



NEARBY RETAILERS



RETAIL OR PAD SITES FOR LEASE

- Visibility: Direct visibility on Hull St (47,000 vehicles per day)
- Access: Two signalized intersections
- Demographics: \$175,000 Average HH Income (3-Mile)
- Path of Growth: Located in fastest-growing county in Virginia (2024)

COSBY CROSSING

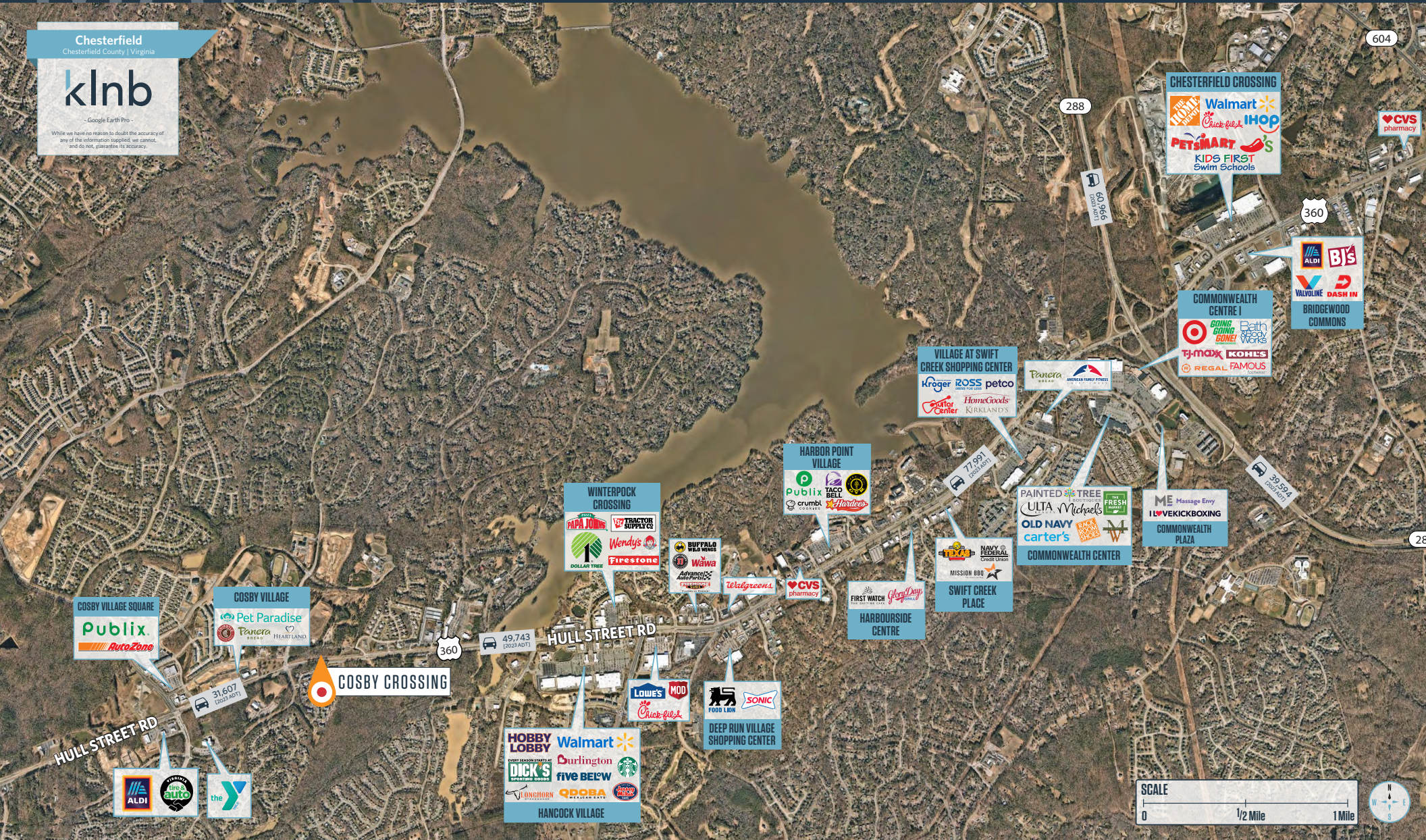
1516 & 15200 HULL STREET ROAD, CHESTERFIELD, VA 23832, CHESTERFIELD COUNTY

Chesterfield
Chesterfield County | Virginia

klnb

- Google Earth Pro -

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



BOB BROWNING

bbrowning@klnb.com | 703-268-2717

klnb

HOUSING

COSBY CROSSING

1516 & 15200 HULL STREET ROAD, CHESTERFIELD, VA 23832, CHESTERFIELD COUNTY

Chesterfield
Chesterfield County | Virginia

klnb

- Google Earth Pro -

While we have no reason to doubt the accuracy of
any of the information supplied, we cannot,
and do not, guarantee its accuracy.



