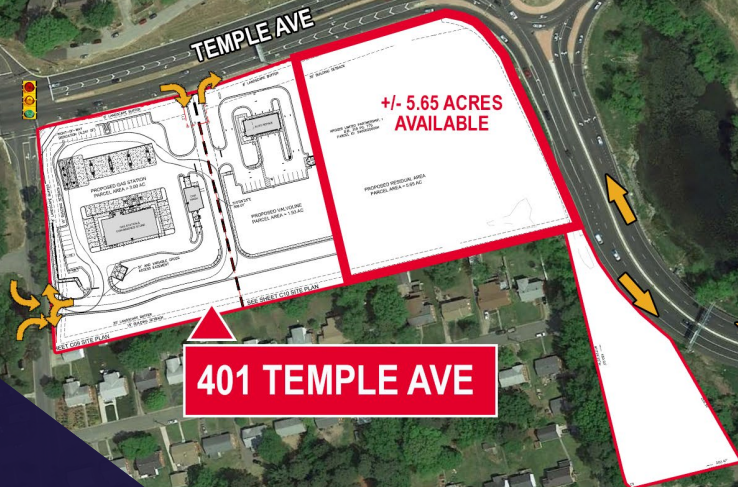


FOR GROUND LEASE/SALE



*Excellent
Visibility &
Access to I-95!*

401 TEMPLE AVE

COLONIAL HEIGHTS, VA

Alex Wotring
804 344 7163
alex.wotring@thalhimer.com

Annie O'Connor
804 697 3451
annie.oconnor@thalhimer.com



THALHIMER

PROPERTY FEATURES

0.75 – 5.65 ACRE PAD SITES

AVAILABLE

OVER 800 FT OF FRONTAGE

ALONG TEMPLE AVE (27,000 VPD)

EASY ACCESS TO I-95

(109,000 VPD – I-95)

