

OFFICE BUILDING FOR SALE

17301 MEMORIAL TOURNAMENT DRIVE | MOSELEY, VA 23120

FEATURES

- **3,583 SF Office Building on 4.134 Acre Lot For Sale.**
- **Zoned: R9.**
- **Built in 2014.**
- **Located at the signalized intersection of Hull Street Road and Magnolia Green Parkway.**
- Located at the entrance to *Magnolia Green*, the Fastest Growing Master-Plan Community in Chesterfield (www.magnoliagreen.com)
- Award-winning resort-style community with over 4,055 units, ranging from the low \$200's to \$1 million and up.
- Includes 18-hole championship golf course, community center, hiking trails and sports courts..
- Planned Powhite Parkway extension with direct access to *Magnolia Green*.
- Located in Western Chesterfield's fastest growing, affluent neighborhoods.

SPACE TYPE	Office Building For Sale		
AVAILABLE SPACE	3,583 SF Building on 4.134 AC		
ASKING PRICE	\$3,700,000		
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2020 Population	3,331	19,119	45,853
Avg HHH Income	\$155,015	\$145,082	\$134,551
Daytime Employment	204	1,701	8,360
Traffic Count	24,000 VPD on Hull Street Road		

* Detailed demographics upon request



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 Top Broker Award

RETAIL BROKERS
 NETWORK

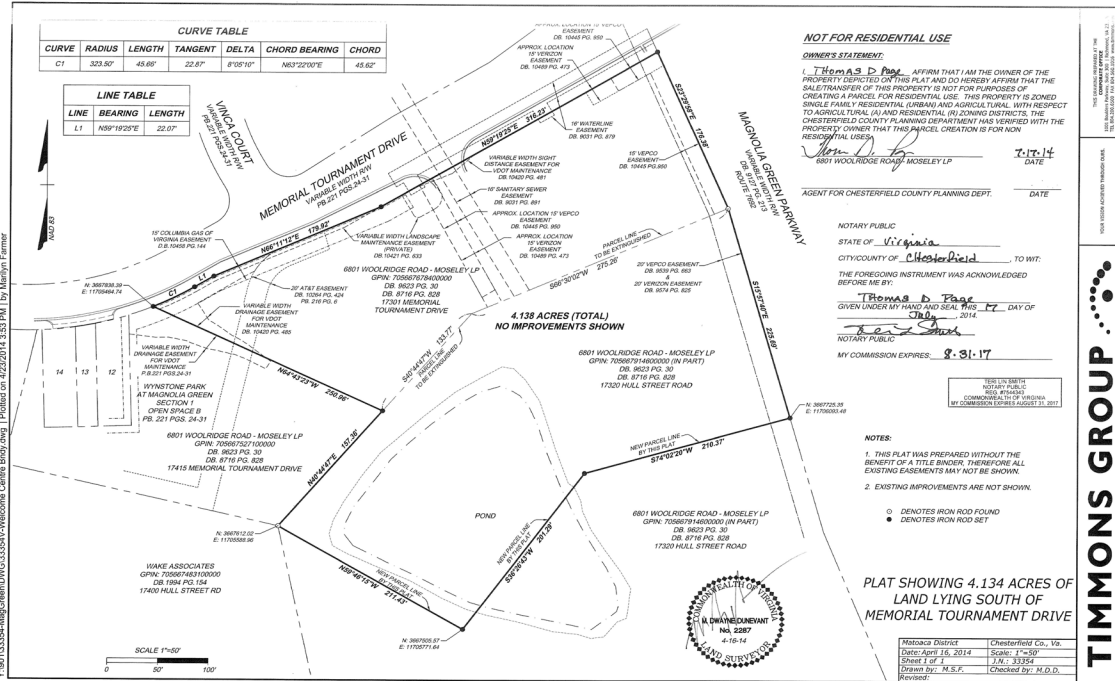
Taylor Long
PROPERTIES
 Commercial Real Estate



