



HANCOCK VILLAGE

7201-14720 HANCOCK VILLAGE STREET | CHESTERFIELD, VIRGINIA 23832

FEATURES

- **2,500 SF up to 6,000 SF endcap now available.**
- Construction starts August 1, 2017.
- Phase III now leasing.
- Over 2,370 feet of frontage on Hull Street Rd. (Rt. 360).
- Southwest corner of Winterpock Rd. and Hull Street Rd.
- Three traffic signals.
- Close proximity to *Magnolia Green* (3,550 housing development) and *Hampton Park*.
- County just approved *Madison Crossing*, a 84-acre residential and commercial project at Hull Street and Winterpock.

JUST SIGNED ANCHORS!



DEMOGRAPHICS*

* Detailed demographics upon request

	1 mile	3 miles	5 miles
2016 Est. Population	6,140	39,263	71,590
Avg HH Income	\$116,474	\$114,703	\$107,230
Daytime Employment	8,526	16,869	27,293

Traffic Count 69,000 VPD on Hull Street Road
 45,115 VPD on Hull Street & Duckridge

ANCHORED BY



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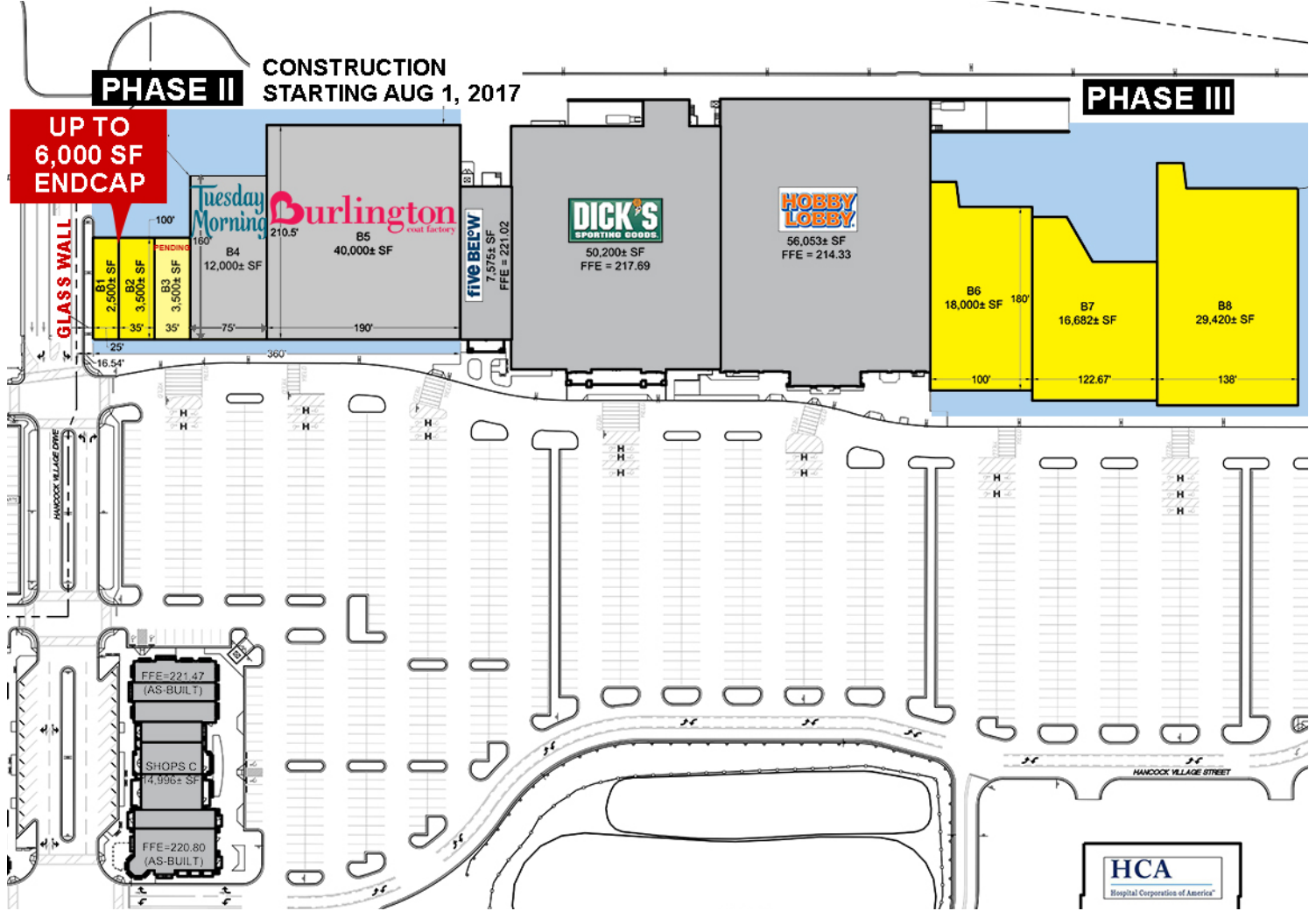
CoStar
POWERBROKER
 2016 Top Firm Award



