

Circle Plaza

425-527 Belt Blvd.
3900-3920 Hull St. Rd.
Richmond, VA 23224



key features

- located at the primary retail intersection of the near south side of Richmond, which includes Roses, Citi Trends, U-Haul, and McDonald's
- national co-tenancy includes Oak St. Health, Boost Mobile, and Subway
- highly visible and accessible outlot and endcaps available
- daily traffic counts: 28,000 on Belt Blvd. and 32,000 on Hull Street Road / U.S. 360

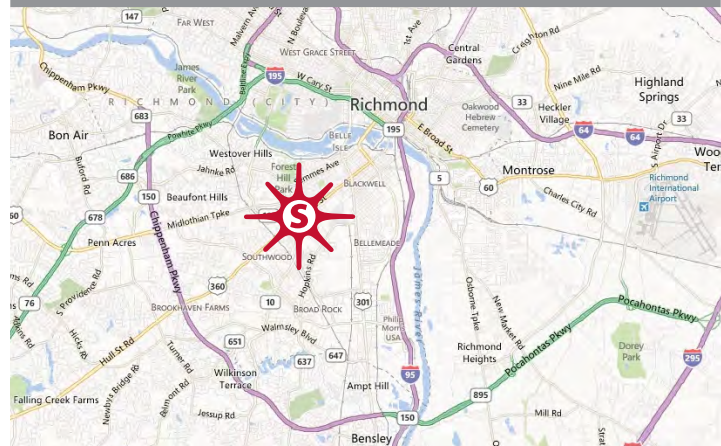
demographics

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| population | 13,576 | 91,984 | 259,973 |
| households | 5,452 | 41,196 | 117,524 |
| avg. household income | \$70,259 | \$82,393 | \$99,578 |
| daytime population | 9,782 | 68,385 | 208,034 |

2025 estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

retail space for lease
ground for lease

970-27,580 sf
±0.75 ac



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| UNIT | TENANT | DIMS. | S.F. |
|---------|----------------------------|-----------------|--------|
| 425 | SUBWAY | 54.7 x 28.5 IRR | 1,554 |
| 427 | AIDA AFRICAN HAIR BRAIDING | 12.5 x 54 | 674 |
| 429 | AVAILABLE | 31 x 70 IRR | 2,365 |
| 431 | METRO BY T-MOBILE | 28 x 70 | 1,960 |
| 433 | AVAILABLE | 18 x 70 | 1,260 |
| 435 | AVAILABLE | 15 x 70 | 1,050 |
| 437-439 | AVAILABLE - END CAP | 48 x 98 IRR | 3,908 |
| 441 | CASA LATINA MARKET | 110 x 162 IRR | 16,890 |
| 445 | AVAILABLE | 34 x 152 IRR | 5,075 |
| 449-A | AVAILABLE | 33 x 227 | 7,433 |
| 449-B | AVAILABLE | 121 x 227 IRR | 27,580 |
| 449-E | AVAILABLE | 67.5 x 148 | 10,007 |
| 449-F | THE HAIR PALACE | 40 x 148 IRR | 10,580 |
| 451 | AVAILABLE | 50 x 122 | 6,220 |
| 451-A | QUEEN'S INT'L RESTAURANT | 17 x 80 | 1,360 |
| 451-B | SKYLINE NAILS | 15 x 80 | 1,200 |
| 451-C | TEAM BARBER & SALON | 17.5 x 80 | 1,400 |
| 451-D | TOTAL BY VERIZON | 15 x 80 | 1,200 |
| 451-E | AVAILABLE | 57 x 80 | 4,560 |
| 451-H | AVAILABLE | 108 x 158 IRR | 15,500 |
| 525 | AVAILABLE | 22 x 44 | 970 |
| 527 | SLEEKMEPLZ | 22 x 46 | 1,012 |

3900-3916 hull st.

| UNIT | TENANT | DIMS. | S.F. |
|--------|---------------------|---------------|--------|
| 3900 | OAK ST. HEALTH | 100 x 166 IRR | 15,830 |
| 3902 | AVAILABLE | 50 x 166 | 8,300 |
| 3904 | AVAILABLE | 36 x 80 | 2,905 |
| 3904-A | FAMILY DENTAL | 39 x 86 IRR | 3,726 |
| 3904-B | SUNNY COIN LAUNDRY | 36 x 86 | 2,905 |
| 3906 | DOMINO'S PIZZA | 25 x 86 IRR | 2,268 |
| 3908 | AVAILABLE | 145 x 92 IRR | 10,446 |
| 3910 | RED ROSESE BOUTIQUE | 20 x 60 | 1,200 |
| 3912 | BOOST MOBILE | 30 x 100 | 3,011 |
| 3914 | ABRAHIM JEWELER | 18 x 50 | 900 |
| 3916 | SIM'S SEAFOOD | 25 x 50 | 1,250 |

outlots

| UNIT | TENANT | DIMS. | S.F. |
|------|-------------------------------|---------------|-------|
| 415 | WELLS FARGO | 60 x 30 IRR | 1,800 |
| 511 | CHARLEYS CHEESESTEAKS & WINGS | 77.3 x 48 IRR | 3,446 |
| 3818 | COIN LAUNDRY | 40 x 90 | 3,600 |

future development

| UNIT | TENANT | AC |
|------|----------------------------|-------|
| 3812 | POTENTIAL OUTLOT BUILDING | |
| 3920 | AVAILABLE FOR GROUND LEASE | ±0.75 |

