



# 15800 COSBY ROAD

15800 - 15900 COSBY ROAD | CHESTERFIELD, VA 23832

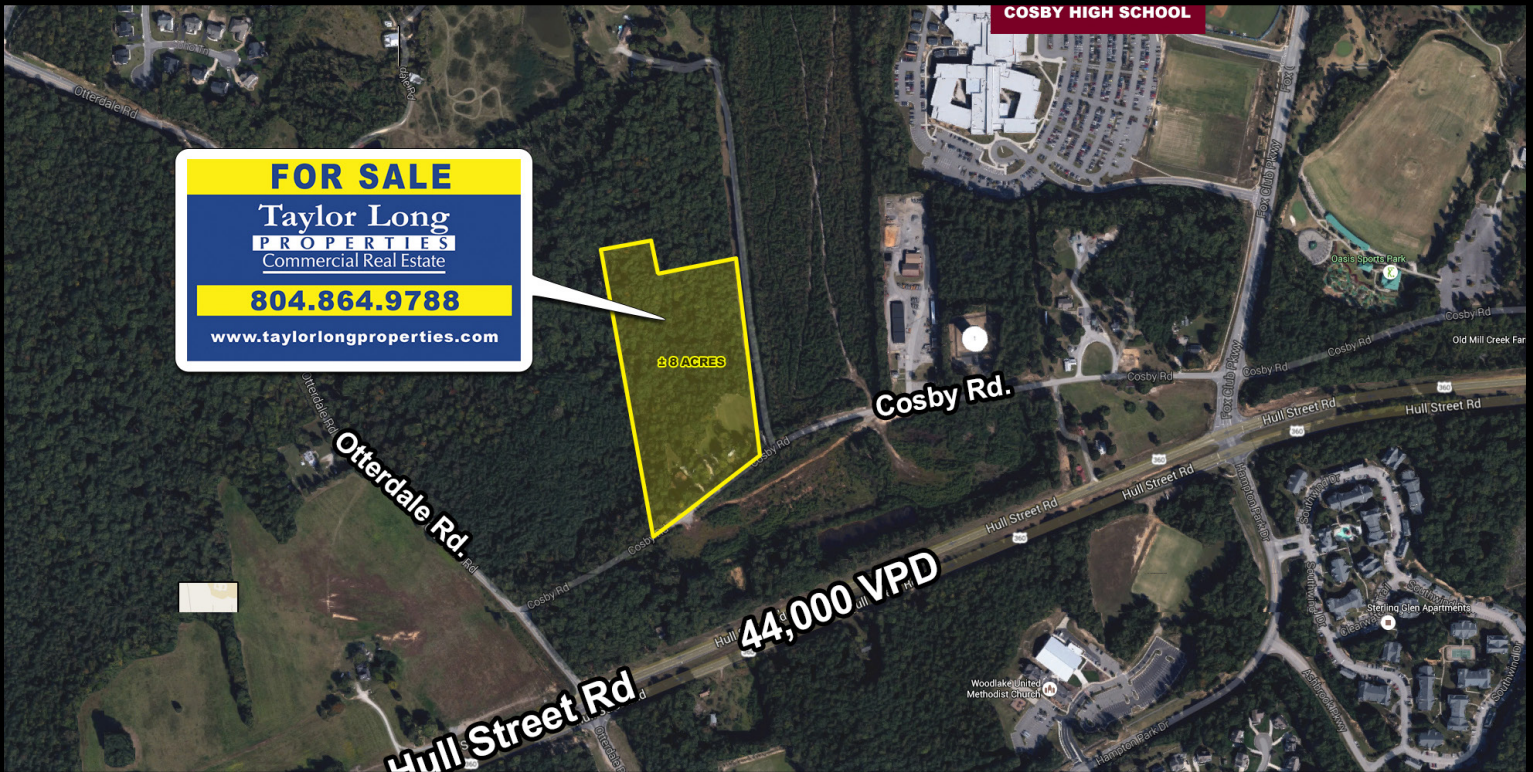
## FEATURES

- **± 8.0 Acres for sale - Asking \$1,500,000.**
- **Zoned C-3.**
- 2.5 miles west of *Hancock Village*, a 350,000 SF Power Center.
- Located off Cosby Road, behind *Cosby High School*.
- Across from *Hampton Park* and near *Magnolia Green*, a 3,550 housing development with commercial buildings and retail stores.
- Significant road improvements and road extensions in the process.
- Located in Western Chesterfield's fastest growing, affluent neighborhoods.
- Easy access to Routes 288 and 360.

