



# 15701 COSBY ROAD

15701-15901 COSBY ROAD | CHESTERFIELD, VA 23832

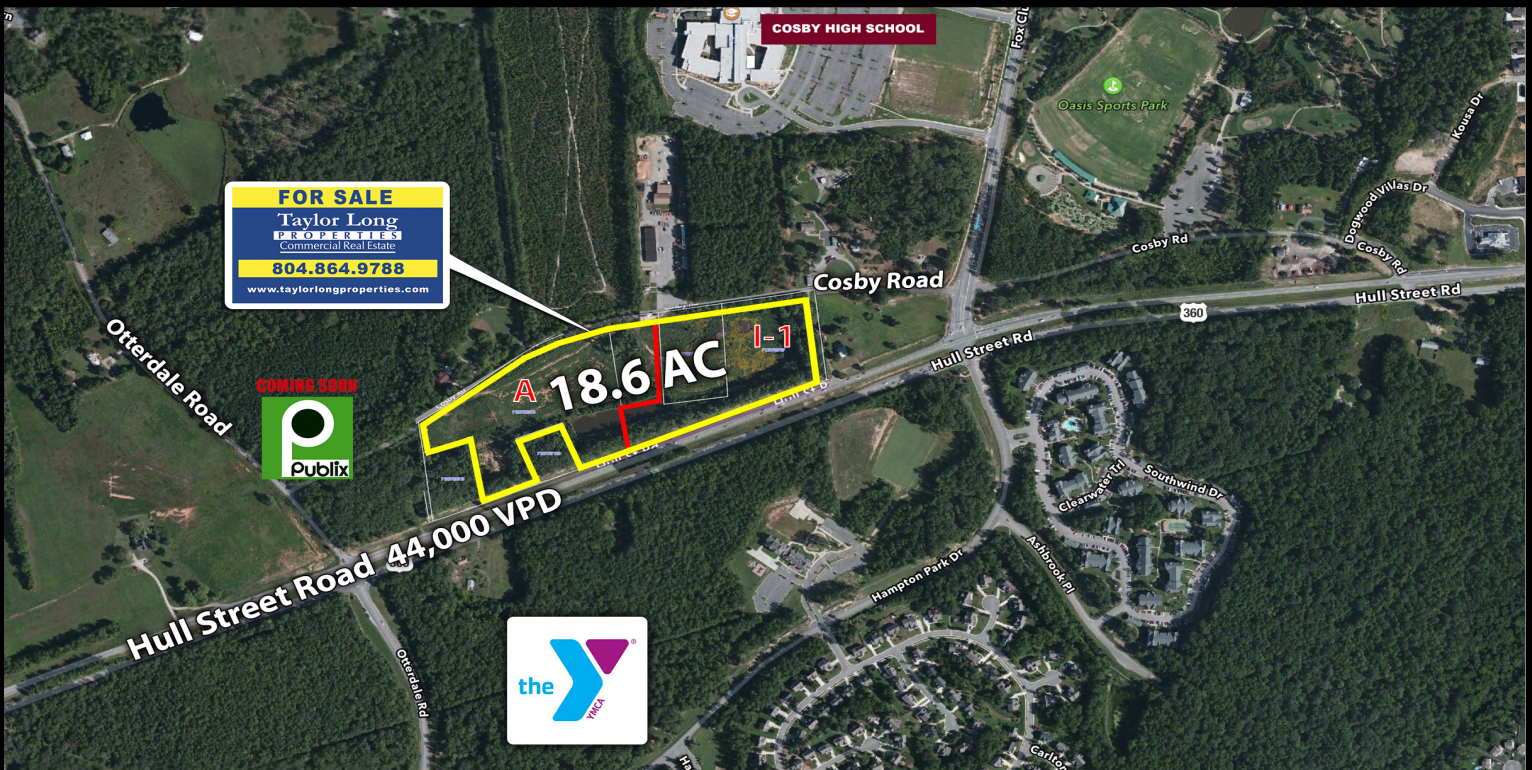
## FEATURES

- **± 18.6 Acres For Sale - Asking \$175,000/AC**
- **Zoned I-1 and Agricultural.**
- 1.5 miles west of *Hancock Village*, a 350,000 SF Power Center.
- ±1,135' of direct frontage on Hull St. Road, 44,000 VPD.
- 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
2017 Est. Population	18,107	62,189	167,389
Avg HH Income	\$129,769	\$115,955	\$108,924
Daytime Employment	2,679	16,838	73,223
<b>Traffic Count</b>	<b>44,000 VPD on Hull Street Road</b>		