AERIAL / PHOTO

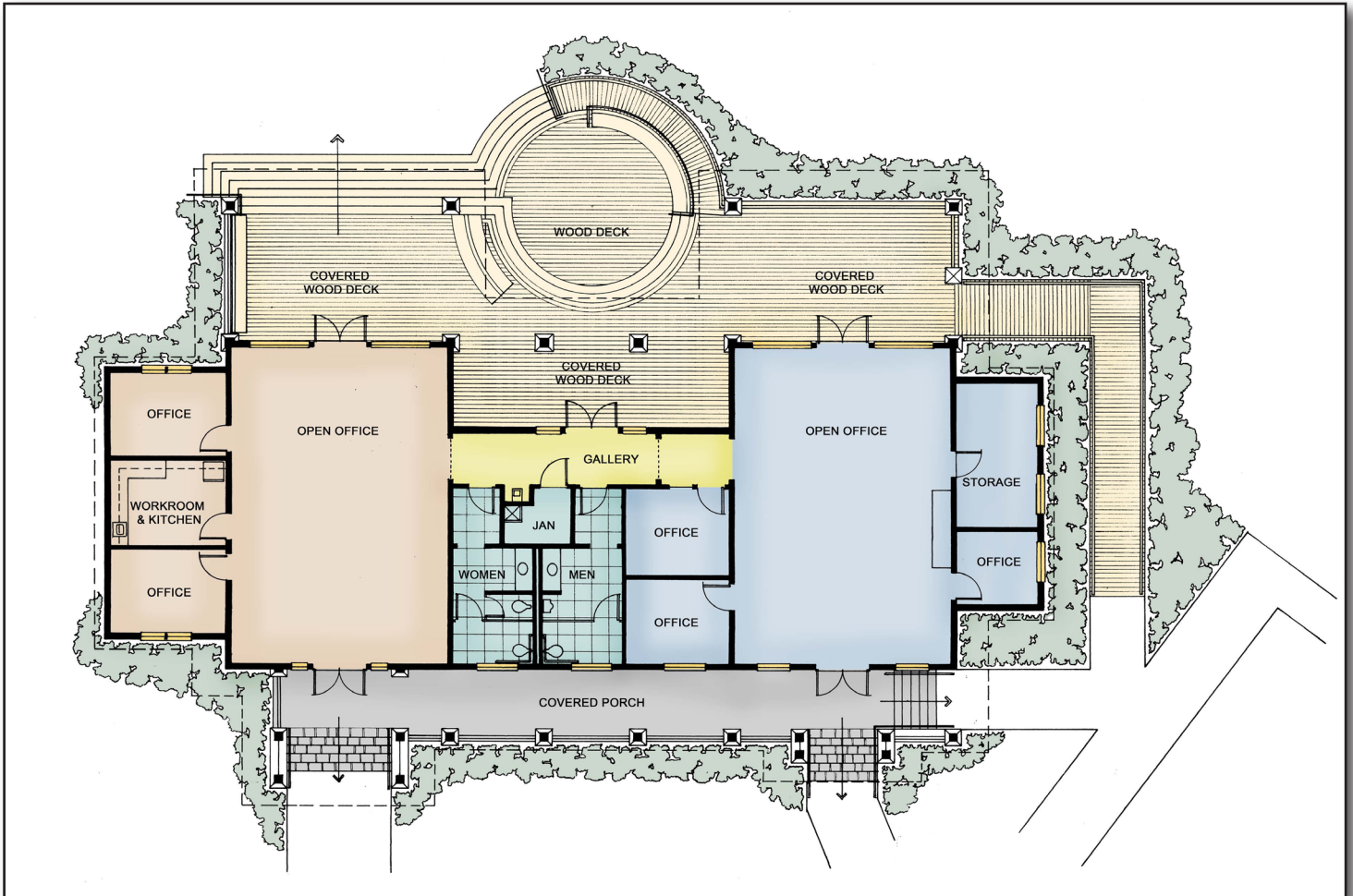


PLAT



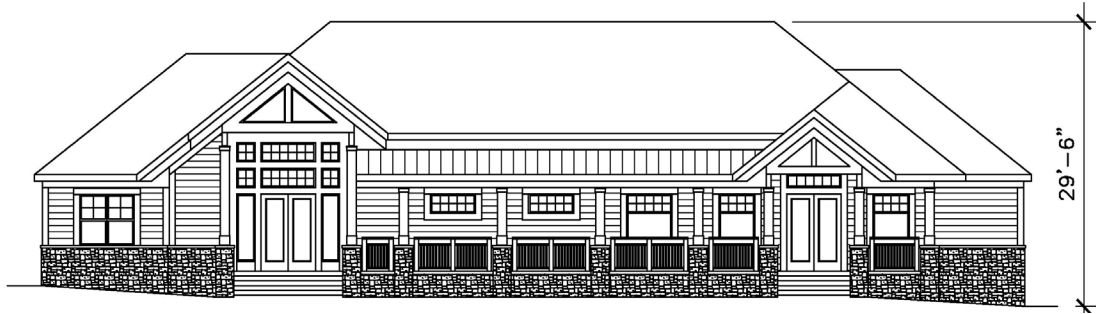


PHOTOS



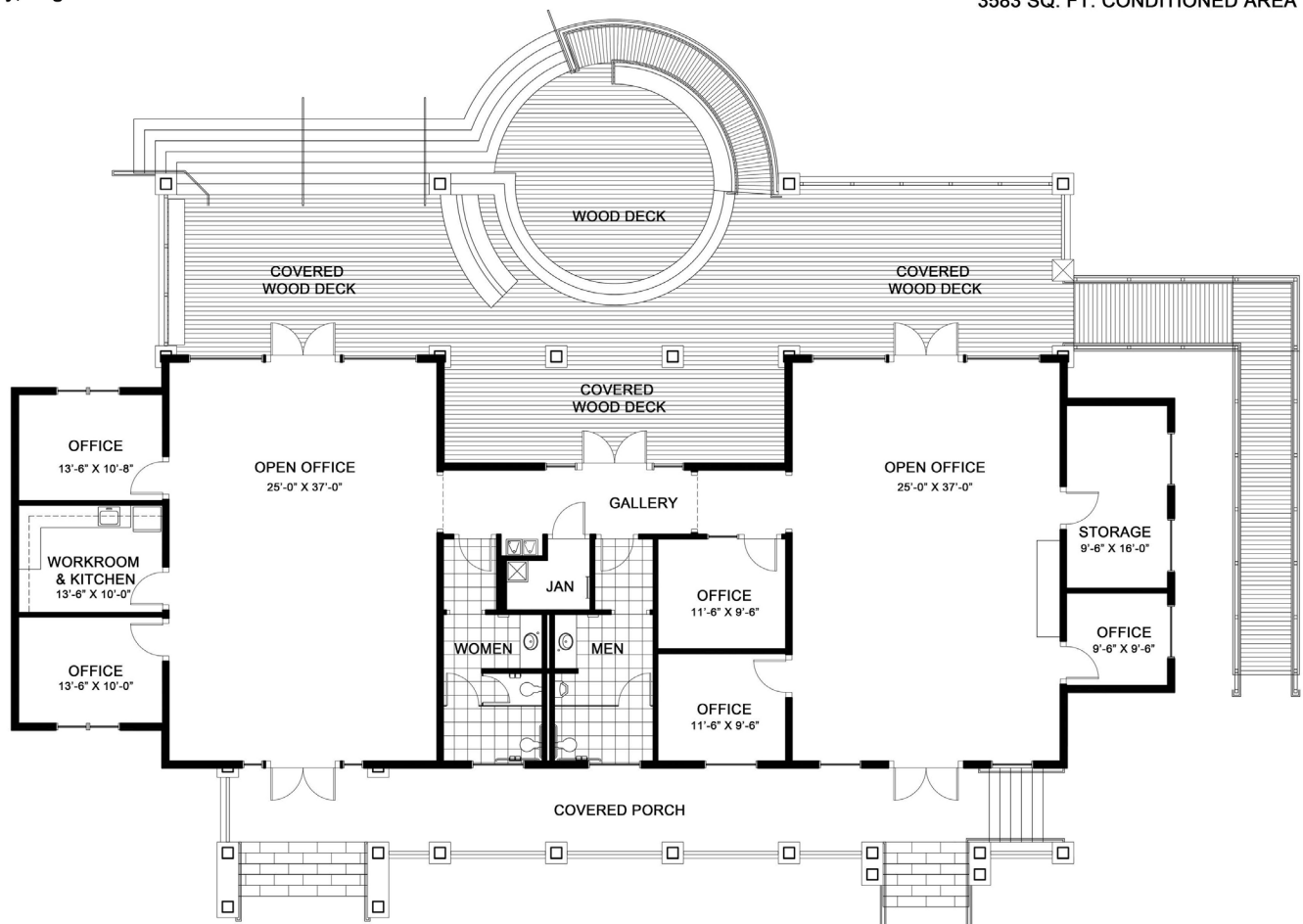


