

UNIQUE VENUE AVAILABLE MAGNOLIA GREEN

Taylor Long
PROPERTIES
Commercial Real Estate

UNIQUE VENUE AVAILABLE
FOR SALE OR FOR LEASE

17301 Memorial Tournament Drive
Moseley, VA 23120



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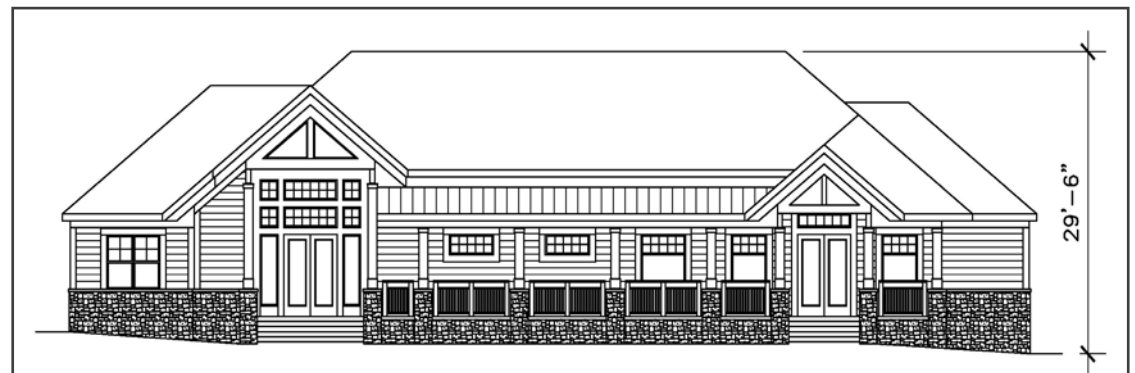
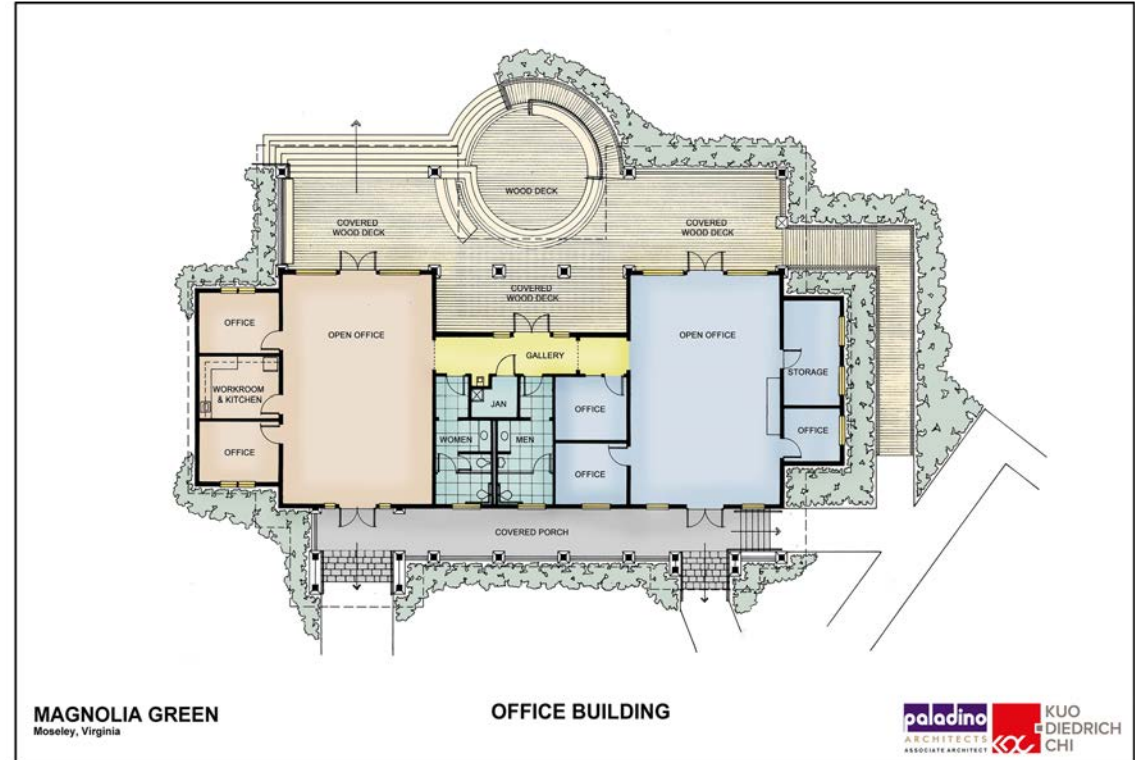
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FEATURES / CONCEPTUAL PLAN

