

Richmond Commons

2801 Hicks Rd.
Richmond, VA 23235
Chesterfield County



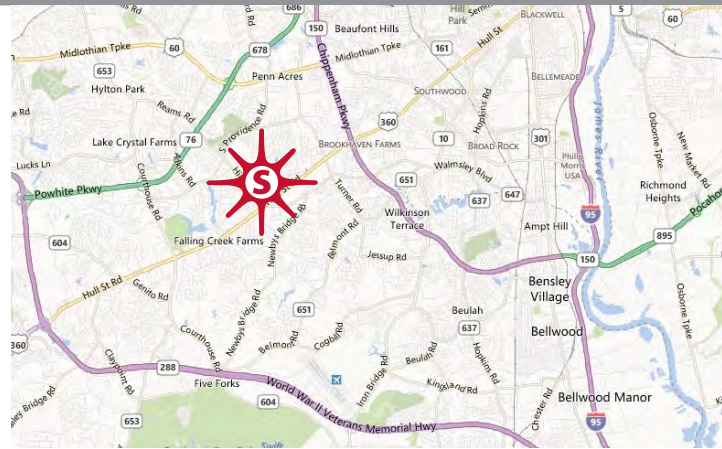
key features

- adjacent to high-volume Kroger and Bojangle’s
- outlot for ground lease
- will split parcel to modify specific use
- daily traffic counts: 40,000 on Hull Street Road and 11,000 on Hicks Road

demographics

	1 mile	3 miles	5 miles
population	4,458	62,216	165,407
households	1,788	23,910	64,680
avg. household income	\$108,006	\$102,090	\$95,406
daytime population	1,953	30,470	100,688

2023 estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography



land for lease ±1.756 acres

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