

PLANNED
POWHITE
PARKWAY
EXTENSION

FUTURE
SENIOR LIVING
COMMUNITY

CORNERSTONE
HOMES 550 UNITS

750+
HOMES
PROPOSED

FUTURE MIXED USE
DEVELOPMENT

RICHMOND
ZOO

FOR SALE
17317 Hull Street Road | Moseley, VA 23120

 **COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

- › 2.74± Acre parcel on Hull Street Road directly across from Magnolia Green
- › Deeded easement to adjacent CVS to allow full access to intersection and turn lane
- › Level topography; utilities available
- › Exceptional demographics: \$150,000 average household income in 5 mile radius
- › 24,000± VPD along Hull Street and growing
- › Powhite Pkwy Extension & Google data center to the west will drive significant future traffic increases
- › 1,500± unit development proposed to the west
- › Proximate to 15,000± units nearby - most already built
- › 2,645± SF 3 bed / 3 bath home on site. Needs renovation, but could be rented out for interim cashflow
- › Priced at \$700,000 (for quick sale – see comps)

FOR MORE INFORMATION:

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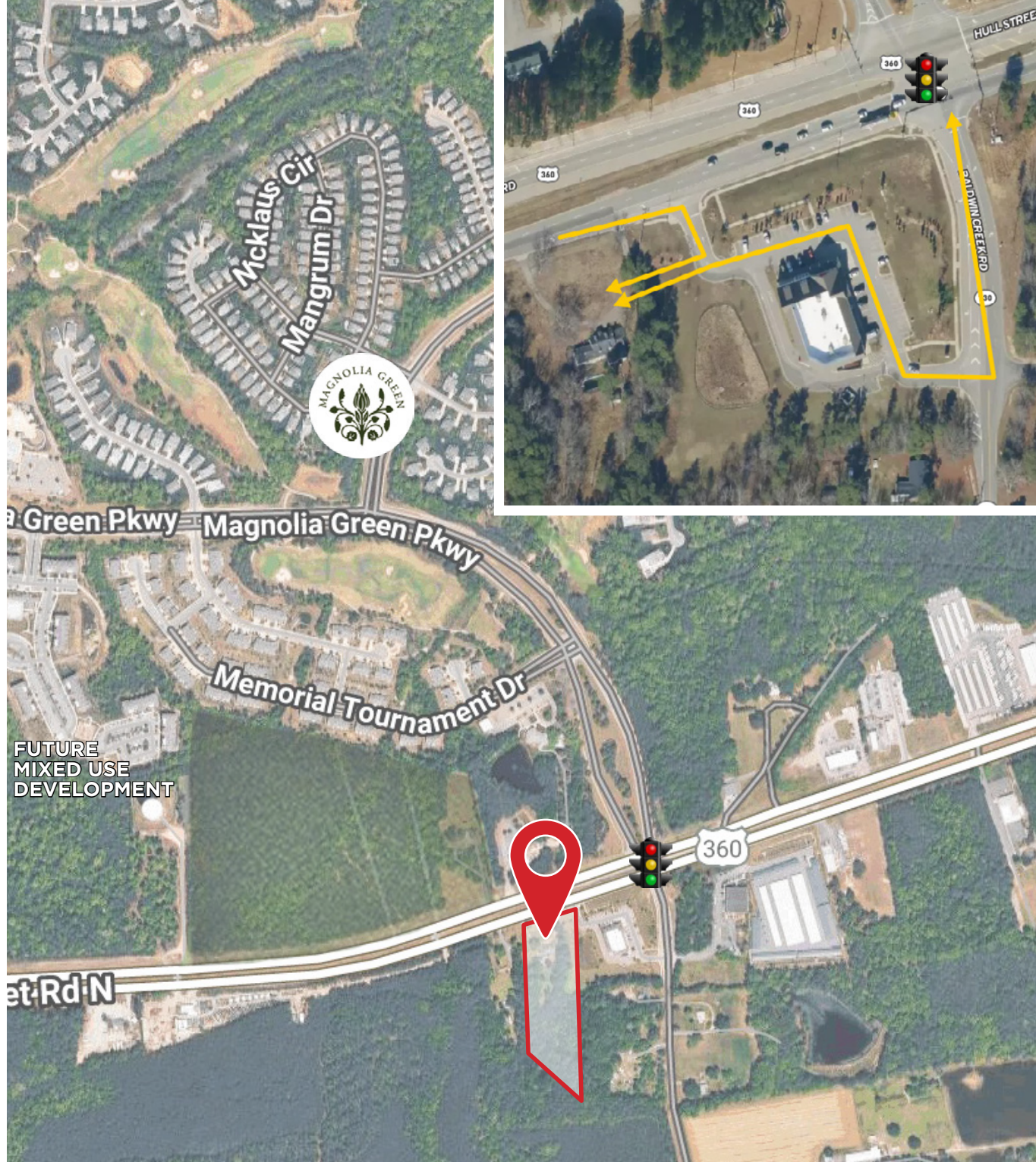
TUCKER DOWDY