## DEMOGRAPHICS\*

	2 miles	5 miles	10 miles
2015 Est. Population	3,849	33,596	124,896
Avg HH Income	\$125,899	\$117,738	\$101,514
Daytime Employment	559	5,649	36,014
<b>Traffic Count</b>	44,000 VPD on Hull Street Road		

\* Detailed demographics upon request



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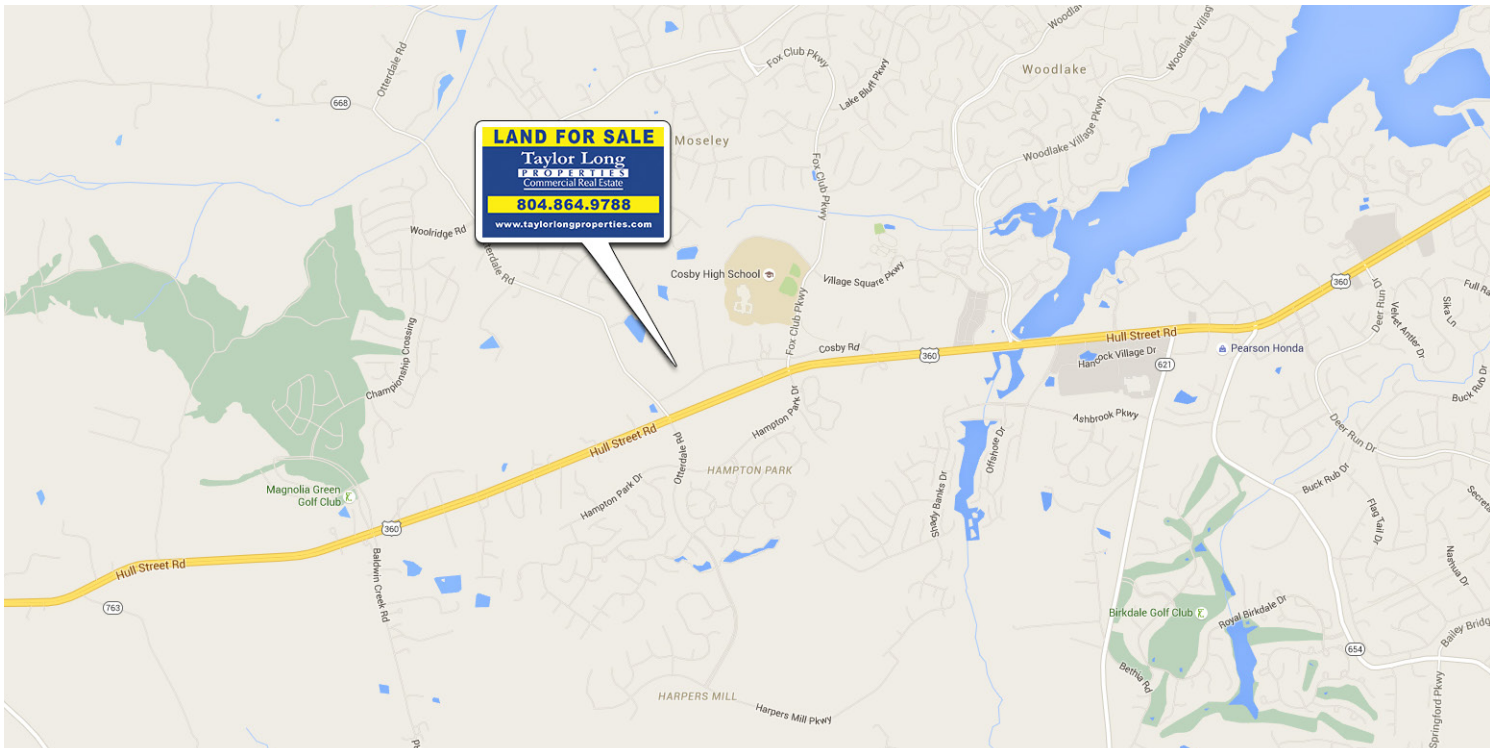
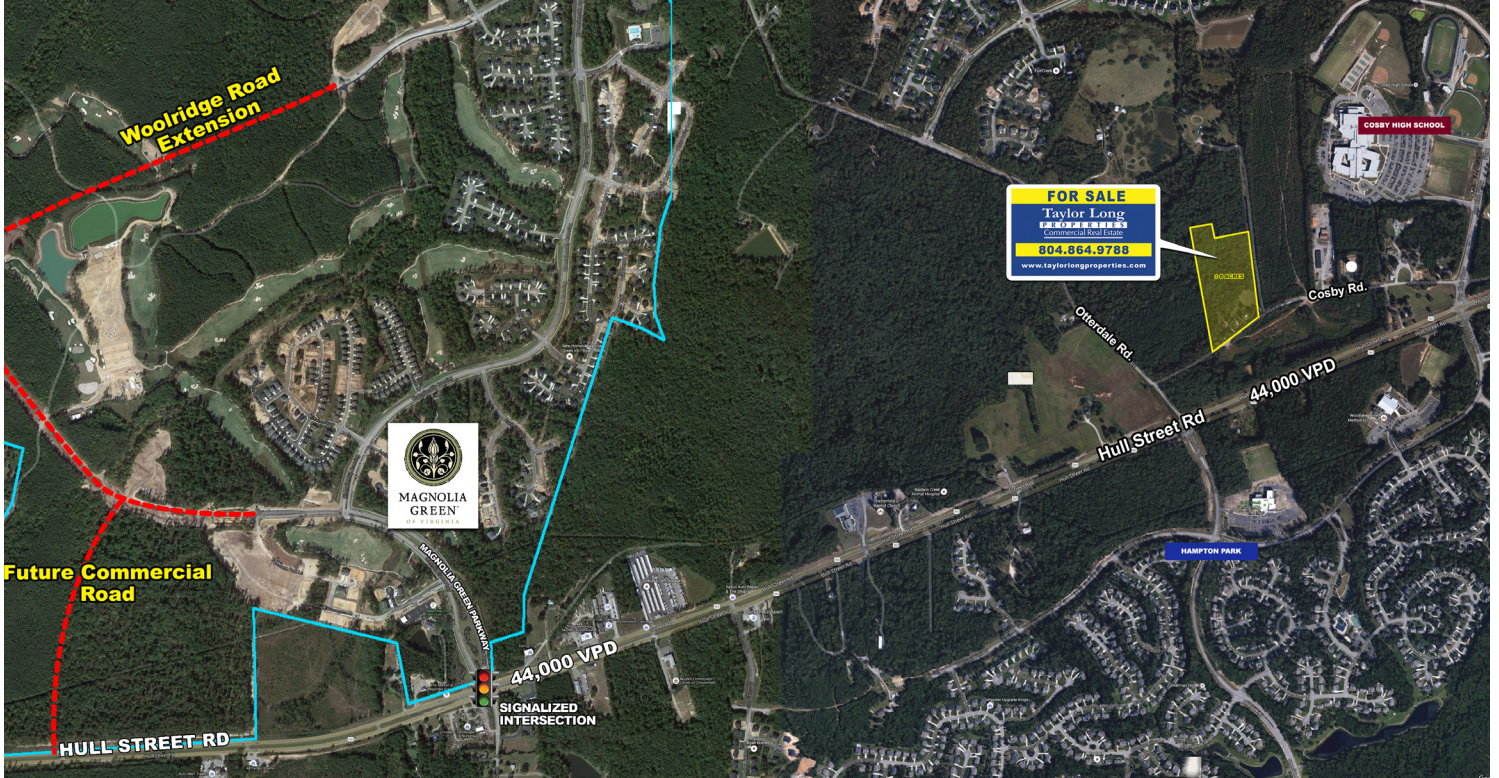
CoStar  
**POWERBROKER**  
 2016 Top Firm Award

**RETAIL** BROKERS NETWORK

**Taylor Long**  
**PROPERTIES**  
 Commercial Real Estate



## AERIAL







# ROAD IMPROVEMENTS