PLANNED DEVELOPMENTS



FUTURE DEVELOPMENTS



3,500
HOMES

MAGNOLIA
GREEN



200
HOMES

PARKE AT
COLD CREEK



194
UNITS

THE VILLAS AT
SWIFT CREEK



104
CONDOS

COSBY
TERRACE



105
TOWNHOMES

MILLWOOD
SIGORA



94
TOWNHOMES

OASIS



570
MULTI-FAMILY
UNITS

MADISON
CROSSING



HARPER'S
MILL WEST



ASTORIA

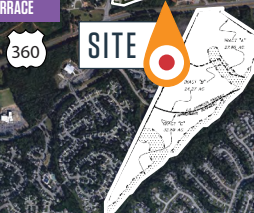


ABBERLY AT
CARTER'S FARM



1,700
HOMES

HARPER'S
MILL



SITE

360

31,607
1,023 ADT

49,743
1,023 ADT

HULL STREET RD

BOB BROWNING

bbrowning@klnb.com | 703-268-2717

klnb

MID-VIEW

COSBY CROSSING

1516 & 15200 HULL STREET ROAD, CHESTERFIELD, VA 23832, CHESTERFIELD COUNTY



BOB BROWNING

bbrowning@klnb.com | 703-268-2717

klnb

CLOSEUP

COSBY CROSSING

1516 & 15200 HULL STREET ROAD, CHESTERFIELD, VA 23832, CHESTERFIELD COUNTY



BOB BROWNING

bbrowning@klnb.com | 703-268-2717

klnb



RENDERINGS | COSBY CROSSING

1516 & 15200 HULL STREET ROAD, CHESTERFIELD, VA 23832, CHESTERFIELD COUNTY



BOB BROWNING

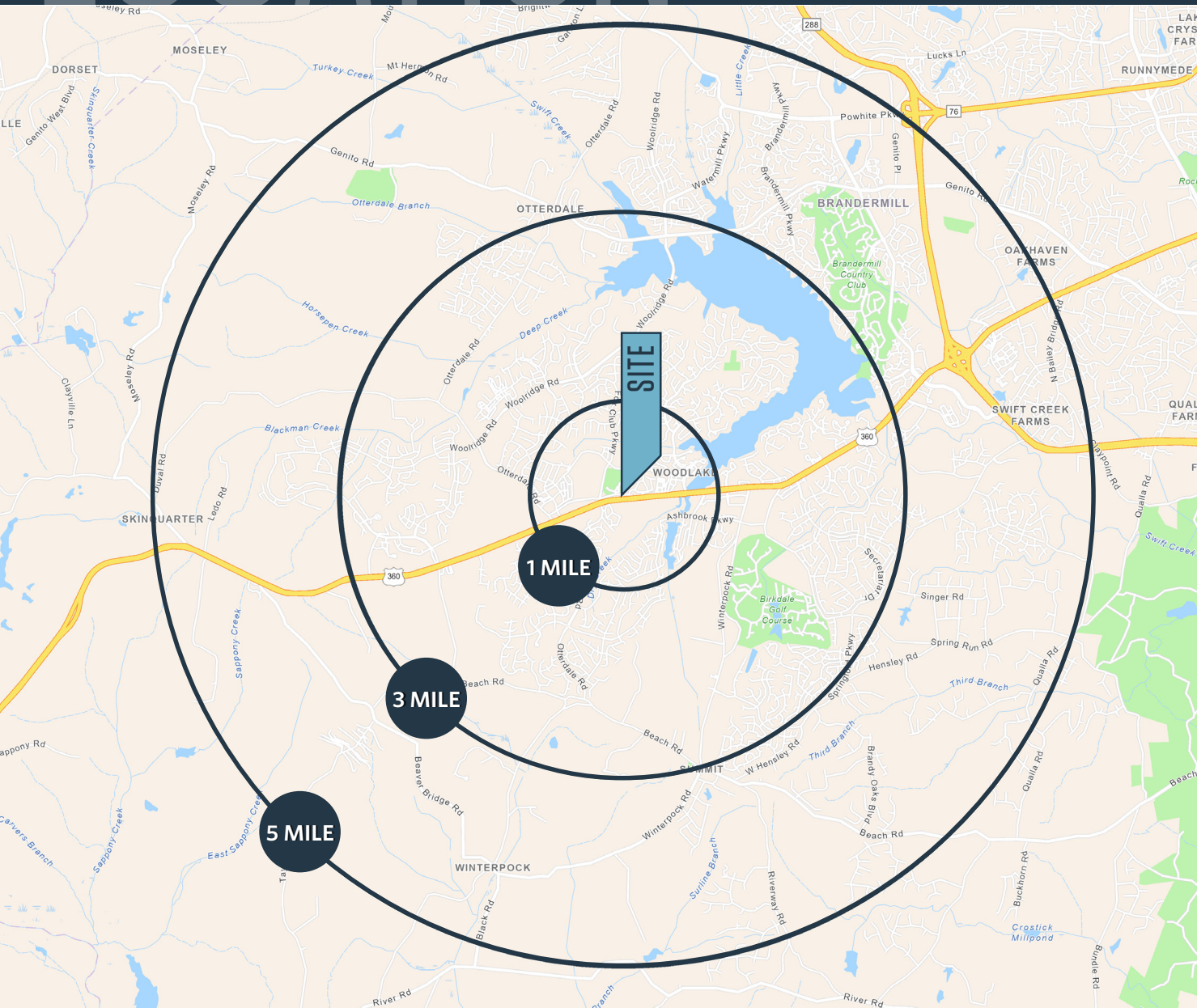
bbrowning@klnb.com | 703-268-2717

klnb

LOCATION

COSBY CROSSING

1516 & 15200 HULL STREET ROAD, CHESTERFIELD, VA 23832, CHESTERFIELD COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
7,717	44,890	84,137
Daytime Population		
2,022	11,018	24,536
Households		
2,663	15,137	30,052
Average HH Income		
\$155,741	\$175,575	\$164,722

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Hull Street Road	38,978 ADT
Fox Club Parkway	4,390 ADT

BOB BROWNING

bbrowning@klnb.com | 703-268-2717

klnb



COSBY CROSSING

15516 & 15200 HULL STREET ROAD, CHESTERFIELD, VA 23832, CHESTERFIELD COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

BOB BROWNING

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.