

PLANNED
POWHITE
PARKWAY
EXTENSION

FUTURE
SENIOR LIVING
COMMUNITY

3,550 HOMES

CORNERSTONE
HOMES 550 UNITS

750+
HOMES
PROPOSED

FUTURE MIXED USE
DEVELOPMENT

TRAFFIC COUNT - 24,000± VPD

RICHMOND
ZOO

FOR SALE

18421 Hull Street Road | Moseley, VA 23120



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

- › 1.4± Acre parcel on Hull Street Road at proposed traffic signal
- › Land suitable for a wide range of retail and commercial uses - QSR, coffee, c-store, medical service, childcare, and others
- › Considerable road frontage along Hull Street Road and Doss Road, allowing for multiple access points
- › Level topography; no wetlands; utilities available
- › Exceptional demographics: \$171,000 average household income in 5 mile radius
- › Powhite Pkwy Extension & Google data center to the west will drive significant future traffic increases
- › Directly across from proposed development of 1,500± units
- › Proximate to 15,000± units nearby - most already built

FOR MORE INFORMATION:

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



FUTURE DEVELOPMENT
PROPOSED ADJACENT
TO SUBJECT

1.4±
ACRE

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

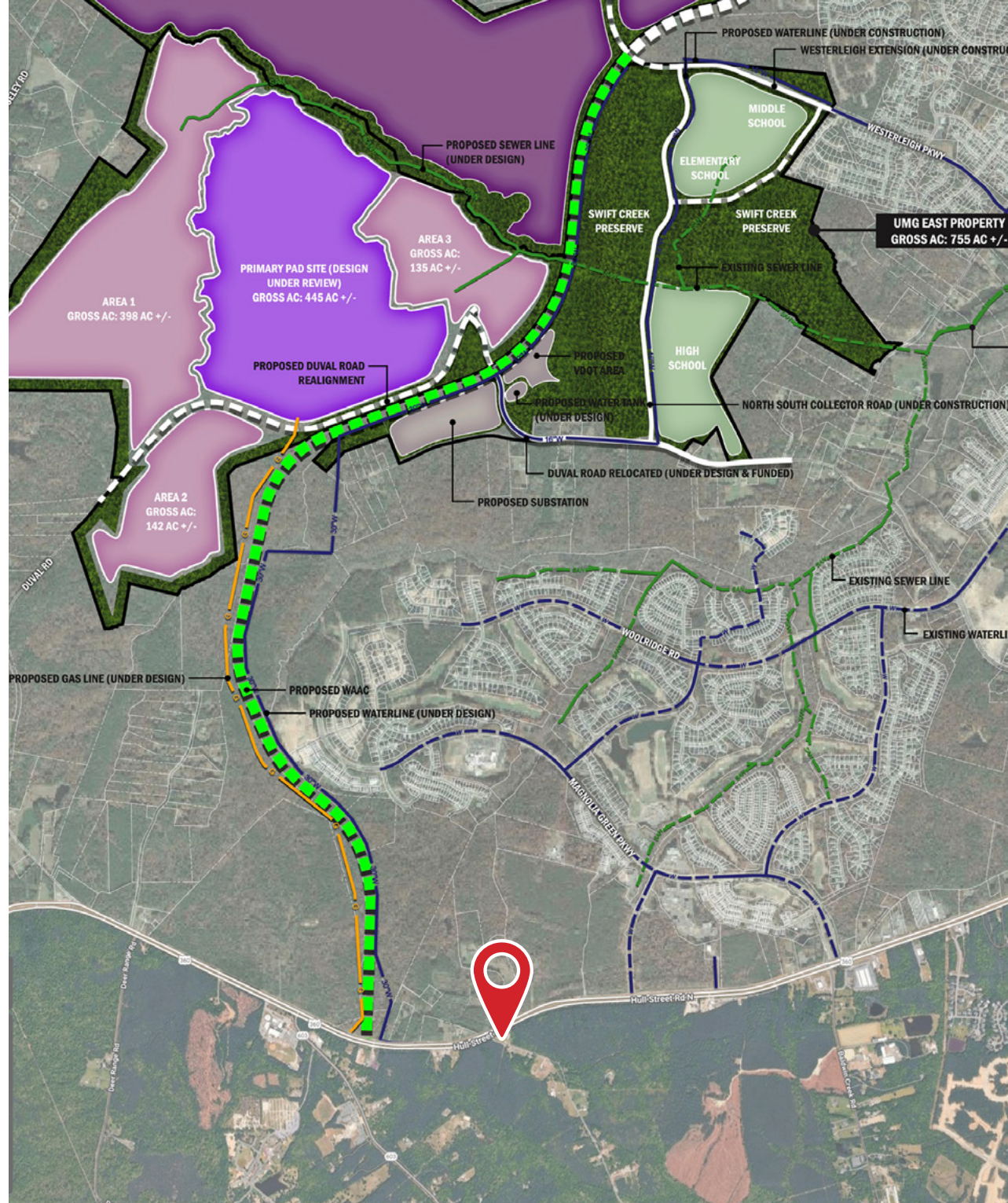
Chesterfield County is positioning the Magnolia/Powwhite/Hull Street area as a next-generation commercial hub—site sits directly within that trajectory.