FEATURES

- **3,583 SF Unique Venue on 4.134 Acre Lot For Lease.**
- **Planned Powhite Parkway extension with direct access to Magnolia Green.**
- **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.
- Located in Western Chesterfield's fastest growing, affluent neighborhoods.



SPACE TYPE	Unique Venue Available
AVAILABLE SPACE	3,583 SF Building on 4.134 AC
ASKING PRICE	Ask Agent

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2022 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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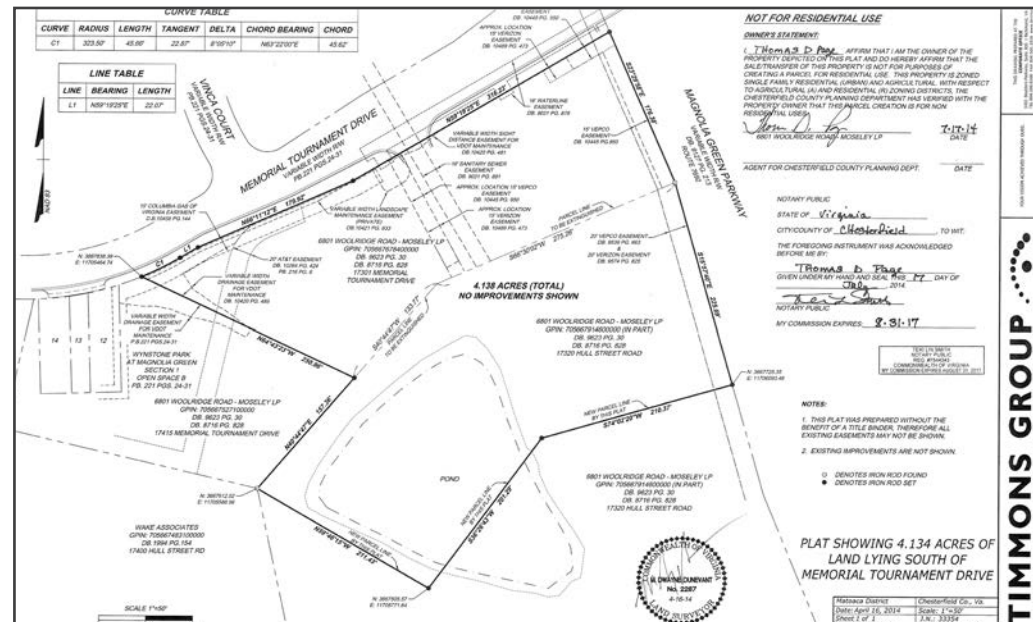
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PARCEL