BUILDING PLAN



MAGNOLIA GREEN Moseley, Virginia

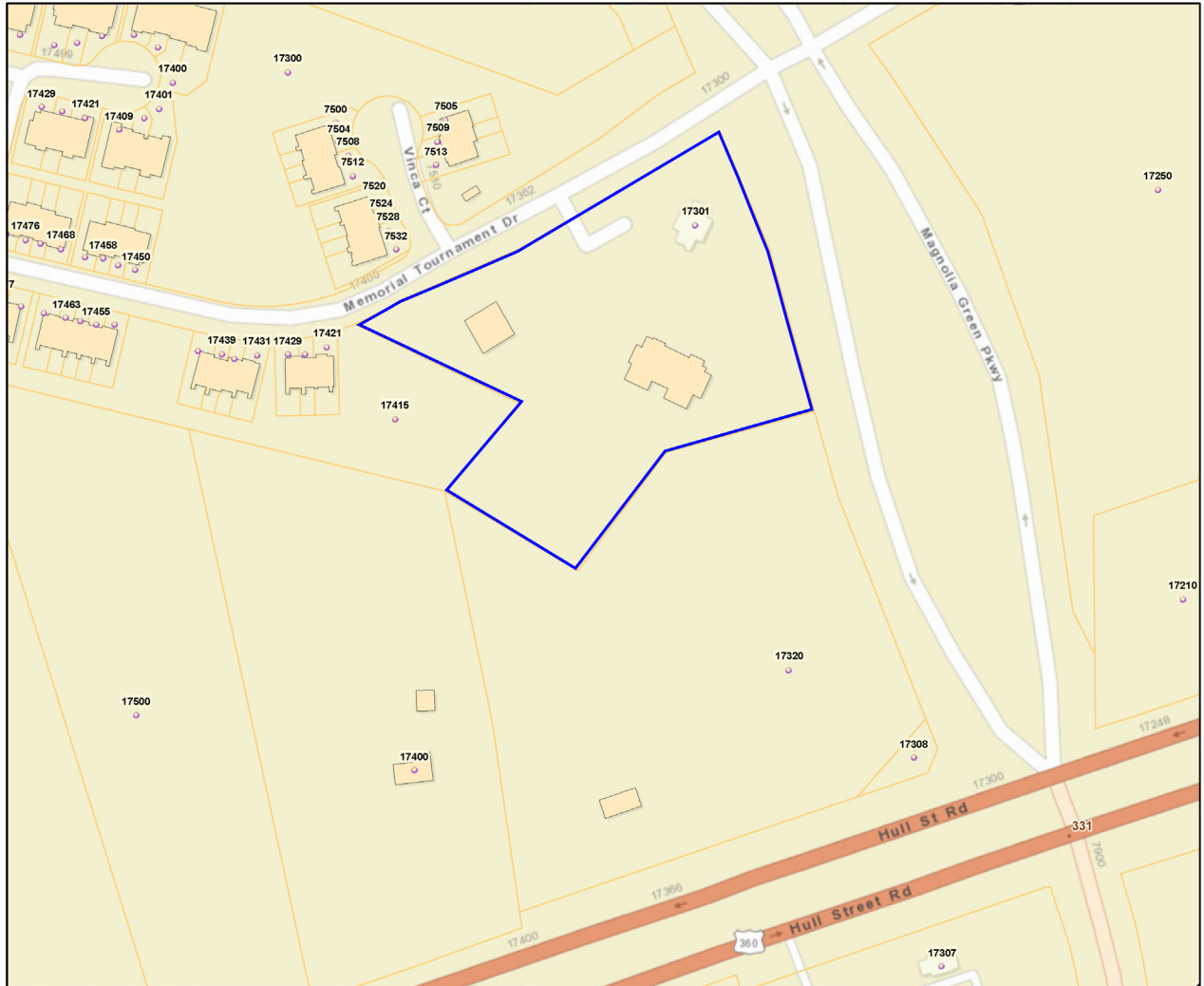
OFFICE BUILDING 3583 SQ. FT. CONDITIONED AREA





PARCEL

Chesterfield County, Virginia



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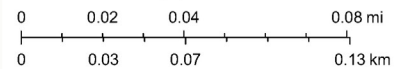
Address Points

