



RETAIL PROPERTY FOR LEASE

WINTERPOCK CROSSING

6521-6661 LAKE HARBOUR DRIVE, MIDLOTHIAN, VA 23832



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,300 - 1,700 SF
Lease Rate:	\$18.00 - 24.00 SF/yr (NNN)
Building Size:	67,563 SF
Traffic Count:	50,000 VPD on Hull Street Rd

AVAILABLE SPACES SF

Space 1	1,600 SF
Space 3	1,700 SF
Space 4	1,300 SF

PROPERTY OVERVIEW

Winterpock Crossing is anchored by Ferguson and Tractor Supply, offers great visibility from Hull Street Road and is easily accessible with two lighted entrances off Hull Street Road.

PROPERTY HIGHLIGHTS

- 4+/- acres - future development site available
- Signalized access with high retail traffic along the Hull Street Road-main retail corridor between Chesterfield and Southwest Richmond
- High income area surrounded by dense high income residential communities
- Join area national anchors such as Lowe's, Walmart, Dick's Sporting Goods and Hobby Lobby

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	1,787	24,762	71,385
Total Population:	5,312	70,440	197,459
Average HH Income:	\$101,592	\$95,233	\$97,084

SITE PLAN

Lookout Point Rd

Lake Harbour Dr

REVOLUTION
STUDIO
CENTRE FOR
CONTEMPORARY
ARTS
1,700 SF
PEARL FARM

1,300 SF
AREA 51

Vinny's
DOLLAR TREE

TSC
TRACTOR
SUPPLY CO

SHANGHAI
RESTAURANT

COMMONWEALTH
ORTHODONTICS
EUROPA
MARKET
Better
Homes
and Gardens
enterprise
1,600 SF
PAPA JOHN'S