Senior Vice President | Partner

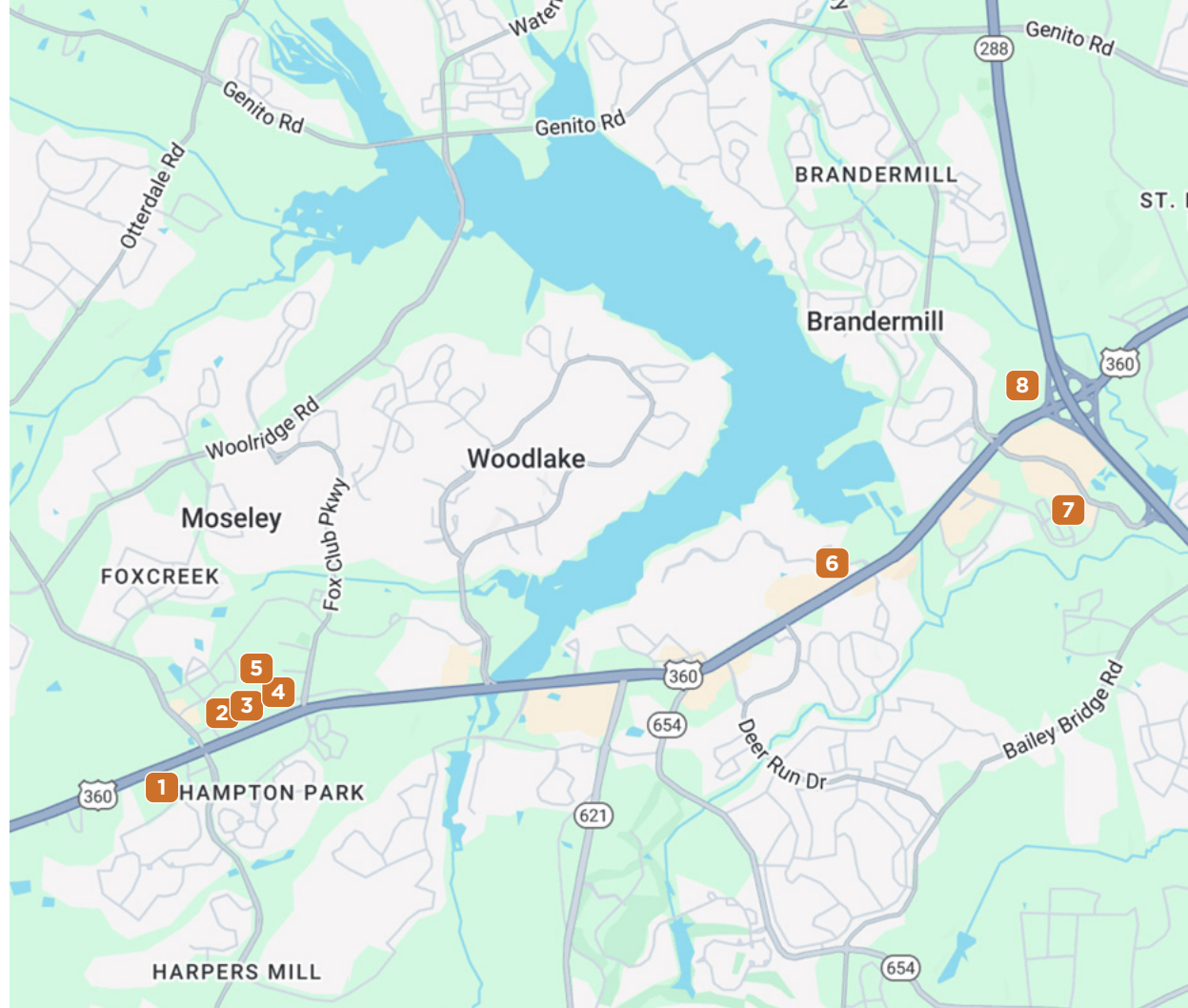
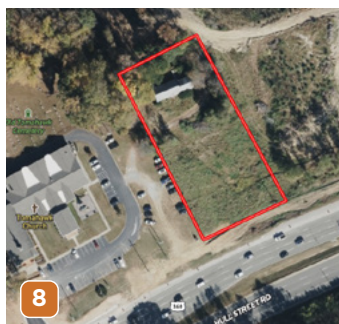
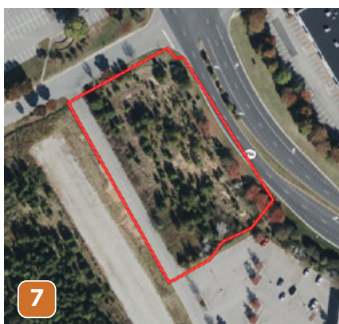
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Commonwealth Commercial Partners, LLC represents the Seller of this property. Information contained herein is deemed reliable but is not guaranteed.