\* Detailed demographics upon request



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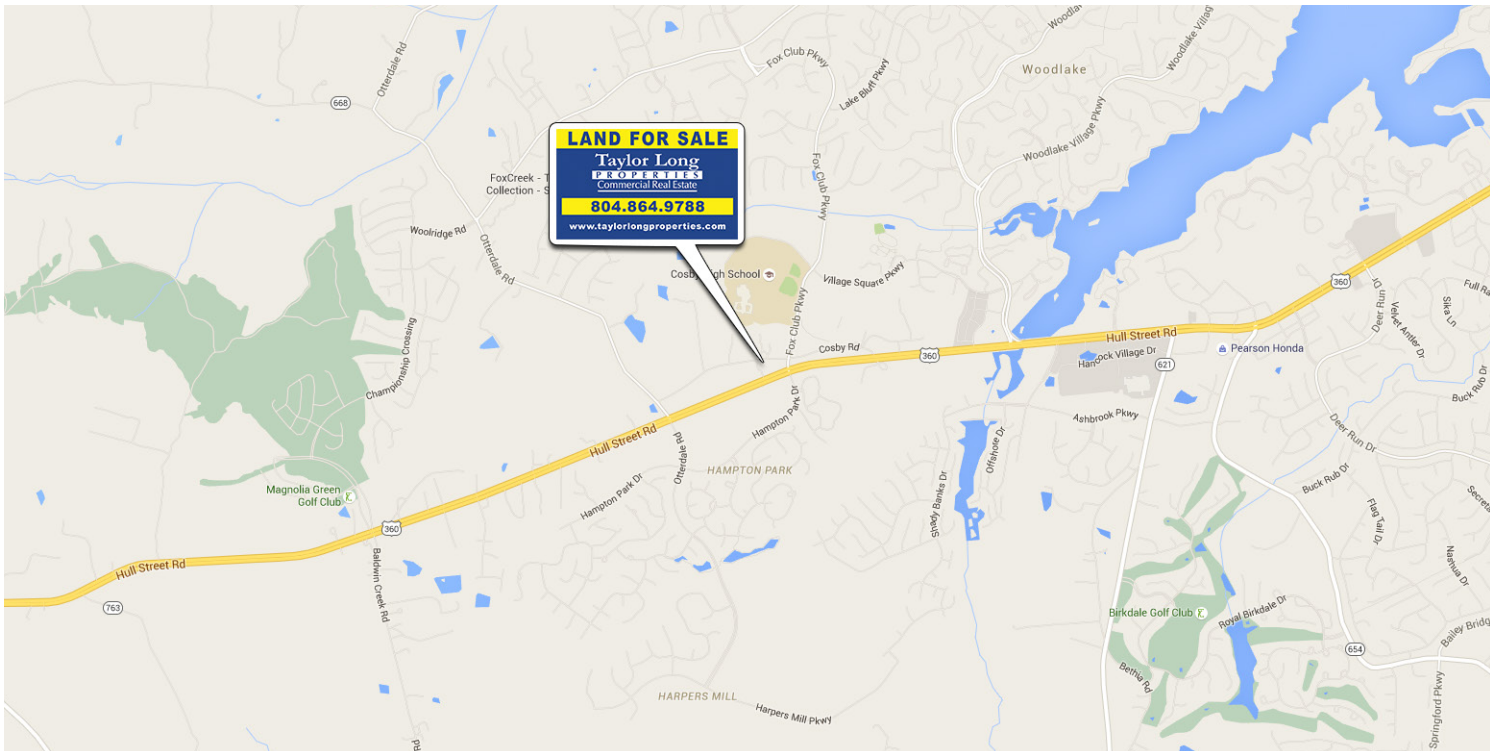