Children's
Museum
OF RICHMOND

FERGUSON®

Firestone

Goodyear

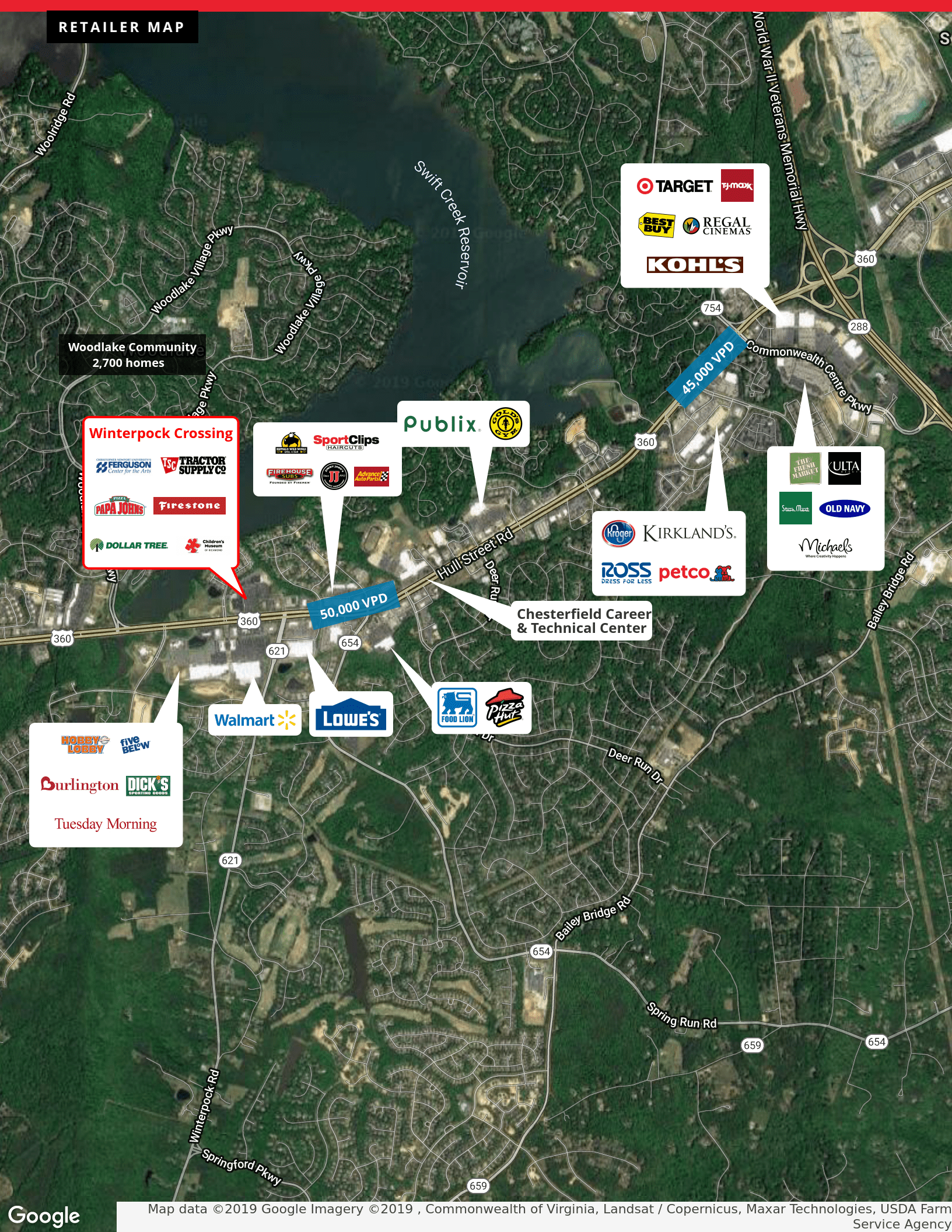
Wendy's

360

HULL ST RD

50,000 VPD

RETAILER MAP



Woodlake Community
2,700 homes

Winterpock Crossing

- Ferguson Center for the Arts
- Tractor Supply Co
- Papa John's
- Firestone
- Dollar Tree
- Children's Museum

- Sport Clips
- Fire House Subs
- Advance Auto Parts

Publix

- Target
- TJ Maxx
- Best Buy
- Regal Cinemas
- Kohl's

45,000 VPD

- Ulta
- Old Navy
- Michaels

- Kroger
- Kirkland's
- Ross Dress for Less
- Petco

Chesterfield Career & Technical Center

50,000 VPD

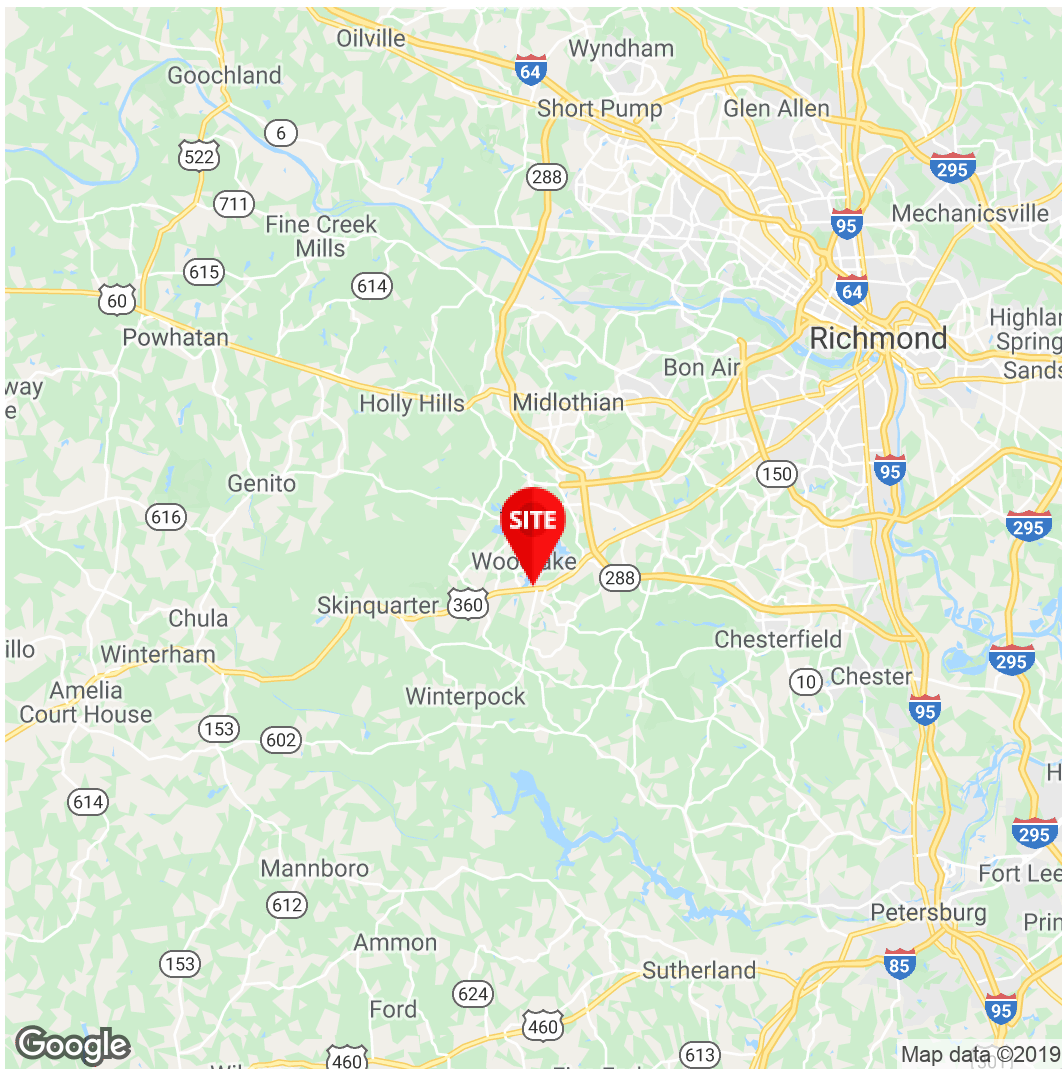
Walmart

LOWE'S

- Food Lion
- Pizza Hut

- Hobby Lobby
- Five Below
- Burlington
- Dick's Sporting Goods

Tuesday Morning



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