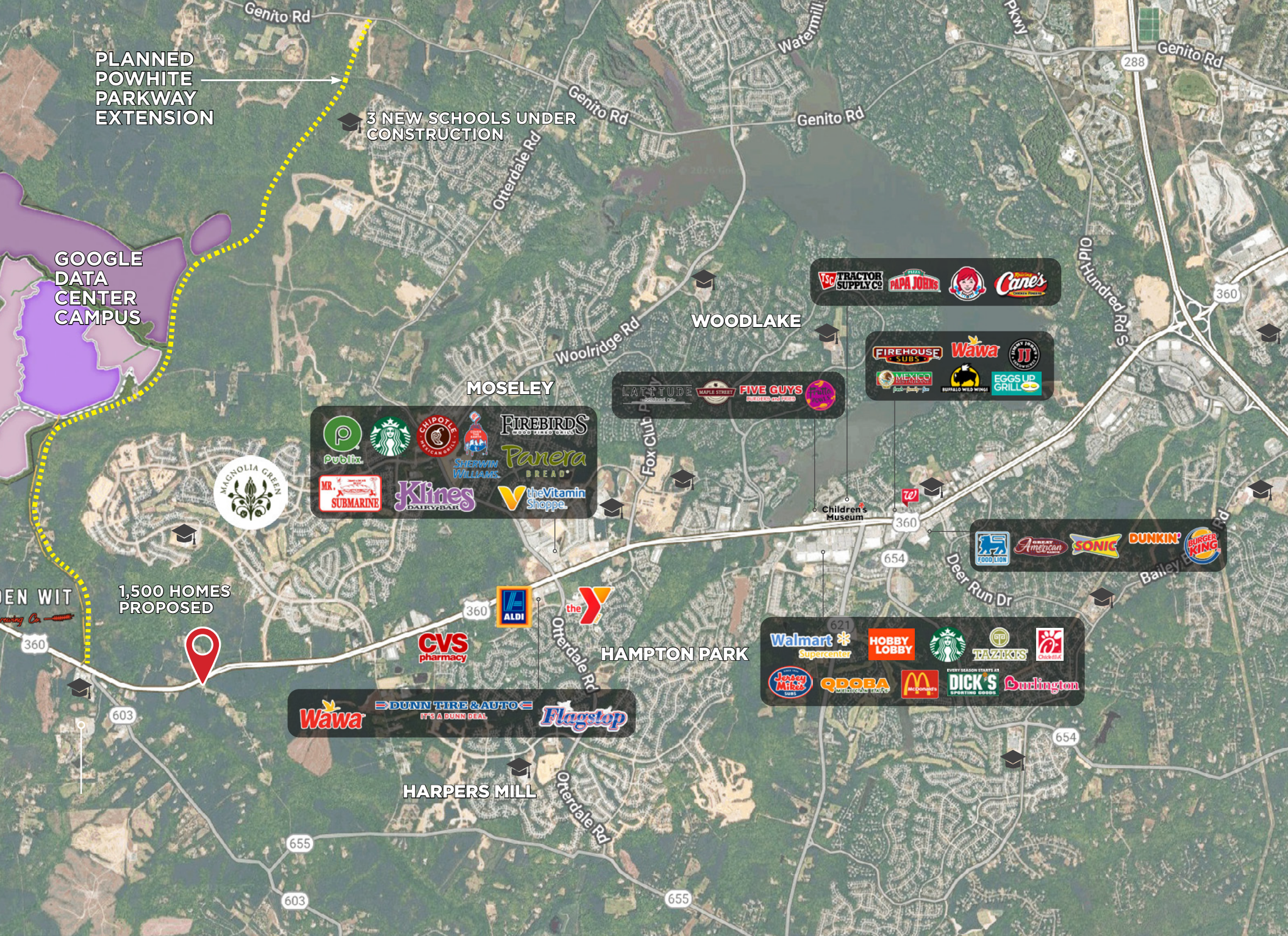
Improved Infrastructure & Access

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
SHERWIN
WILLIAMS
Panera
BREAD
Klines
SUBMARINE
the Vitamin
Shopper



1,500 HOMES
PROPOSED

ALDI
the Y

HAMPTON PARK

Walmart
Supercenter
HOBBY LOBBY
Starbucks
Tazakis
DICK'S
SPORTING GOODS
Burlington

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 |