CROSS ACCESS THROUGHOUT DEVELOPMENT

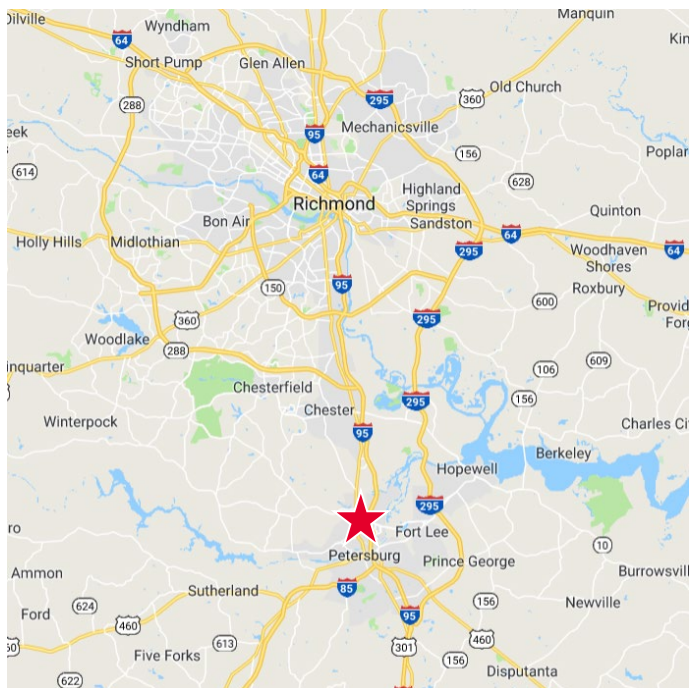
WITH EXISTING SIGNALIZED INTERSECTION & SECOND CURB CUT
ONTO TEMPLE AVENUE

Join Nearby Retailers

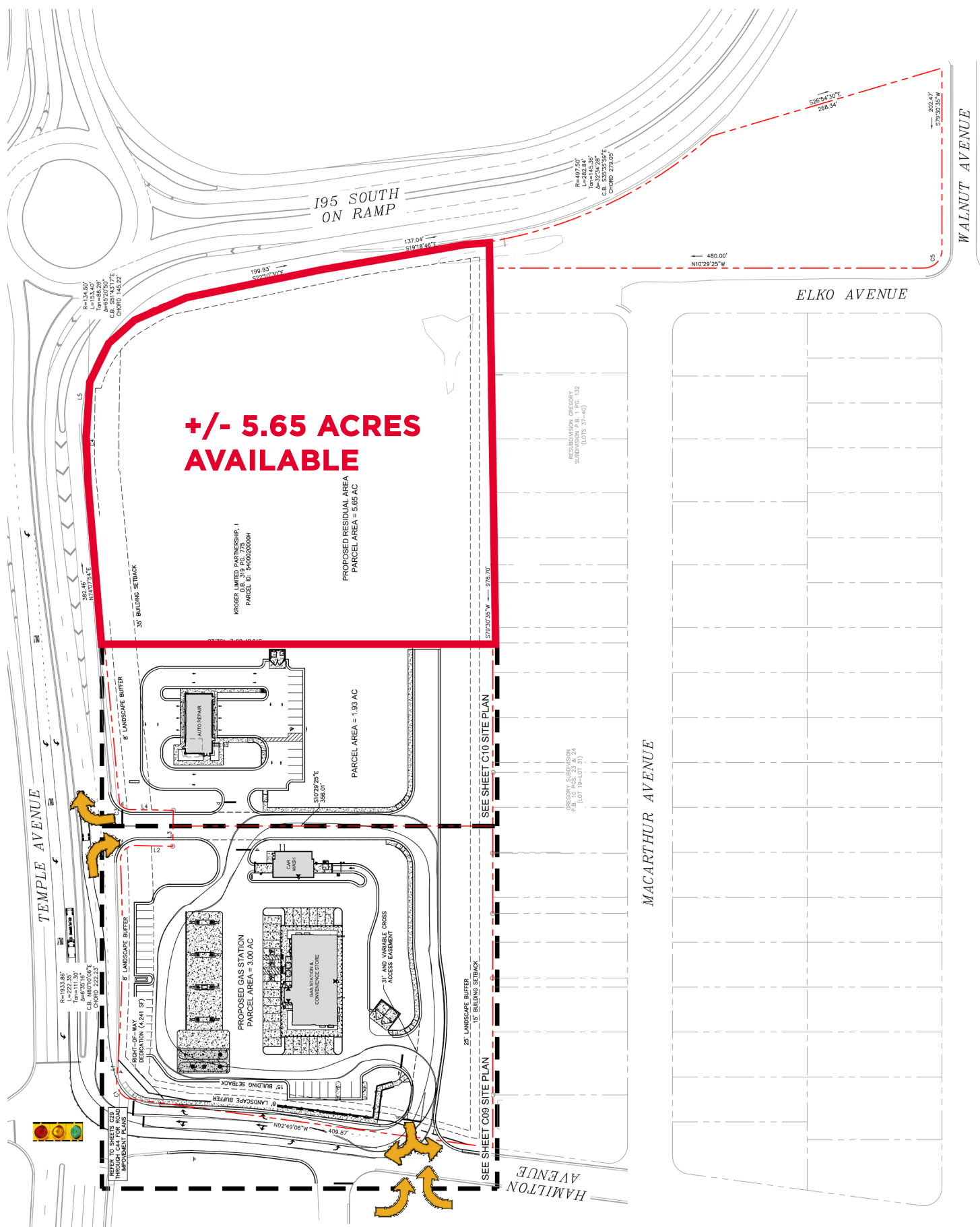


Demographics

	1 Mile	3 Miles	5 Miles
Population	3,207	12,583	54,754
No. of Households	1,079	4,831	21,753
Avg. HH Income	\$170,071	\$143,477	\$116,181
Daytime Population	2,897	14,301	46,501



FLOOR PLAN





ALEX WOTRING

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ANNIE O'CONNOR

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**CUSHMAN &
WAKEFIELD**

THALHIMER

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