PLAT



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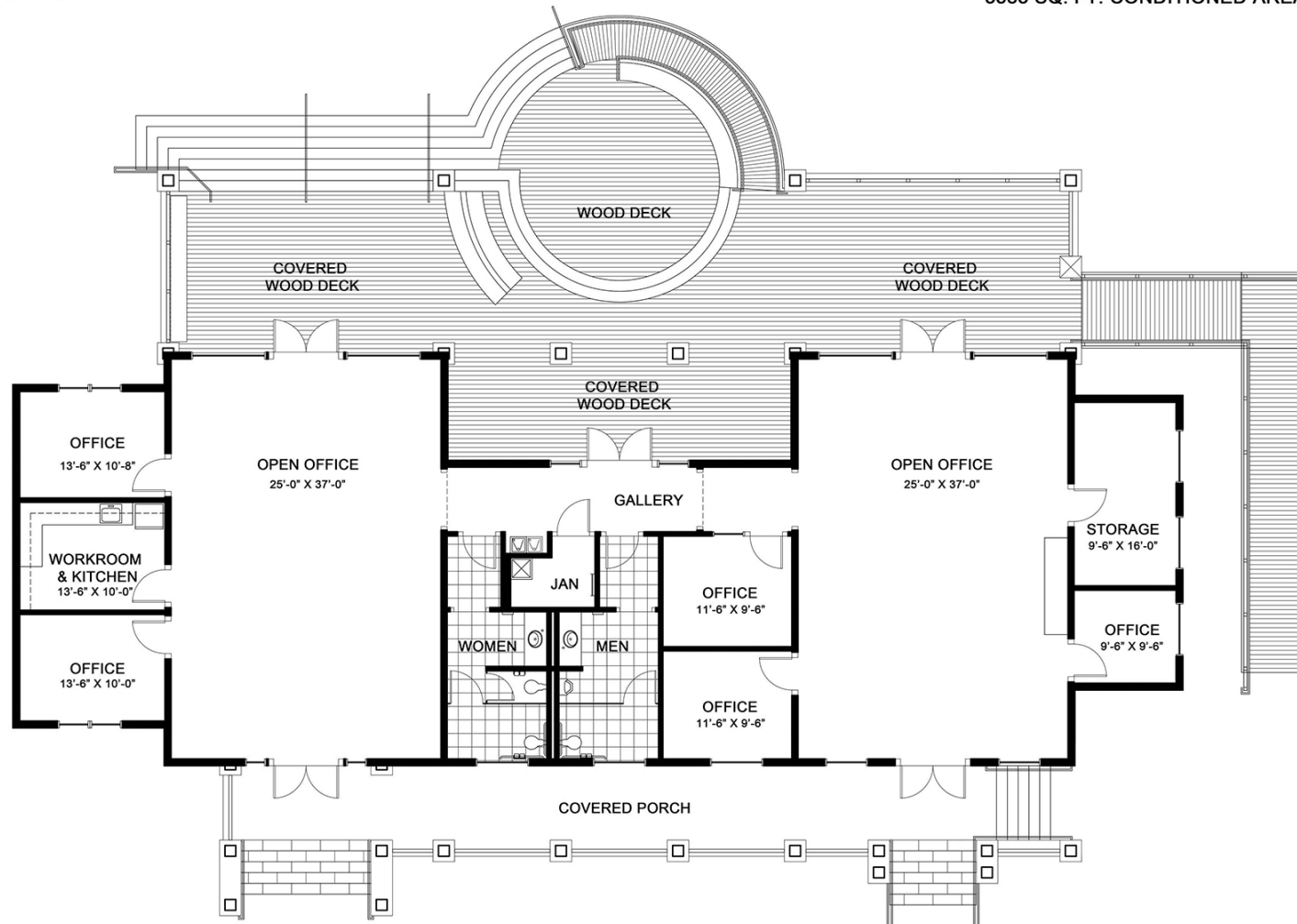
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BUILDING PLAN

