

FOR SALE



Cloverleigh

Hull Street Road & VA-288 / Midlothian, VA 23112

Overview

1.9-acre restaurant pad at the interchange of Hull Street Road (Route 360, 78,000 VPD) and Route 288 (48,000 VPD), one of Chesterfield County's most trafficked retail nodes. The site is zoned for restaurant use, with parking as configured supporting up to a 5,000 SF restaurant with 1,000 SF patio. A 130-room hotel is breaking ground on the adjacent 2.7-acre parcel, bringing a captive overnight customer base to the immediate site. The property sits at the entrance to Commonwealth Centre, home to Kohl's, Target, TJ Maxx, Best Buy, and The Fresh Market, with a trade area population of 119,479 and median household income of \$132,015.

Quick Facts

- Availability: Immediate
- Size: 1.985 acres
- Price: \$950,000
- Net Charges: TBD
- Nearby Tenants:



Ryan Homes
CLOVERLEIGH TOWNS
 UNDER CONSTRUCTION
 230 TOWNHOMES
 170 SINGLE FAMILY HOMES

SITE

HOME 2
 SUITES BY HILTON
 UNDER CONSTRUCTION

Banfield
 PET HOSPITAL

target

KOHL'S

FAMOUS
 footwear

Bath & Body Works

TJ-maxx

segall
 GROUP

COMMERCIAL REAL ESTATE

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	6,306	49,204	125,095
HOUSEHOLDS	2,848	19,056	46,008
AVG. HH INCOME	\$111,267	\$121,605	\$142,025
DAYTIME POPULATION	3,884	46,660	111,556
TRAFFIC COUNT	84,000 AADT (Hull Street Road)	56,000 AADT (Route 288)	



