

106,000 VPD



± 40,000 SF



± 40,000 SF AVAILABLE

SOUTHGATE SQUARE

Colonial Heights, VA



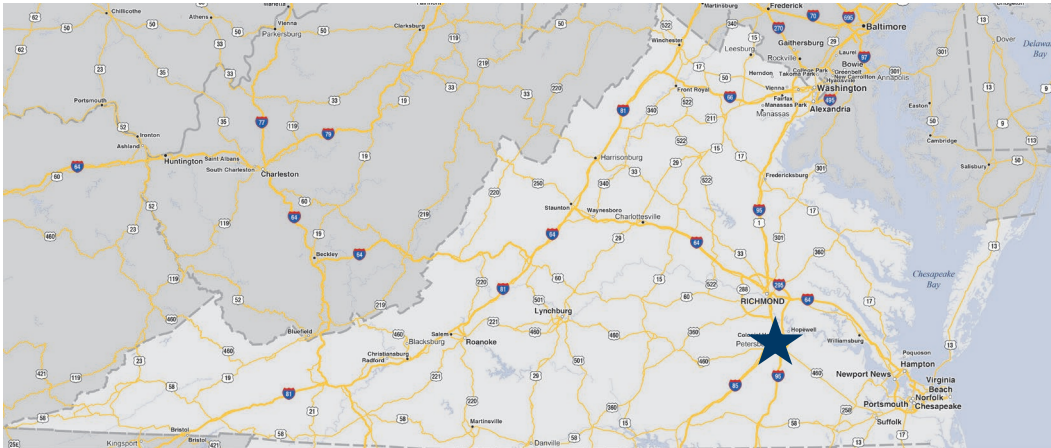
CUSHMAN &
WAKEFIELD

THALHIMER

Southgate Square

Colonial Heights, VA

- \pm 40,000 SF Anchor Space Available – potentially expandable
- Key retail hub between Richmond & North Carolina border
- Two main entrances, one signal
- Excellent visibility from I-95 and Southpark Blvd
- Close proximity to Fort Gregg-Adams Army Base (35,000+ personnel)



Demographics

	1 Mile	3 Miles	5 Miles
Population	3,631	43,853	84,429
No. of Households	1,524	16,947	32,548
Avg. HH Income	\$56,176	\$56,366	\$59,618
Daytime Population	7,035	22,053	35,299



Southgate Square

Colonial Heights, VA



Tenant List

#	Tenant
40	Zzaam Fresh Korean
42	Petsmart
48	GQ Menswear
52	Once Upon a Child
56	Hair Cuttery
60	Wild Ocean Sushi & Bar
64	Won's Wig Beauty
70	Hibbett Sport
72	Sweet Frog
78	Rent-A-Center
84	Staples
90	Michaels
108	Rainbow Shops
112	Burlington
114-116	AVAILABLE ± 40,000 SF
168	Milk & Honey
170-174	Los Banditos Restaurant
176	Pro Nails
180-182	Smoke Friendly
184	Cricket Wireless
190	Tropical Smoothie Café
192	Rose Glam Hair Studio
194-200	China Buffet
202-204	Volcano Crab
690	Helzberg Diamonds



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