± 40,000 SF AVAILABLE

SOUTHGATE SQUARE

Colonial Heights, VA

ATTA

106,000 VPD 95

PETSMART



Burlington

± 40,000 SF

MHK

Staples

Michaels

ROC

sweet

HIBBET

Southgate Square Colonial Heights, VA

- <u>+</u> 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)

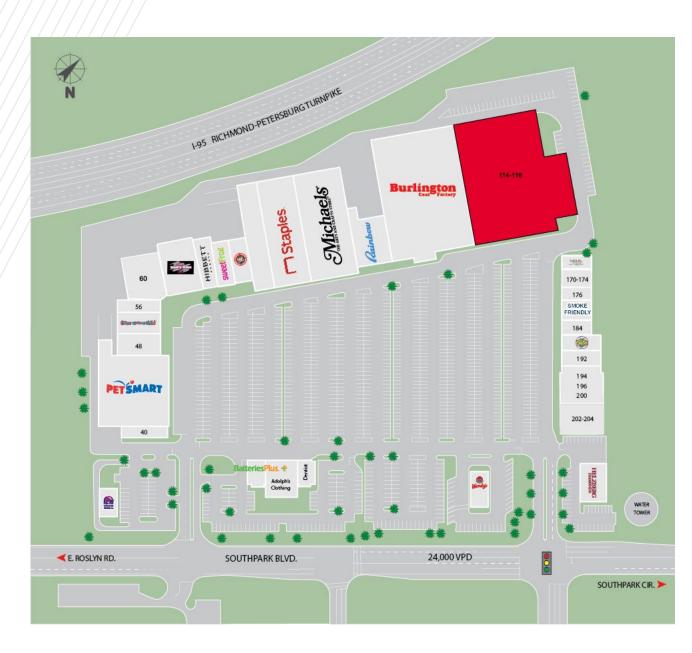


Demographics			
	1 Mile	3 Miles	5 Miles
Population	3,631	43,853	84,429
No. of Households	1,524	16,947	32,548
Avg. HH Income	\$56,176	\$56,366	\$59,618
Daytime Population	7,035	22,053	35,299





Southgate Square Colonial Heights, VA



Topont Lio		
Tenant Lis	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 <u>+</u> 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	
192 194-200	Rose Glam Hair Studio China Buffet	



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