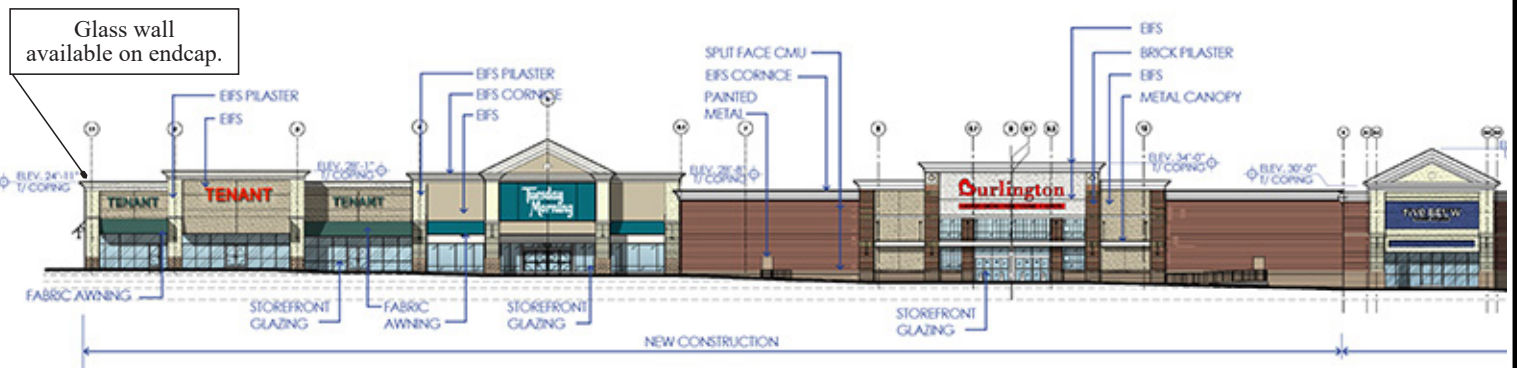
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PROPERTIES
 Commercial Real Estate



SITE PLAN



ELEVATION





SITE PLAN

OUTPARCELS

OP#	Ste #	Acres	Tenant
1	14500	5,627 SF	LongHorn Steakhouse
2	14520	1.56 Acres	Virginia Credit Union
3	14540	4,382 SF	Mc Donald's
4-5	14720	3.6 Acres	Swift Creek Emergency

