

# RETAIL FOR LEASE

 S.L. NUSBAUM Realty Co.  
Since 1906.

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

## OXBRIDGE SQUARE SHOPPING CENTER

9901 – 10011 HULL STREET ROAD  
NORTH CHETSTERFIELD, VA 23236



- 116,240 SF Shopping Center anchored by strong-performing Big Lots on long-term lease
- 29,220 SF of available space for lease
- Growing submarket with expected growth of 5% by 2023, with over 47,000 people within 3-mile radius that boasts average household incomes greater than \$92,000

- Located at the hard corner of Hull Street Rd. and Courthouse Road – 67,000 VPD
- Along major retail corridor that includes Target, Walmart, Home Depot, Kohl's, TJ Maxx, Publix, Kroger, Fresh Market and more

FOR MORE INFORMATION, PLEASE CONTACT:

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ROCKWOOD SQUARE REDEVELOPMENT

# SITE PLAN

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



AVAILABLE SUITES	SIZE(SF)
6	675
9	19,520
16A	1,340
16B	1,460
18	2,625
24	1,600 – 3,600
25	2,000 – 3,600

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

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# VACANCY OVERVIEW



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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	675 - 19,520 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
■ Suite 1	Hibachi & Sushi	1,014 SF
■ Suite 2	Re-bath (Bath Pros, Inc)	1,014 SF
■ Suite 3	Cleaners Shoe Repair	675 SF
■ Suite 4	Healthy Habits	675 SF
■ Suite 5	Great Clips	1,350 SF
■ Suite 6	Available	675 SF
■ Suite 7	Pre Nutrition	675 SF
■ Suite 8	Subway	1,980 SF
■ Suite 9	Available	19,520 SF
■ Suite 10	Your Expectations	2,080 SF
■ Suite 11	Vocelli Pizza	1,443 SF
■ Suites 12-13	American Karate Center	3,750 SF
■ Suite 14	Ocean Spa & Massage	1,137 SF
■ Suite 15	Victoria Nails	1,100 SF
■ Suite 16 A	Available	1,340 SF
■ Suite 16 B	Available	1,460 SF

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SUITE	TENANT	SIZE (SF)
■ Suite 16 C-D	Dr Naveen Chennupati, DDS & Dr. Krishna Gopisetty, DDS	3,600 SF
■ Suite 17	One Main Financial	2,000 SF
■ Suite 18	Available	2,625 SF
■ Suite 19	Southern Taste Diner	2,625 SF
■ Suite 20	Virginia ABC Store	4,000 SF
■ Suite 21	Premier Dance Academy	2,400 SF
■ Suite 22	Big Lots	36,912 SF
■ Suite 23	Richmond Aquarium	3,600 SF
■ Suite 24	Available	1,600 SF
■ Suite 25	Available	2,000 SF
■ Suite 26	Victory Lane Auto Sales	15,000 SF
■ ATM Pad	Chase Bank	114 SF

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# AREA RETAIL

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# ADDITIONAL PHOTOS

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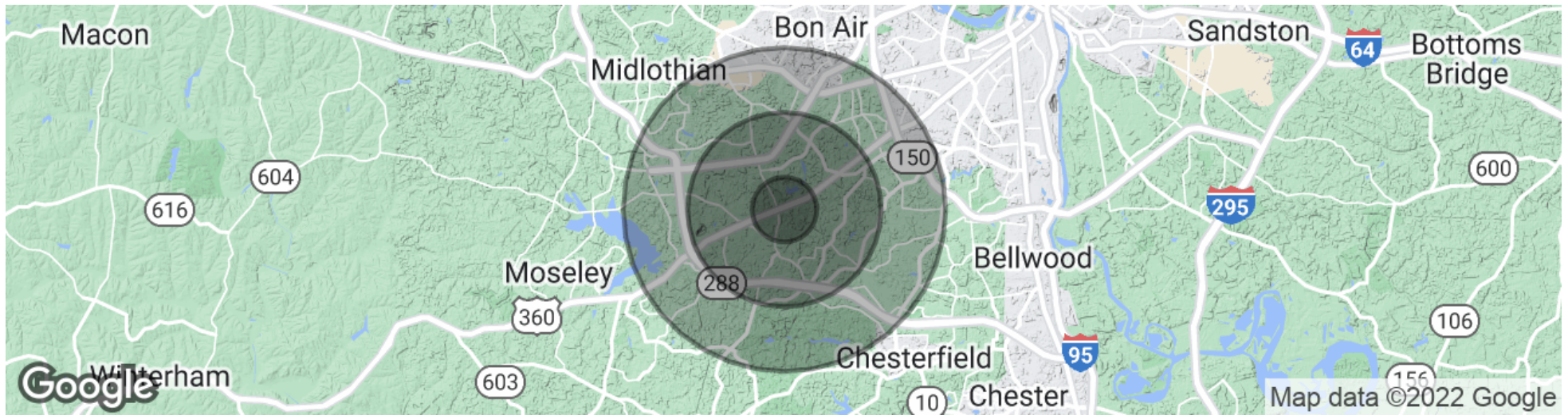
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# DEMOGRAPHICS MAP & REPORT



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,602	48,923	132,184
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,849	18,292	49,317
Average HH Income	\$87,006	\$92,139	\$90,688

\* Derived from 2021 ESRI data

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