MAGNOLIA GREEN Moseley, Virginia

OFFICE BUILDING 3583 SQ. FT. CONDITIONED AREA



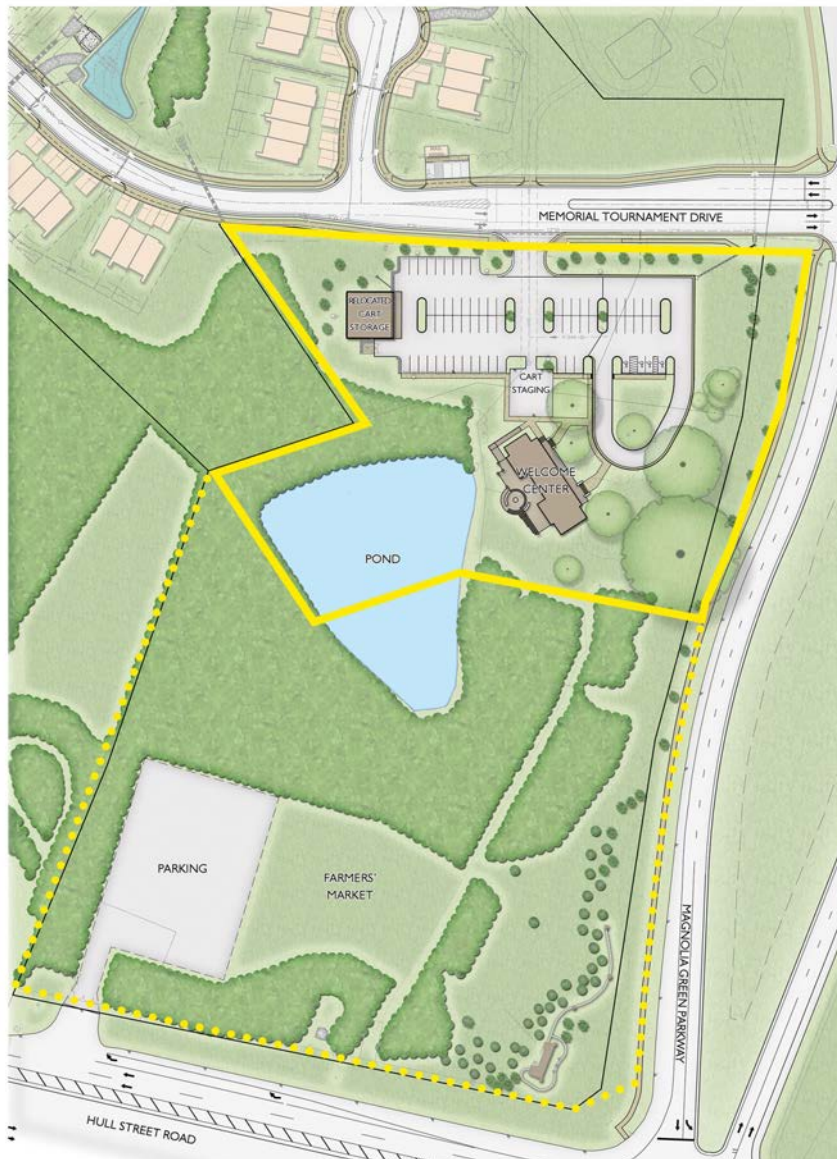
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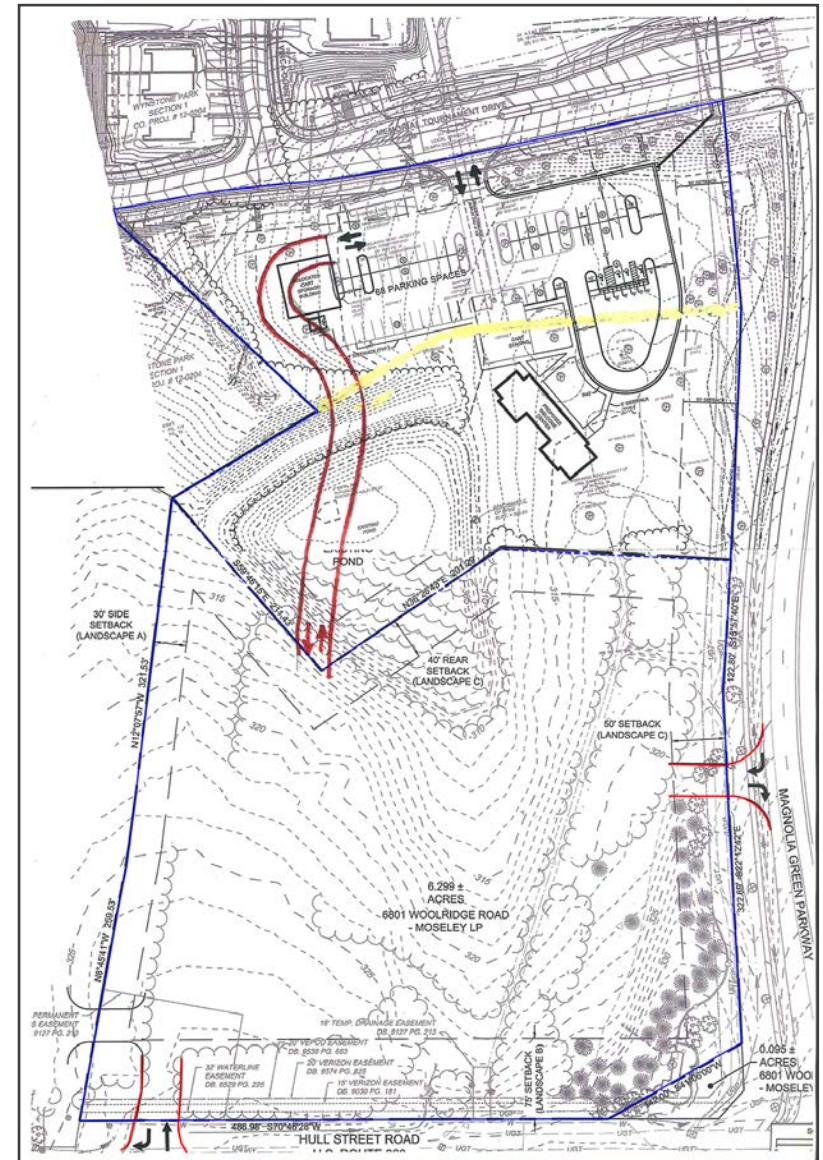
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SITE PLAN