ANCHOR SPACE

Sp #	Ste #	SF	Tenant
A	14501	176,305 SF	Wal Mart
B1		2,500 SF (25'x100')	PRE-LEASING
B2		3,500 SF (35'x100')	PRE-LEASING
B3		3,500 SF (35'x100')	PENDING
B4		12,000 SF (75'x160')	Tuesday Morning
B5		40,000 SF (190'x210.5')	Burlington
D	14623	7,575 SF (50'x151')	Five Below
E	14629	50,200 SF (218'x230')	Dick's
F	14645	56,053 SF (214'x262')	Hobby Lobby
B6		18,000 SF (100'x180')	PRE-LEASING
B7		16,682 SF (122.67'x136')	PRE-LEASING
B8		29,420 SF (138'x214')	PRE-LEASING

SMALL SHOPS

Bldg #	Ste #	SF	Tenant
A-A	7201	2,400 SF	Qdoba
A-B	7205	1,800 SF	Brighter Smiles
A-CD	7209-7213	3,049 SF	Penelope
A-E	7217	2,400 SF	Call Federal C.U.
B-A	7301	4,979 SF	Mattress Warehouse
B-B	7305	1,200 SF	UPS
B-C	7309	900 SF	Hancock Cleaners
B-D	7313	1,485 SF	I-Rite iPhone Repair
B-E	7317	1,600 SF	Jersey Mike's
B-F	7321	1,396 SF	Sweet Frog
B-F2	7325	1,722 SF	Prosperity Mortgage
B-F3	7329	1,658 SF	Game Stop
C-A	7300	2,400 SF	Johnny Rockets
C-A1	7302	2,571 SF	Made in Asia
C-B	7304	2,100 SF	Shear Image
C-C	7308	1,885 SF	TaeKwonDo
C-D-D	7316	1,200 SF	GNC
C-E1	7320	1,580 SF	Bird Watchers
C-E2	7324	1,527 SF	Beauty Nail Salon
C-E3	7328	1,697 SF	NTelos
D-A	7200	2,400 SF	T-Mobile
D-BC	7204-7208	3,022 SF	Hand and Stone
D-D	7212	1,200 SF	Mathnasium
D-EF	7216-7320	3,680 SF	Maglio's Pizza
E-A	14620	1,820 SF	Starbucks
E-B	14624	1,485 SF	Main Street Cabinets
E-C	14628	2,000 SF	Sprint
E-D	14632	1,200 SF	Great Clips
E-E	14640	3,900 SF	Crazy Greek



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AERIAL





HOUSING INFORMATION

Building spree continues in Chesterfield County

Posted: Thursday, April 14, 2016 10:30 pm
 By CAROL HAZARD Richmond Times-Dispatch



A residential building spree in Chesterfield County continues with two neighboring master-planned communities starting their next phases of development.

A total of 950 homes will be built in FoxCreek (450) and Magnolia Green (400) in the next couple of years. Both communities are in Moseley.

“For at least the last several years, Chesterfield County has been the most active jurisdiction in the local market in terms of new home sales,” said Thomas R. Tyler, director of housing markets for Integra Realty Resources — Richmond, a real estate advisory firm in Henrico County.

“In 2015, the county captured 41 percent market share,” he said, adding that demand as well as availability of land for residential development and a relatively large number of potential lots have supported the level of new home sales in the county.

FoxCreek, a 600-acre development off Woolridge Road near Cosby High School, broke ground Thursday for a section in the community called Greenwich Walk at FoxCreek — maintenance-free homes for active adults 55 and older.

Prices in Greenwich Walk will range from the mid-\$200,000s for town homes (from 1,200 square feet to 1,330 square feet) to the low \$300,000s for cottages (1,600 to 2,500 square feet) and the low \$300,000s for attached villa homes (1,949 to 2,200 square feet).

“We have three distinct neighborhoods,” said David Cloak, president of TerraForge Communities Inc., the Chesterfield developer for FoxCreek.

Cloak said he expects Greenwich Walk will be built out in 48 to 60 months. The builders are Henrico County-based HHHunt Homes and StyleCraft Homes in Richmond.

A total of 1,600 homes are planned for FoxCreek in the three neighborhoods. About 600 are built and occupied. The first house in the community sold in 2006.