SALE COMPARABLES



ADDRESS	ACRES	PRICE	\$/AC
1. 15820 Hampton Park Drive	5.8	\$2,760,000	\$475,862
2. 15701 Cosby Road	0.47	\$625,000	\$1,329,800
3. 15711 Cosby Road	1.26	\$1,580,000	\$1,249,991
4. 15516 Hull Street Road	0.87	\$874,000	\$1,004,603
5. 15545 Cosby Road	1.83	\$2,006,000	\$1,096,172
6. 13518 Hull Street Road	0.52	\$800,000	\$1,538,475
7. 5200 Commonwealth Centre Parkway	1.78	\$900,000	\$505,617
8. 12818 Hull Street Road	2.79	\$1,350,000	\$483,871

MARKET OVERVIEW

GOOGLE DATA CENTER

Chesterfield's Proposed Technology Park

At Upper Magnolia Green is a 970-acre, infrastructure-ready district planned to attract major data-center and R&D operators—strategically positioned near Magnolia Green and the future Powwhite Parkway, and rising in tandem with Google's large-scale regional investments.

Strategic Positioning

Places site at the edge of a future 970-acre innovation district planned for data centers, offices, R&D, and high-tech employers.

Rising Demand

The tech park's focus on digital infrastructure and corporate users increases long-term demand for nearby retail, services, residential support, and commercial uses.

Proximity

As the tech park attracts data-center and research operators, the Hull Street corridor becomes a natural service and convenience destination for future employees and vendors.