Building Footprints

Building

Parcels

1:2,257

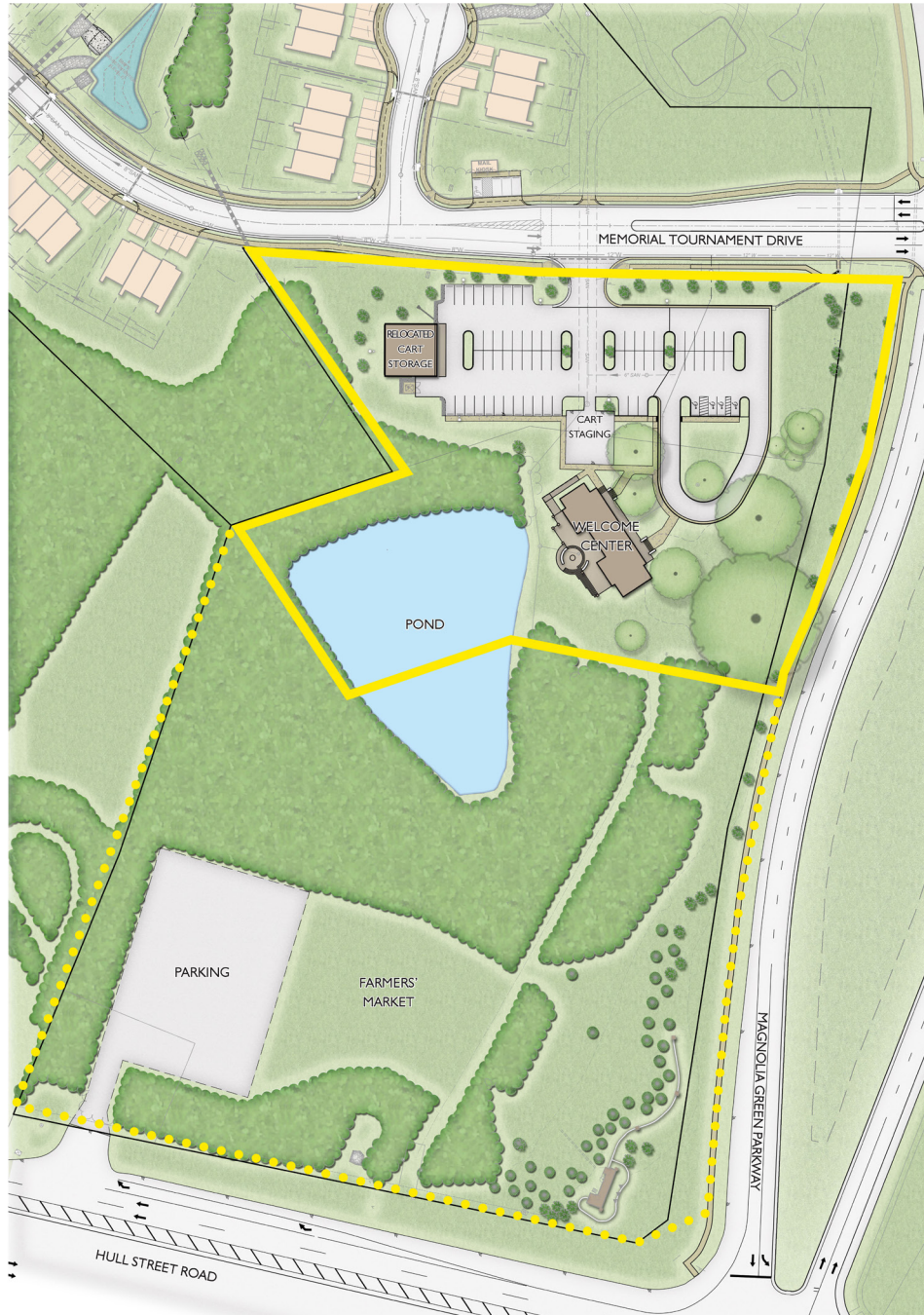


Chesterfield County, Virginia
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SITE