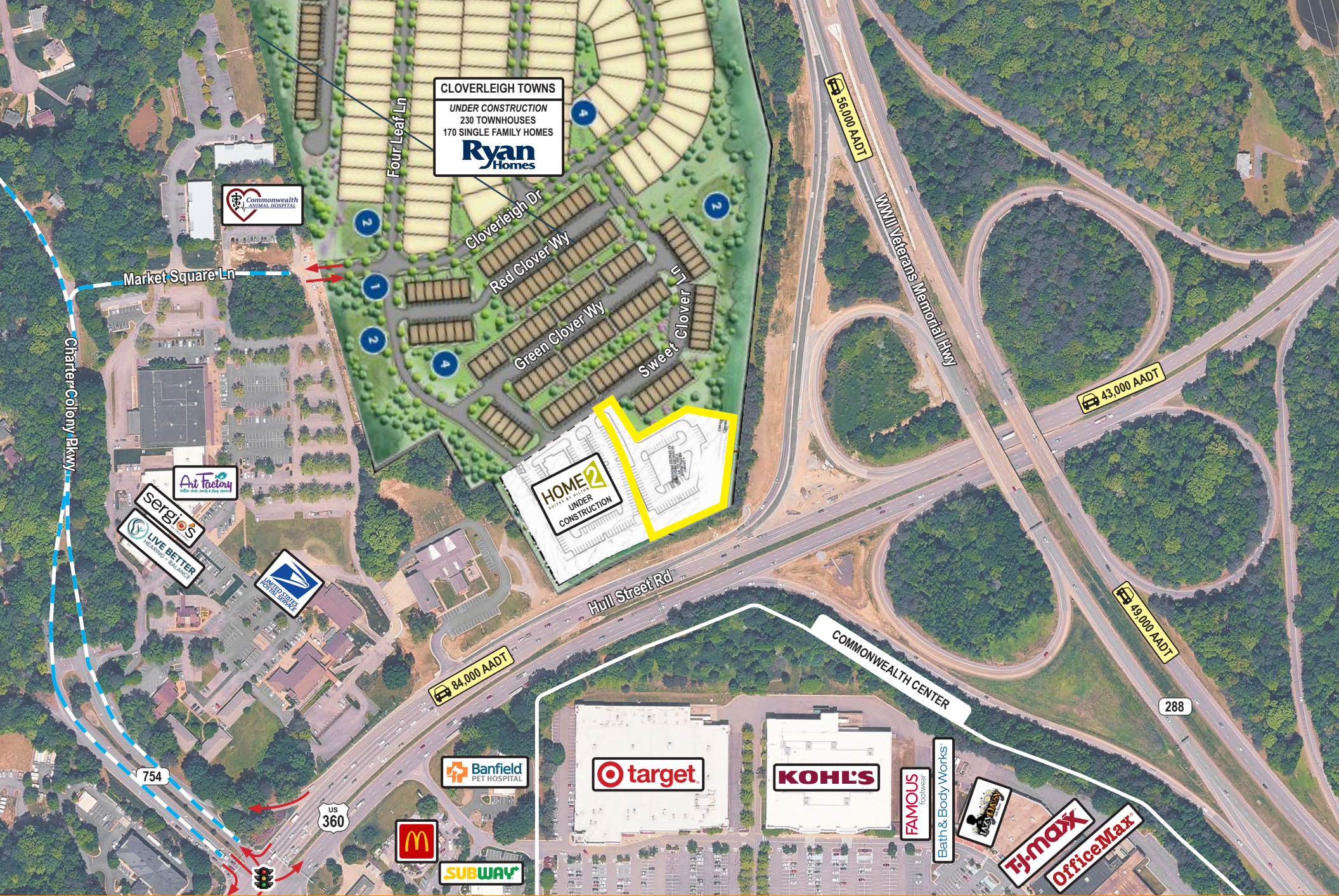
**AVAILABLE
1.985 ACRES**

HOME2
SUITES BY HILTON
UNDER
CONSTRUCTION



CLOVERLEIGH TOWNS

Approved for 400 single-family homes currently under construction by Ryan Homes. Homes consist of 230 townhomes and 170 SFD, with prices ranging from the high \$300's to over \$600k.



CLOVERLEIGH TOWNS
 UNDER CONSTRUCTION
 230 TOWNHOUSES
 170 SINGLE FAMILY HOMES
Ryan Homes

HOME2
 SUITES BY WILSON
 UNDER CONSTRUCTION



Interested? Contact:

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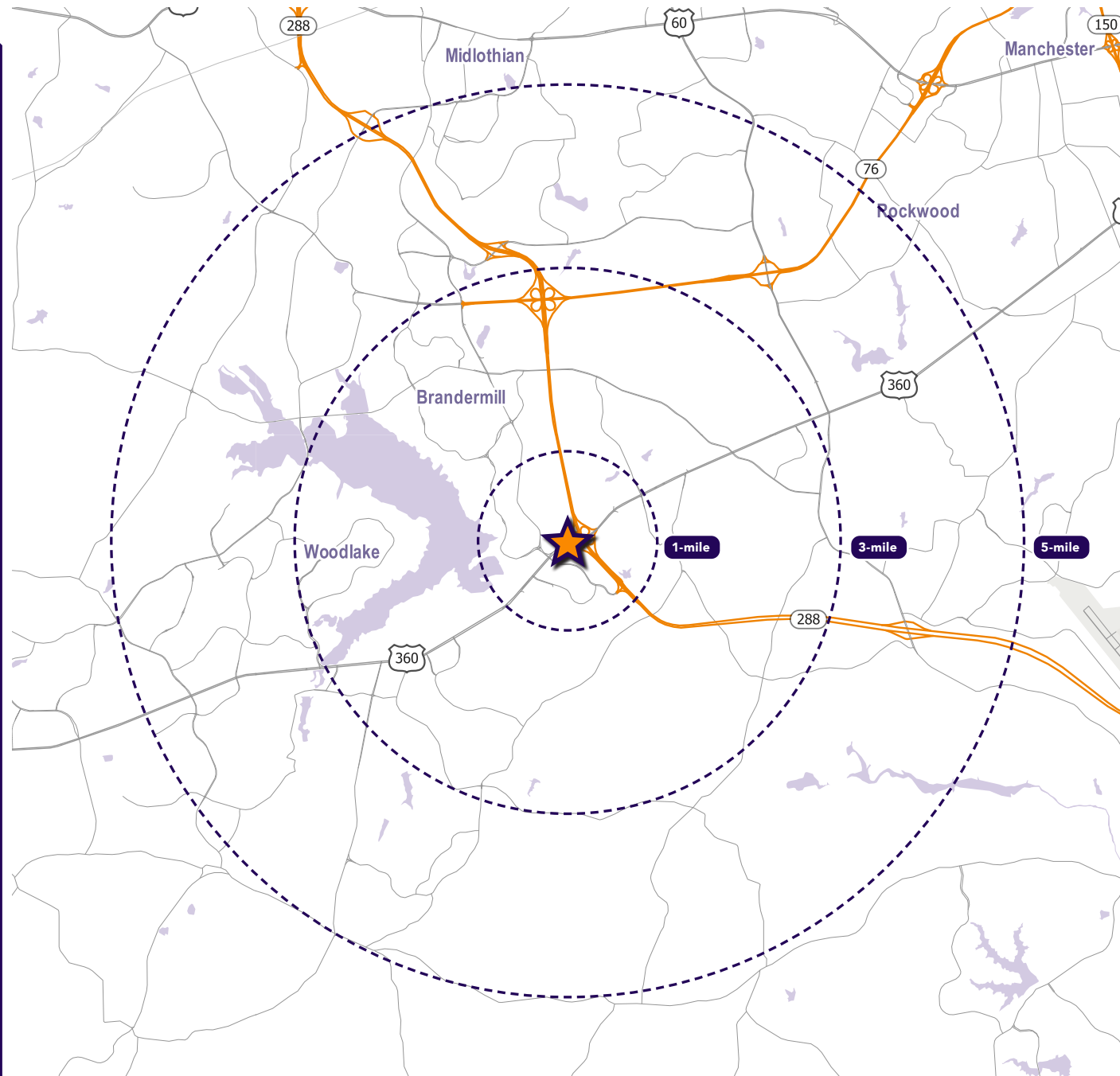
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