Enhanced Visibility

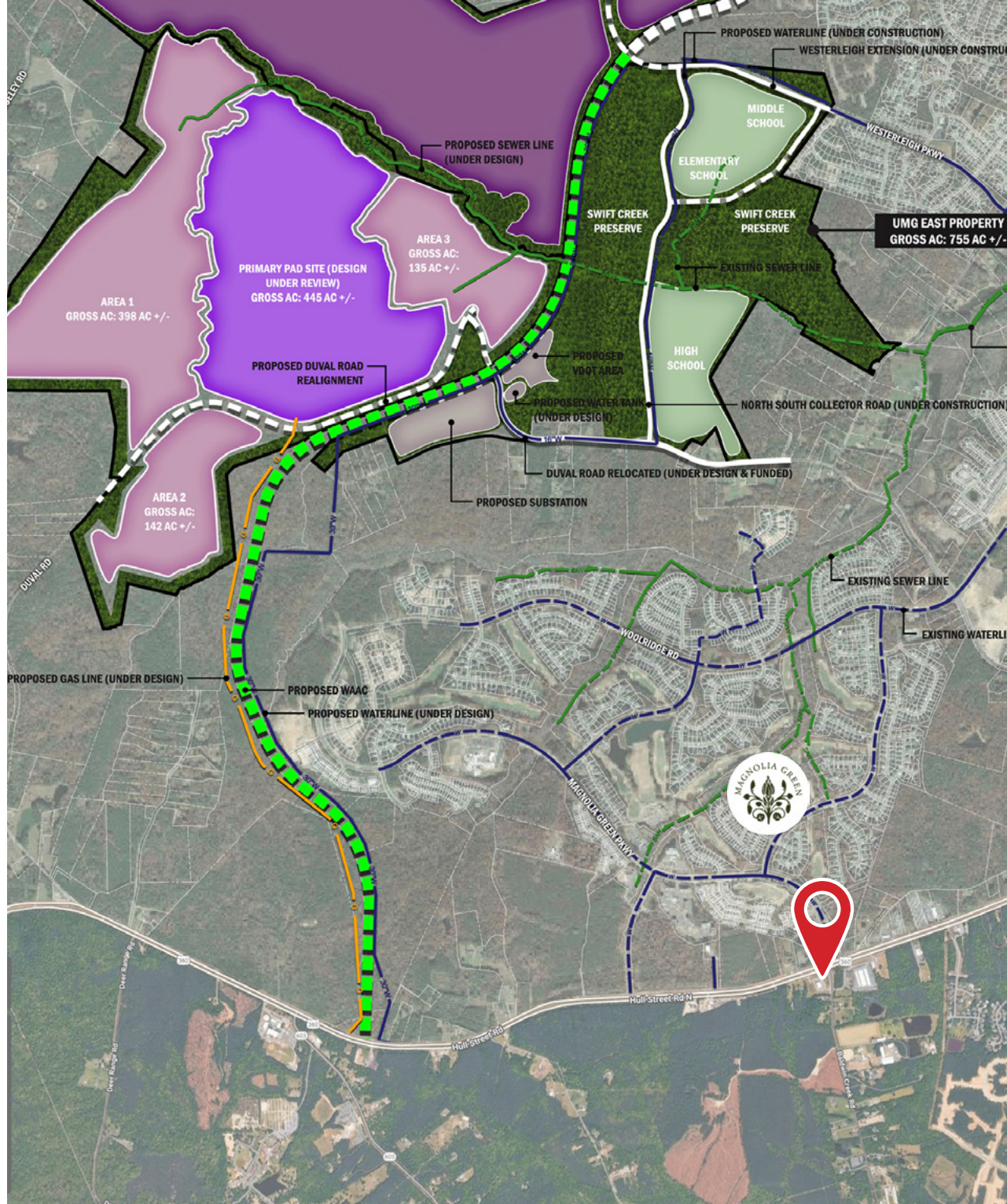
Chesterfield County is positioning the Magnolia/Powwhite/Hull Street area as a next-generation commercial hub—site sits directly within that trajectory.