The first section of single-family homes, FoxCreek Estates, is nearly finished. Homes in this neighborhood start in the \$400,000s. Wynwood at FoxCreek, targeting young professionals with homes starting in the upper \$200,000s, is under construction.

FoxCreek’s bigger neighbor, Magnolia Green, is an 1,800-acre community approved for 3,550 homes, town houses and apartments off Hull Street Road. A total of 12 neighborhoods have been developed to date in the community with about 650 homes sold and occupied.

The development is starting on four neighborhoods, where the 400 homes will be built.

This phase opens a new chapter in Magnolia Green’s evolution, said Tom Page, vice president of iStar, the New York-based owner and developer of the community.

“With four trusted building partners leading the charge, we’re continuing our significant momentum in the red-hot Richmond market,” Page said. Craftmaster Homes of Chesterfield and HHHunt Homes are building in a section called Stafford Park, where prices will start in the \$280,000s. Ryan Homes is building in the Charleston Club neighborhood — one-level, maintenance-free homes starting at \$310,000, and also in Shoal Valley, priced from the \$330,000s.

Chesterfield-based Lifestyle Home Builders is building in Carden Park, a neighborhood bordering the 9th hole of Magnolia Green’s golf course. Prices there will begin in the \$420,000s.

New home closings

The following shows the number of new home closings in the following counties and city of Richmond in 2015 and the average new home sale price:

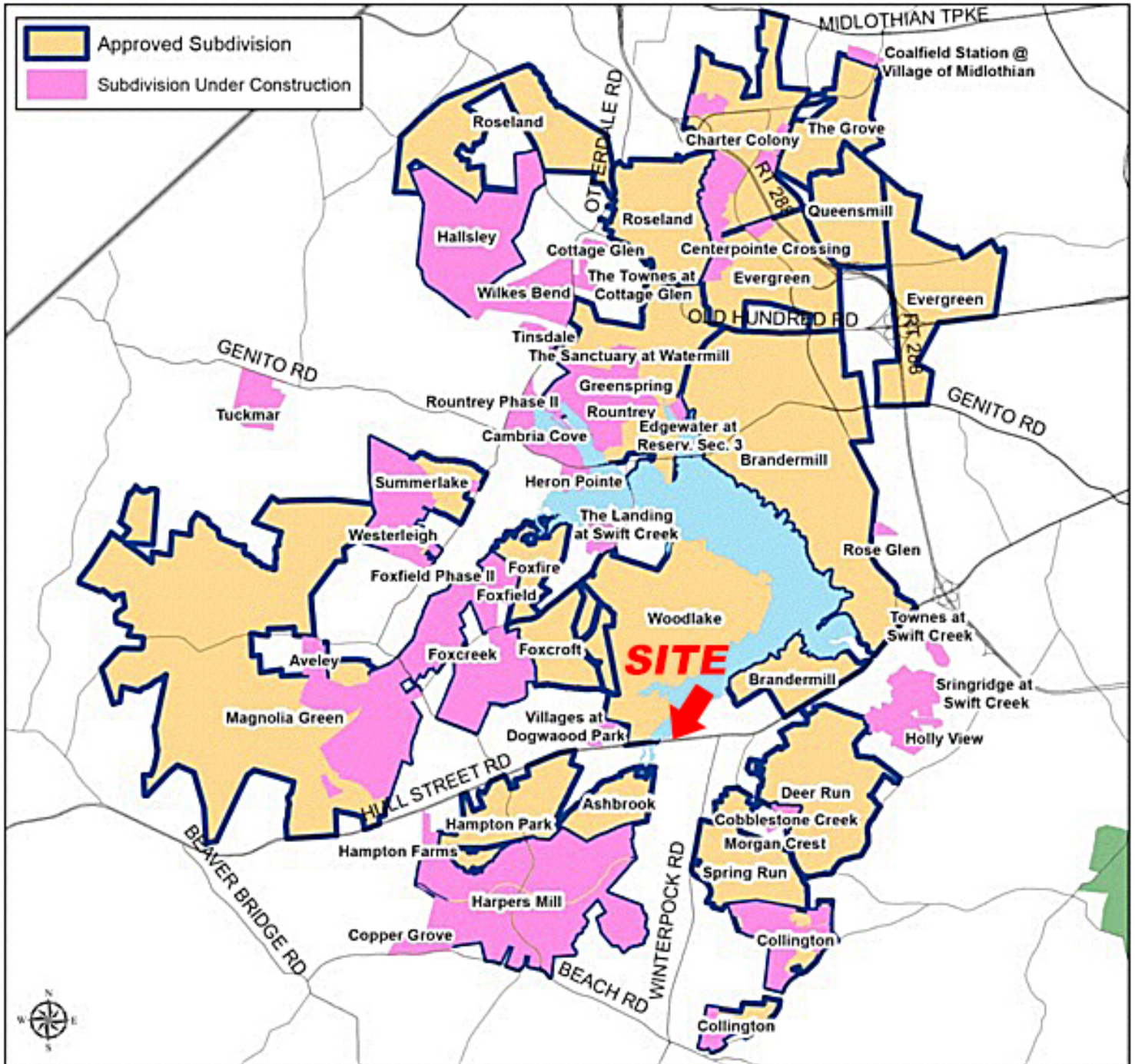
Source: *Integra Realty Resources - Richmond*

