

FOR LEASE

 S.L. NUSBAUM Realty Co.
Since 1906.



OXBRIDGE SQUARE SHOPPING CENTER

9901 - 10011 HULL STREET ROAD
NORTH CHESTERFIELD, VA 23236

FOR MORE INFORMATION, PLEASE CONTACT:

GRAHAM SHERIDAN

ASSOCIATE

804.944.9264

C. 336.254.6400

GSHERIDAN@SLNUSBAUM.COM

NATHAN SHOR

SENIOR VICE PRESIDENT

804.944.2399

C. 804.539.7404

NSHOR@SLNUSBAUM.COM

ANDREW THACKER

SENIOR ASSOCIATE

804.944.9271

C. 804.357.6075

ATHACKER@SLNUSBAUM.COM

PROPERTY SUMMARY

9901 - 10011 HULL STREET ROAD, NORTH CHESTERFIELD, VA 23236



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	116,240 SF
Available SF:	1,600 - 6,400 SF

PROPERTY OVERVIEW

1137 SF - 3600 SF Available

PROPERTY HIGHLIGHTS

- Corner of Courthouse Road on heavily traveled Hull Street Road Corridor
- 77,000 VPD at intersection
- 0.10 miles from Chesterfield County's Rockwood Park – 600,000± visitors in 2019
- 2 miles to Rt 288

FOR MORE INFORMATION, PLEASE CONTACT:

GRAHAM SHERIDAN

ASSOCIATE
804.944.9264
C. 336.254.6400
GSHERIDAN@SLNUSBAUM.COM

NATHAN SHOR

SENIOR VICE PRESIDENT
804.944.2399
C. 804.539.7404
NSHOR@SLNUSBAUM.COM

ANDREW THACKER


SENIOR ASSOCIATE
804.944.9271
C. 804.357.6075
ATHACKER@SLNUSBAUM.COM

SITE PLAN

9901 - 10011 HULL STREET ROAD, NORTH CHESTERFIELD, VA 23236



LEGEND

-  Available
-  Unavailable

S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

PLANS | 3

FOR MORE INFORMATION, PLEASE CONTACT:

GRAHAM SHERIDAN

ASSOCIATE
804.944.9264
C. 336.254.6400
GSHERIDAN@SLNUSBAUM.COM

NATHAN SHOR

SENIOR VICE PRESIDENT
804.944.2399
C. 804.539.7404
NSHOR@SLNUSBAUM.COM

ANDREW THACKER

SENIOR ASSOCIATE
804.944.9271
C. 804.357.6075
ATHACKER@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS

VACANCY OVERVIEW

9901 - 10011 HULL STREET ROAD, NORTH CHESTERFIELD, VA 23236



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
■ Suite 16	Available	6,400 SF
■ Suite 18	Available	2,625 SF
■ Suite 24	Available	1,600 - 3,600 SF

S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

VACANCY OVERVIEW | 4

FOR MORE INFORMATION, PLEASE CONTACT:

GRAHAM SHERIDAN

ASSOCIATE
804.944.9264
C. 336.254.6400
GSHERIDAN@SLNUSBAUM.COM

NATHAN SHOR

SENIOR VICE PRESIDENT
804.944.2399
C. 804.539.7404
NSHOR@SLNUSBAUM.COM

ANDREW THACKER

SENIOR ASSOCIATE
804.944.9271
C. 804.357.6075
ATHACKER@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS

AREA RETAIL

9901 - 10011 HULL STREET ROAD, NORTH CHESTERFIELD, VA 23236



Map data ©2021 Imagery ©2021, Commonwealth of Virginia, Maxar Technologies, USDA Farm Service Agency

S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

AREA RETAIL | 5

FOR MORE INFORMATION, PLEASE CONTACT:

GRAHAM SHERIDAN
ASSOCIATE
804.944.9264
C. 336.254.6400
GSHERIDAN@SLNUSBAUM.COM

NATHAN SHOR
SENIOR VICE PRESIDENT
804.944.2399
C. 804.539.7404
NSHOR@SLNUSBAUM.COM

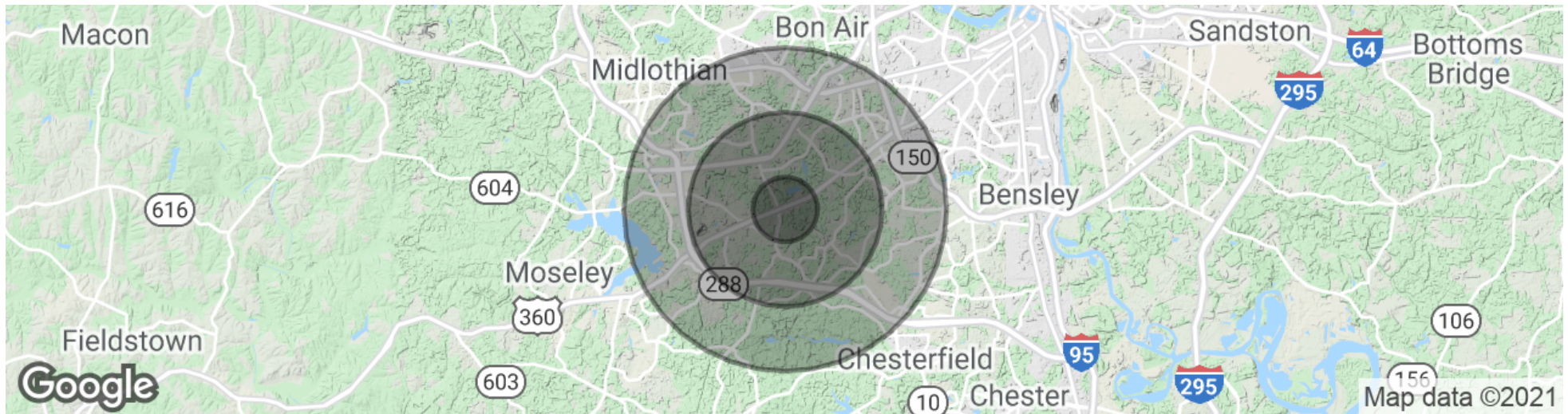
ANDREW THACKER
SENIOR ASSOCIATE
804.944.9271
C. 804.357.6075
ATHACKER@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS

DEMOGRAPHICS MAP & REPORT



9901 - 10011 HULL STREET ROAD, NORTH CHESTERFIELD, VA 23236



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,588	47,858	129,244
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,833	17,771	47,942
Average HH Income	\$87,057	\$94,819	\$92,300

* Based on 2019 ESRI data

TRAFFIC COUNT	VPD
Hull Street Road	42,000
Courthouse Road	35,000

S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

DEMOGRAPHICS MAP & REPORT | 6

FOR MORE INFORMATION, PLEASE CONTACT:

GRAHAM SHERIDAN
ASSOCIATE
804.944.9264
C. 336.254.6400
GSHERIDAN@SLNUSBAUM.COM

NATHAN SHOR
SENIOR VICE PRESIDENT
804.944.2399
C. 804.539.7404
NSHOR@SLNUSBAUM.COM

ANDREW THACKER
SENIOR ASSOCIATE
804.944.9271
C. 804.357.6075
ATHACKER@SLNUSBAUM.COM



ADDITIONAL PHOTOS

9901 - 10011 HULL STREET ROAD, NORTH CHESTERFIELD, VA 23236



S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

ADDITIONAL PHOTOS | 7

FOR MORE INFORMATION, PLEASE CONTACT:

GRAHAM SHERIDAN

ASSOCIATE
804.944.9264
C. 336.254.6400
GSHERIDAN@SLNUSBAUM.COM

NATHAN SHOR

SENIOR VICE PRESIDENT
804.944.2399
C. 804.539.7404
NSHOR@SLNUSBAUM.COM

ANDREW THACKER

SENIOR ASSOCIATE
804.944.9271
C. 804.357.6075
ATHACKER@SLNUSBAUM.COM

PROUD PARTNER
XTEAM
RETAIL ADVISORS

CONTACT US

GRAHAM SHERIDAN

ASSOCIATE
804.944.9264
C. 336.254.6400
GSHERIDAN@SLNUSBAUM.COM

NATHAN SHOR

SENIOR VICE PRESIDENT
804.944.2399
C. 804.539.7404
NSHOR@SLNUSBAUM.COM

ANDREW THACKER

SENIOR ASSOCIATE
804.944.9271
C. 804.357.6075
ATHACKER@SLNUSBAUM.COM

S.L. NUSBAUM REALTY CO.

7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226
804.320.7600
SLNUSBAUM.COM

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