PLAN





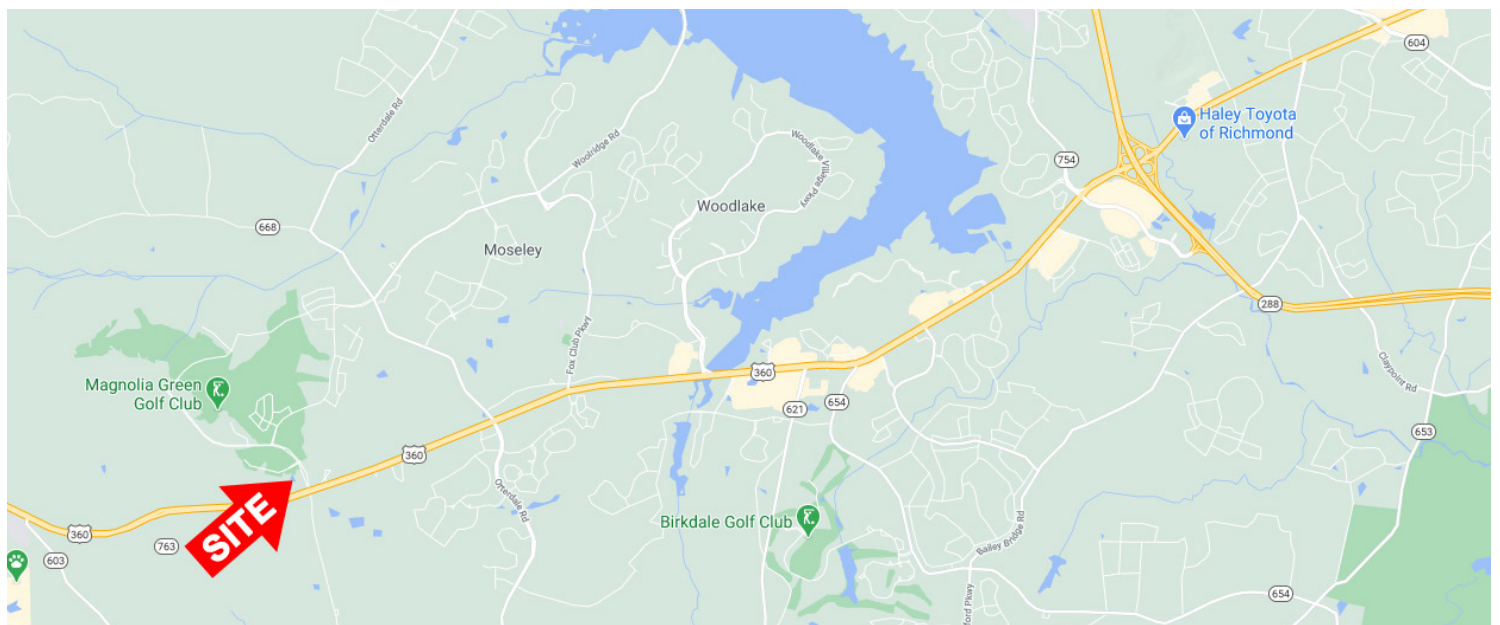
MASTER DEVELOPMENT PLAN

MAGNOLIA GREEN – MASTER DEVELOPMENT PLAN





AERIAL / MAP



ELEVATION