County	New Home Closings 2015	Avg New Home Sale Price 2015
Caroline	46	\$234,502
Chesterfield	1,158	\$375,003
Goochland	88	\$527,278
Hanover	469	\$331,128
Henrico	657	\$429,248
New Kent	151	\$322,050
Powhatan	95	\$372,935
City of Richmond	146	\$269,693



LOCAL SUBDIVISIONS

Subdivisions in western Chesterfield County



*See legend on next page.



LOCAL SUBDIVISIONS CONT.

Subdivisions Under Construction

Subdivision Name	Approved Lots	Built Lots	Future Houses
Aveley	103	0	103
Cambria Cove	213	24	189
Centerpoint Crossing	81	4	77
Coalfield Station	155	0	155
Cobblestone Creek	46	1	45
Copper Grove	216	0	216
Cottage Glen	79	0	79
Edgewater at Reservoir	59	58	-
Foxfield	66	59	7
Foxfield Phase II	96	3	93
Hampton Farms	38	33	5
Heron Pointe	80	78	2
Holly View	369	1	368
Morgan Crest	21	0	21
Oxygen at Centerpointe	225	0	225
Rose Glen	26	26	-
Rountrey	140	120	20
Rountrey Phase III	81	0	81
Springridge @ Swift Creek	91	83	8
The Landing at Swift Creek	62	1	61
The Sanctuary at Watermill	77	75	2
The Townes at Cottage Glen	75	0	75
Tinsdale	66	0	66
Townes at Swift Creek	110	106	4
Tuckmar	215	0	215
Villages at Dogwood Park	97	26	71
Wilkes Bend	381	0	381
Total	3,267	698	2,569

Approved Subdivisions

Subdivision Name	Approved Lots	Built Lots	Future Houses
Ashbrook	688	711	-
Brandermill	3,490	3,684	-
Charter Colony	1,722	1,061	661
Collington	959	530	429
Deer Run	2,030	1,820	210
Evergreen	2,125	1,105	1,020
Foxcreek	1,135	402	733
Foxcroft	464	363	101
Foxfire	250	230	20
Greenspring	2,303	1,137	1,166
Hallsley	800	170	630
Hampton Park	881	749	132
Harpers Mill	2,392	167	2,225
Magnolia Green	4,055	471	3,584
Queensmill	519	475	44
Roseland	3,111	6	3,105
Spring Run	550	657	-
Summerlake	675	345	330
The Grove	738	591	147
Westerleigh	314	130	184
Woodlake	2,007	2,350	-
Total	31,867	17,154	14,721