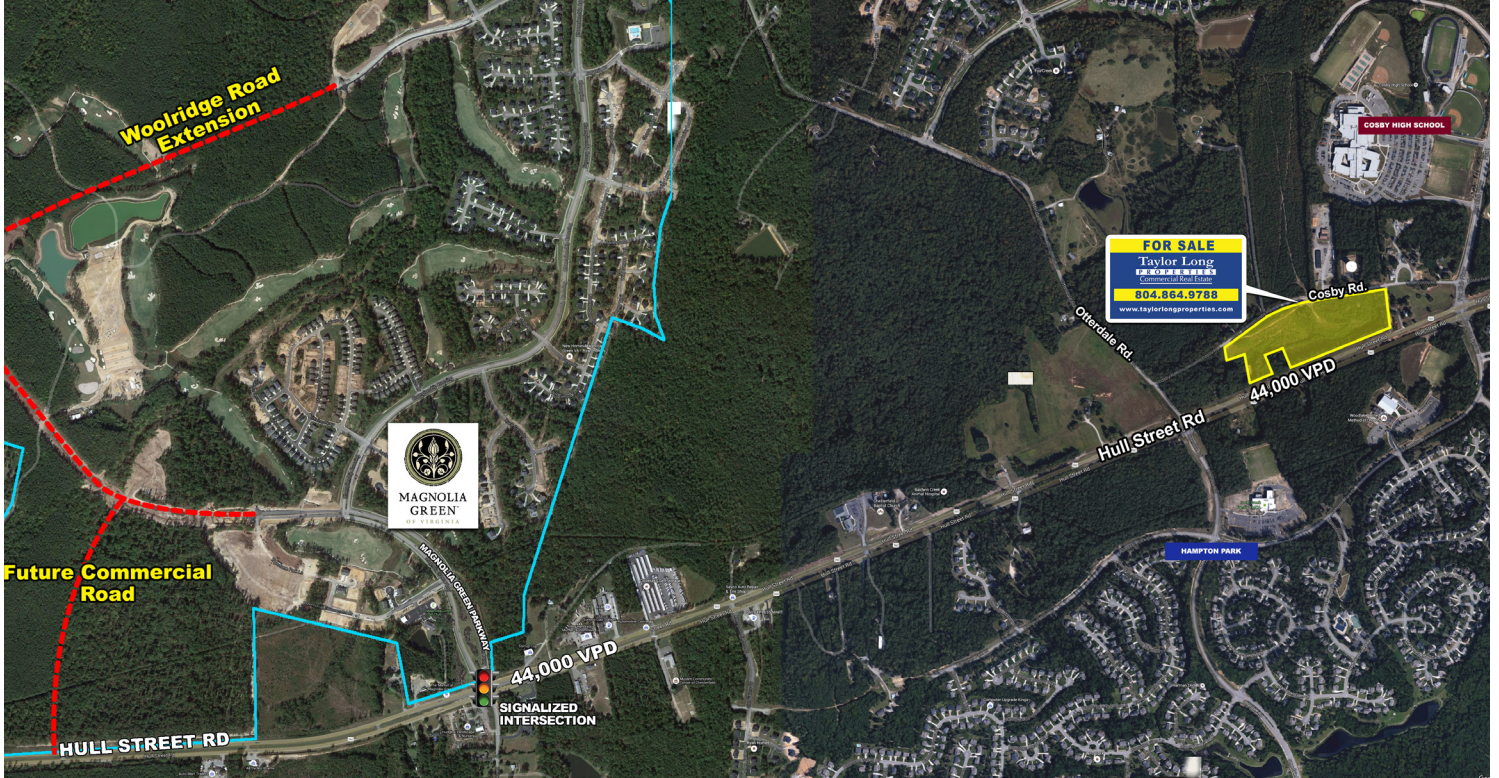
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# AERIAL





# ROAD IMPROVEMENTS

