LEASING OPPORTUNITY

HANCOCK VILLAGE

14601 Hancock Village Street, Richmond, Virginia

OPPORTUNITIES

* 12,000 SF space Available.
* Located in the affluent and rapidly growing Chesterton suburb of Richmond with an average household income of $127,000.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.

Equity Management Group, Inc.

Leasing Representative: **Jason Taylor**
jtaylor@equity-management.com
Phone: (859) 266-1414 * Cell: (502) 472-7546 * Fax: (859) 266-6612
Equity Management Group * 840 East High Street * Lexington, KY 40502

LEASING OPPORTUNITY

HANCOCK VILLAGE

14601 Hancock Village Street, Richmond, Virginia

1	Grand Nail Spa	6,000 SF
2	America's Best Contacts & Eyeglasses	3,500 SF
3	Available	12,000 SF
4	Burlington	40,000 SF
Total GLA:		61,500 SF

PROPERTY SPECIFICS

Anchor Tenant:	Burlington
Total Land Area:	4.934 Acres
Total GLA:	61,500 sf
Traffic Count:	±47,406
Parking Spaces:	264
Occupancy:	81%

PROPERTY ADVANTAGES

Shadow anchored by Walmart Supercenter, Hobby Lobby & Dick's Sporting Goods. Strong visibility, access and signage from Highway 360 and main roads.

LOCATION

Located at: 14601 Hancock Village Street. Located in the affluent and growing Richmond, Virginia suburb of Chesterfield.

Strong and Growing Demographics:	1 mile	3 miles	5 miles
2020 Population Estimates:	4,600	43,899	80,433
2020 Average Household Income:	$142,202	$133,364	$126,590
2020 Average Household Value:	$428,760	$408,475	$395,612

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