

# 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 Citi Trends, U-Haul, Subway, and McDonald's
- national co-tenancy includes Save-A-Lot, It's Fashion Metro, Boost Mobile, and Subway
- highly visible and accessible outlot and end cap available
- daily traffic counts: 28,000 on Belt Blvd. and 32,000 on Hull Street Road / U.S. 360

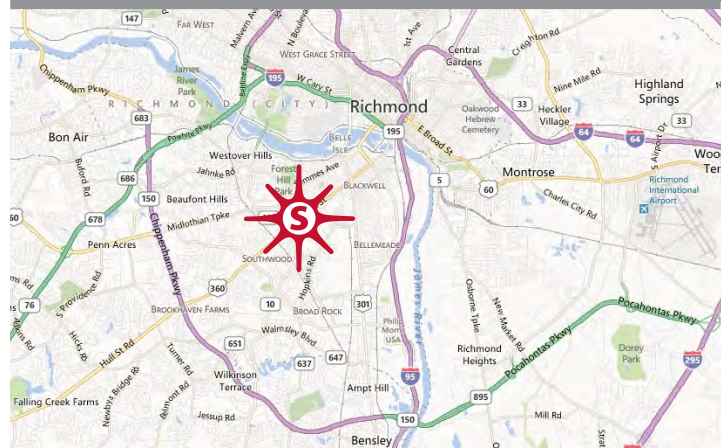
## demographics

	1 mile	3 miles	5 miles
population	14,675	87,716	250,603
households	5,903	38,370	110,692
avg. household income	\$61,878	\$76,303	\$91,615
daytime population	7,338	56,458	200,538

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

retail space for lease  
ground for lease

970-29,984 sf  
±0.5 ac



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## 425-527 belt blvd.

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
435-439	AVAILABLE - END CAP	63 x 98 IRR	4,958
441	SAVE-A-LOT	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	121.5 x 227.7 IRR	29,984
449-E	IT'S FASHION METRO	67.5 x 148	10,007
449-F	AVAILABLE	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	AVAILABLE	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	ORANGE BEAUTY SUPPLIES	50 x 166	8,300
3904	AVAILABLE	36 x 80	2,905
3904-A	DENTAL DREAMS	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	FIRESTONE	145 x 92 IRR	10,446
3910	AVAILABLE	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	OUTLOT AVAILABLE	
3920	AVAILABLE FOR GROUND LEASE	±0.5

