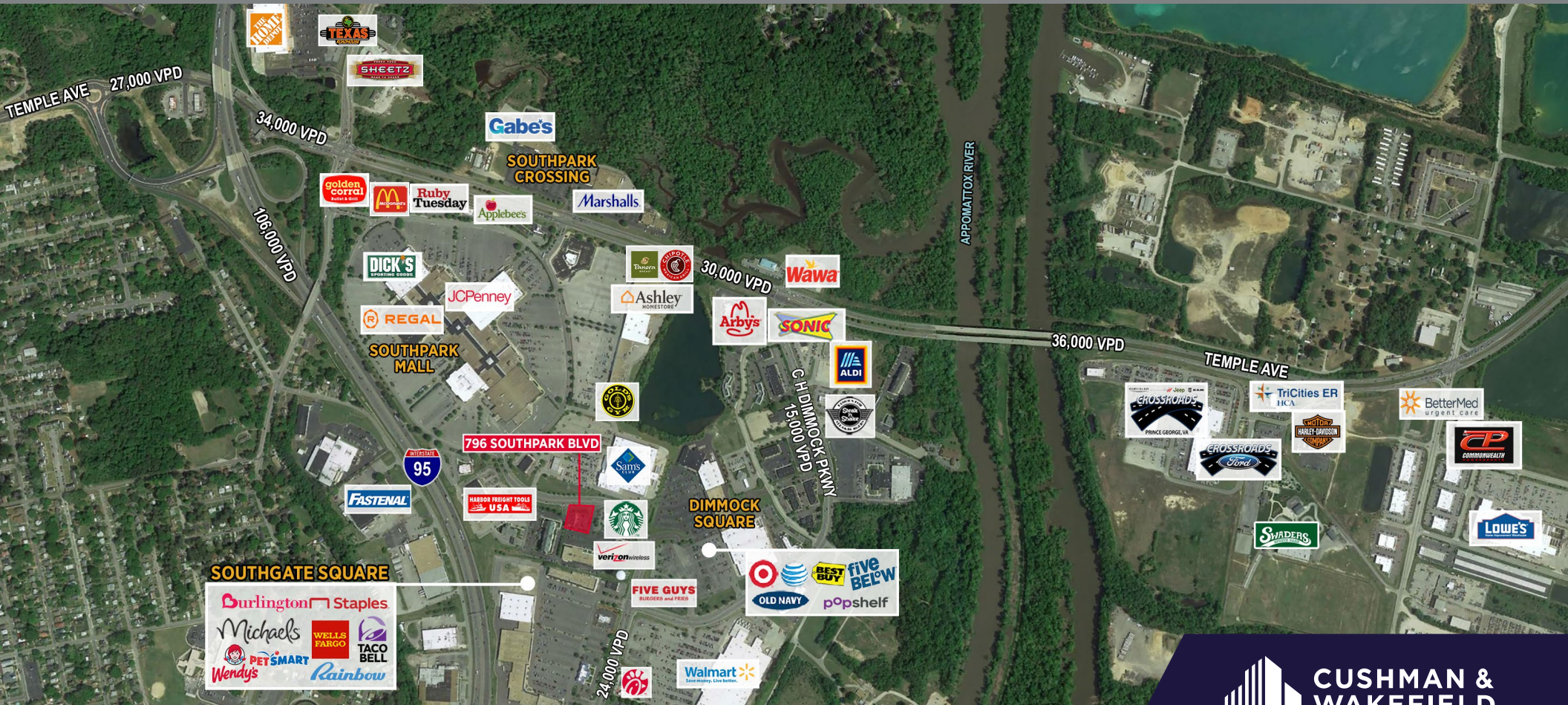


796 Southpark Boulevard

Colonial Heights, VA

4,863 SF SPACE AVAILABLE | FOR LEASE



As Owner/Agent:

CONNIE JORDAN NIELSEN | connie.nielsen@thalhimer.com | 804 697 3569

ALICIA BROWN | alicia.brown@thalhimer.com | 804 697 3483



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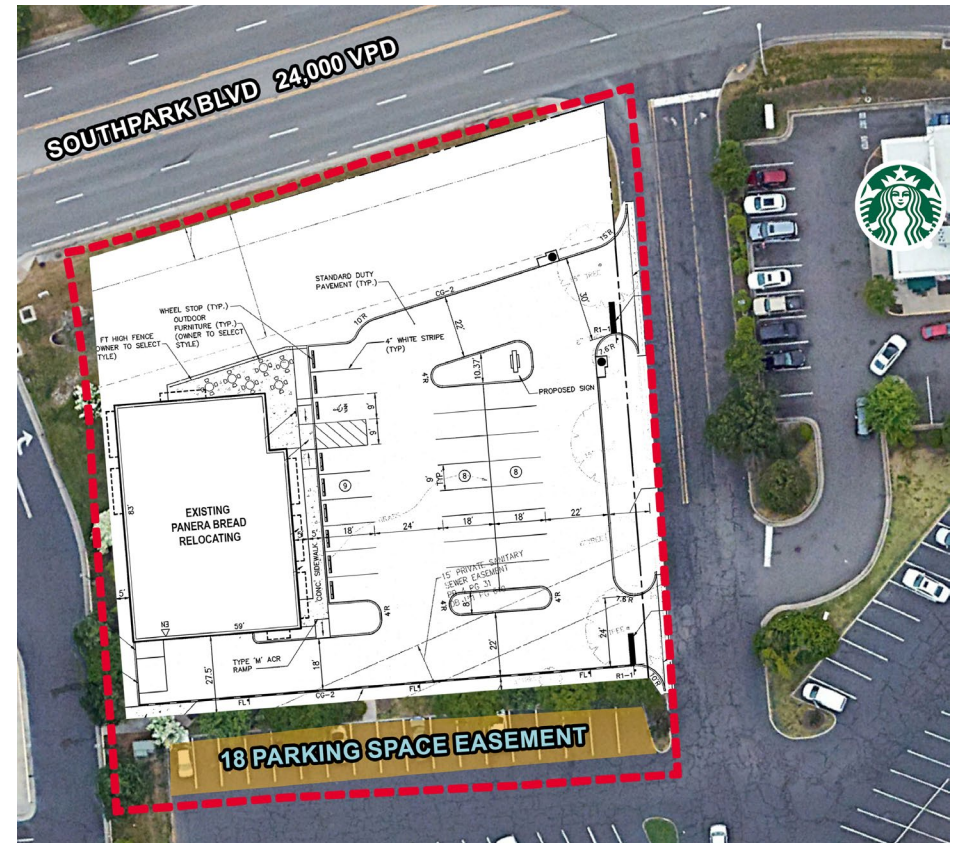
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796 Southpark Boulevard

Colonial Heights, VA

FEATURES

- 4,863 SF Freestanding Building (Potential Subdivision)
- Proven Restaurant Location
- Excellent Visibility
- Close proximity to Fort Gregg-Adams Army Base
- 24,000 VPD – Southpark Boulevard