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ELEVATION



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MASTER DEVELOPMENT PLAN



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AERIAL



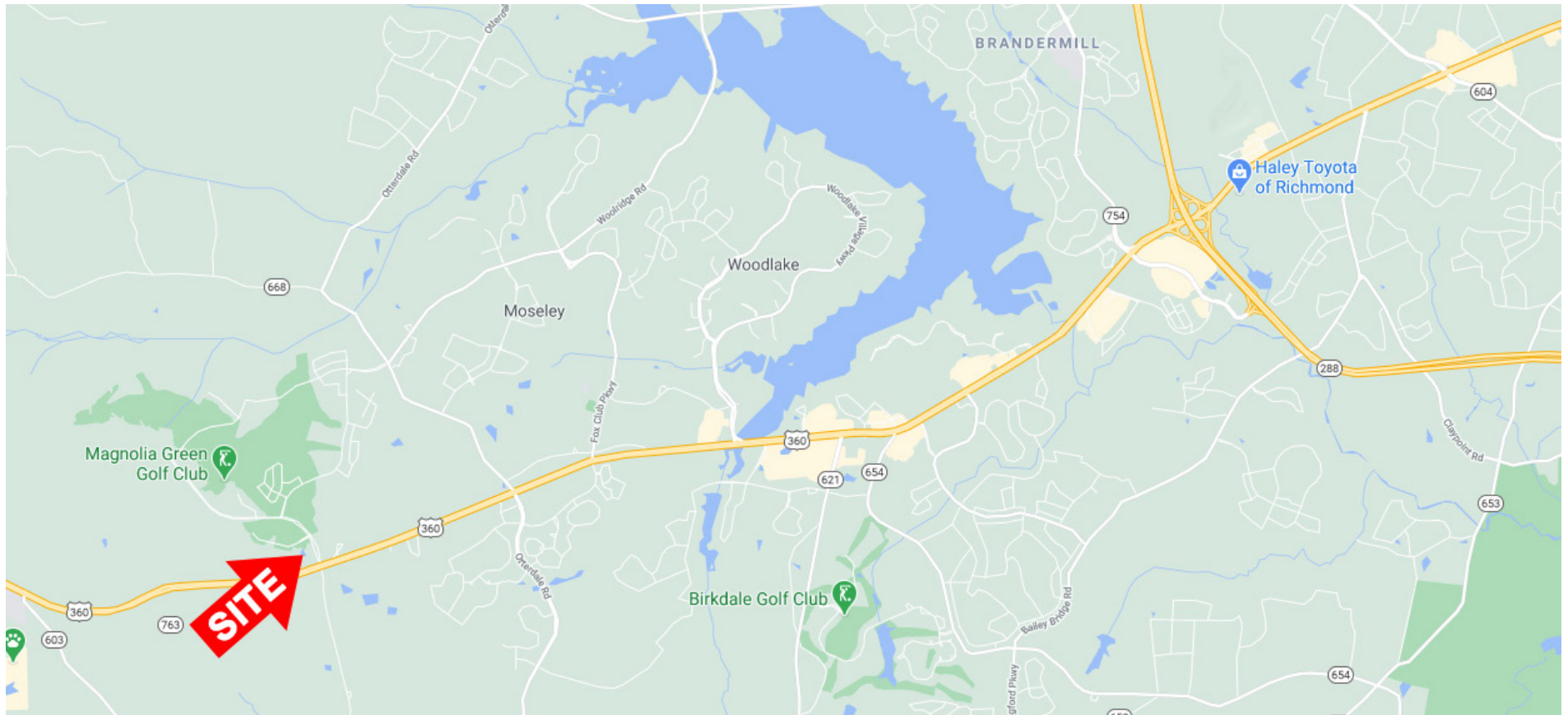
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MAP



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