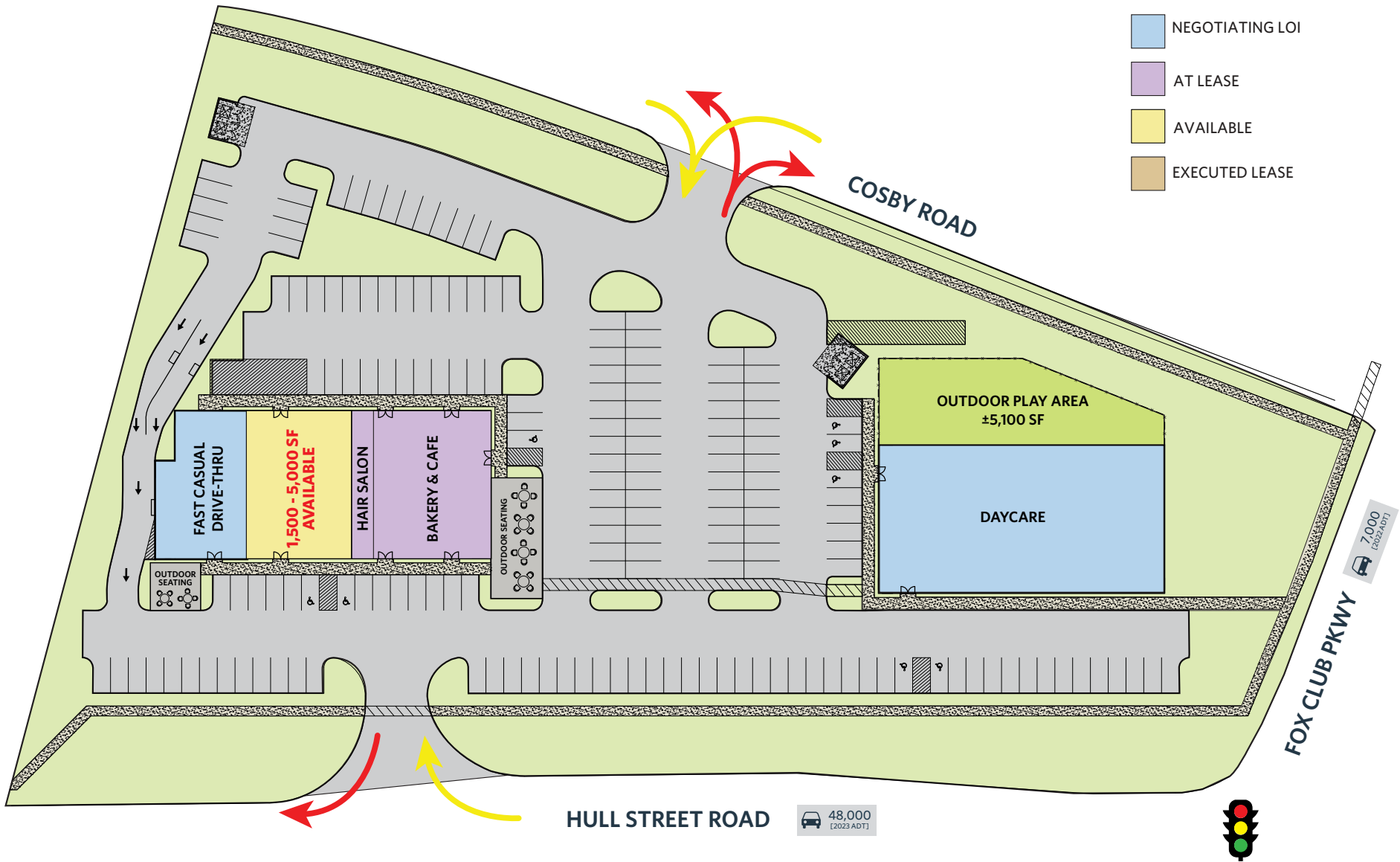
bbrowning@klnb.com | 703-268-2717

**klnb**

# SITE PLAN

# COSBY CORNER

15156 HULL STREET ROAD, CHESTERFIELD, VA 23832, CHESTERFIELD COUNTY



**BO GALLES**

bgalles@klnb.com | 703-268-2712

**BOB BROWNING**

bbrowning@klnb.com | 703-268-2717



# RENDERINGS

# COSBY CORNER

15516 HULL STREET ROAD, CHESTERFIELD, VA 23832, CHESTERFIELD COUNTY



**BO GALLES**

bgalles@klnb.com | 703-268-2712

**BOB BROWNING**

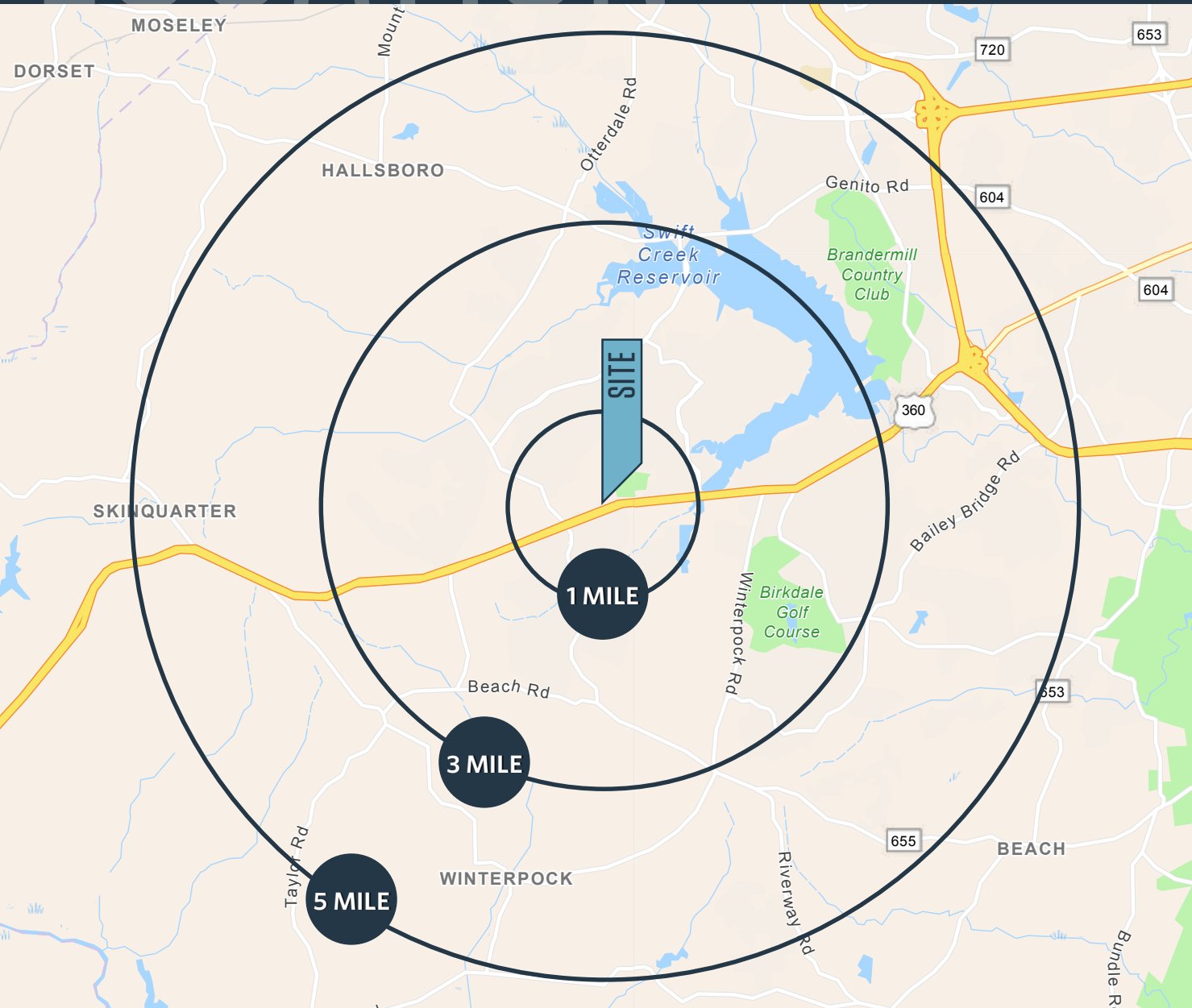
bbrowning@klnb.com | 703-268-2717

**klnb**

# LOCATION

# COSBY CORNER

15116 HULL STREET ROAD, CHESTERFIELD, VA 23832, CHESTERFIELD COUNTY



## DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	8,136	39,826	80,269
Daytime Population	1,403	8,475	19,123
Households	2,635	13,424	28,440
Average HH Income	\$171,052	\$126,415	\$120,351

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Hull Street Road	48,000 ADT
Fox Club Parkway	4,709 ADT

**BO GALLES**

bgalles@klnb.com | 703-268-2712

**BOB BROWNING**

bbrowning@klnb.com | 703-268-2717





# COSBY CORNER

15516 HULL STREET ROAD, CHESTERFIELD, VA 23832, CHESTERFIELD COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

### **BO GALLES**

[bgalles@klnb.com](mailto:bgalles@klnb.com)

703-268-2712

### **BOB BROWNING**

[bbrowning@klnb.com](mailto:bbrowning@klnb.com)

703-268-2717

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

## klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.