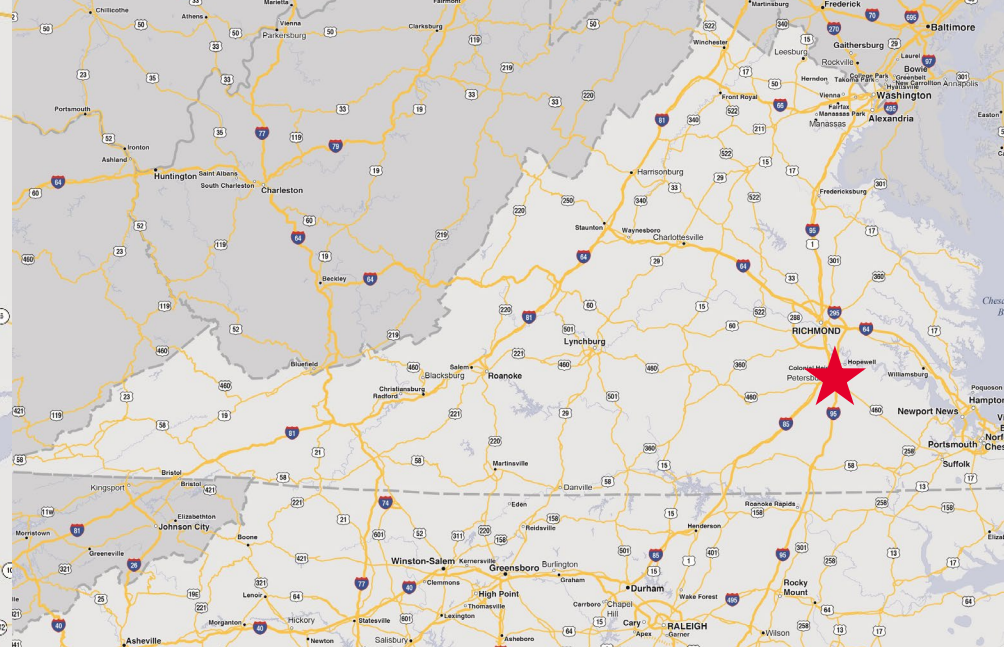
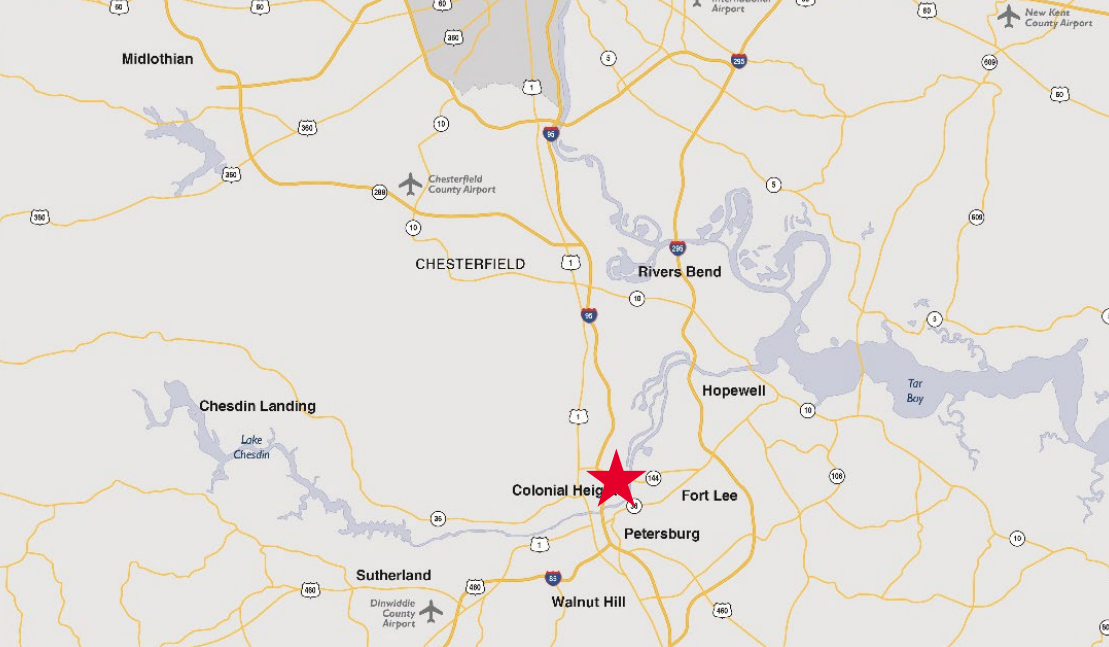


Demographics

	1 Mile	3 Miles	5 Miles
Population	3,693	49,878	98,510
No. of Households	1,535	17,624	35,175
Daytime Population	8,460	52,142	101,005
Avg. HH Income	\$120,641	\$95,884	\$95,137
Employees	3,940	18,410	34,900

Join Nearby Retailers & Co-Tenants





796 Southpark Boulevard

Colonial Heights, VA

For more information, please contact:

Connie Jordan Nielsen | connie.nielsen@thalhimer.com | 804 697 3569

Alicia Brown | alicia.brown@thalhimer.com | 804 697 3483



Thalhimer Center
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Glen Allen, VA 23060
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