

FOR GROUND LEASE/SALE



Excellent
Visibility &
Access to I-95!

401 TEMPLE AVE
COLONIAL HEIGHTS, VA

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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

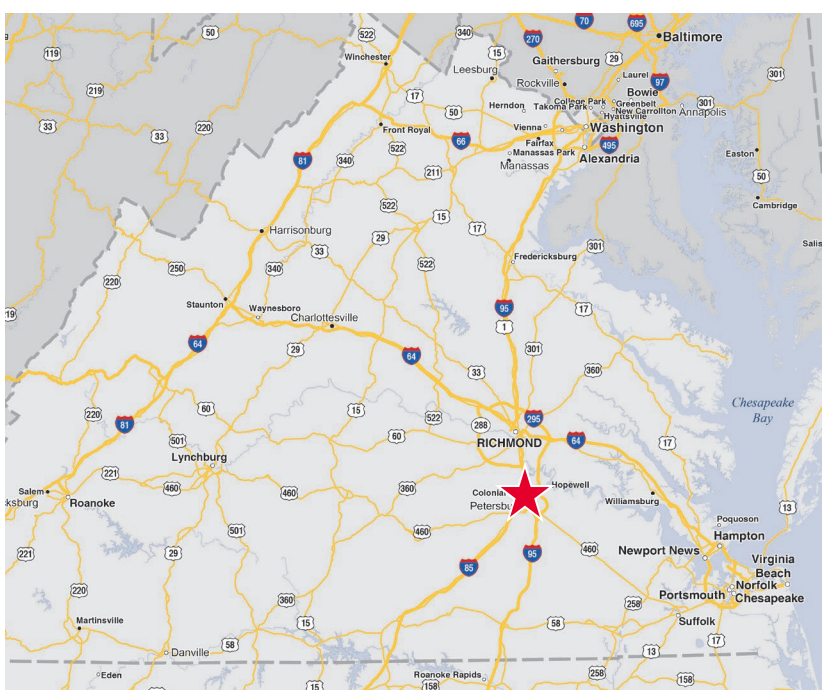
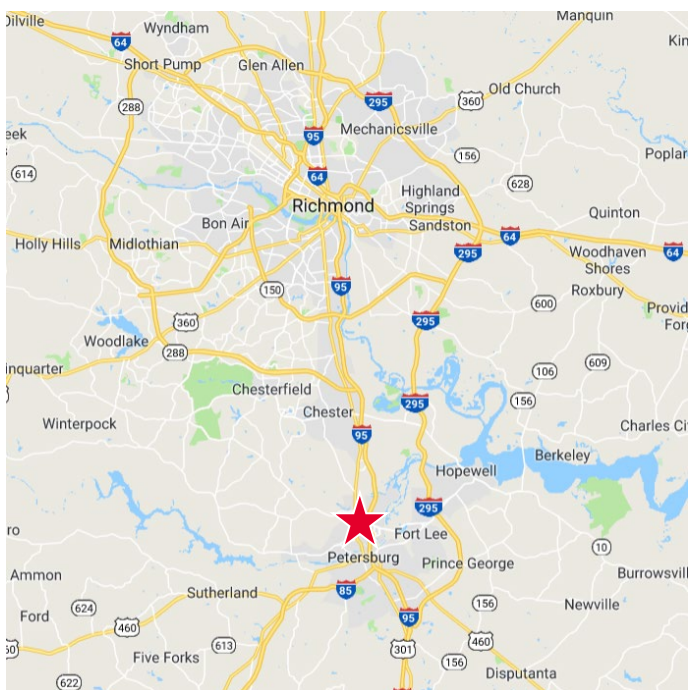
WITH EXISTING SIGNALIZED INTERSECTION & SECOND CURB CUT ONTO TEMPLE AVENUE

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





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