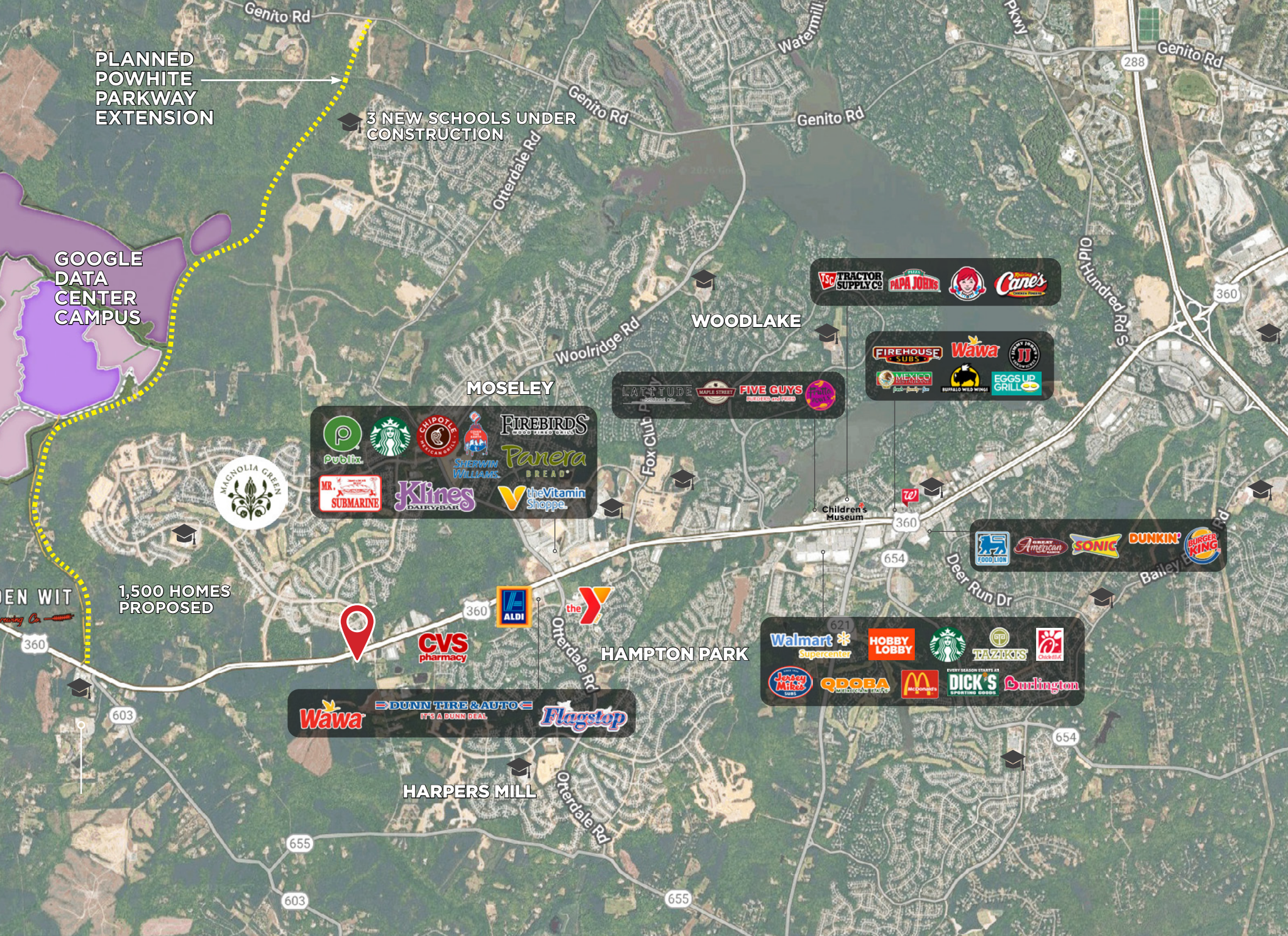
Improved Infrastructure & Access

The tech park's selection is influenced by planned utilities, electrical capacity, and roadway improvements—all of which support new development around area.

Magnolia Green & Nearby Residential

The tech park bolsters the value of being near 15,000± existing/proposed homes, creating a powerful combination of residential and employment density.





PLANNED
POWHITE
PARKWAY
EXTENSION

3 NEW SCHOOLS UNDER
CONSTRUCTION

GOOGLE
DATA
CENTER
CAMPUS

WOODLAKE

MOSELEY

LATITUDE
MAPLE STREET
FIVE GUYS
FRUIT & CO.

FIREHOUSE
SUBS
Wawa
MEXICO
EGGS UP
GRILL

Publix
Starbucks
CHIPOTLE
FIREBIRDS
Panera
SHERWIN
WILLIAMS
Klines
the Vitamin
Shoppe

TRACTOR
SUPPLY CO
PAPA JOHN'S
Cane's

EN WIT

1,500 HOMES
PROPOSED

ALDI

HAMPTON PARK

Walmart
Supercenter
HOBBY LOBBY
Starbucks
TAKAKIS
DICK'S
SPORTING GOODS
Burlington
Jersey Mike's
QDOBA
McDonald's

FOOD LION
American
SONIC
DUNKIN'
BURGER KING

Wawa
DUNN TIRE & AUTO
IT'S A DUNN DEAL
Flagstop

HARPERS MILL

RETAIL-READY

DEMOGRAPHIC SNAPSHOT

Rapid population growth = expanding customer base + increased demand for services and shopping options.

Moseley's population is 17,240 with an 8.8% year-over-year increase, signaling strong and sustained residential growth—ideal for long-term retail demand.

High-Income Market

One of the wealthiest pockets in the Richmond metro, well suited for premium retail, services, and dining concepts.

Fast-Growing Residential Hub

Explosive growth in new subdivisions along Hull Street Road supports immediate and long-term retail demand.

Family-Centric Demographics

Large household sizes and younger families create strong demand for daily-needs retail, healthcare, fitness, childcare, and fast-casual dining.

Strategic Commuter Corridor

Hull Street Road (Route 360) serves as a major commuter artery—ideal for high-visibility, high-traffic retail placement.

Strong School District Draw

High-performing schools (e.g., Cosby High, Grange Hall Elementary) increase residential stability and daily traffic patterns.

DEMOGRAPHICS	2 MILE	3 MILE	5 MILE
Population	4,284	13,400	39,249
2024 Households	1,437	4,104	12,862
Median Home Value	\$435,547	\$440,633	\$401,678
Daytime Employees	457	975	4,134
Total Specified Consumer Spending (\$)	\$15.4M	\$204M	\$585.2M

