

LAND FOR SALE OR LEASE



THALHIMER

PRINCE GEORGE, VIRGINIA

Temple Avenue & Puddledock Road



ANNIE O'CONNOR
First Vice President
804 697 3451
annie.oconnor@thalhimer.com

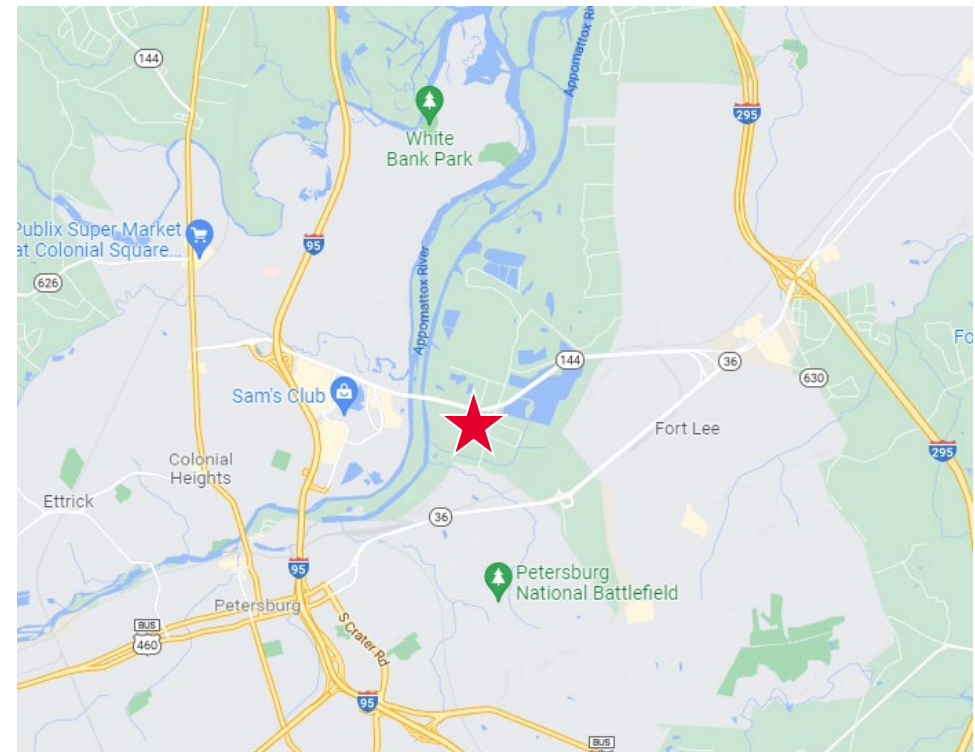
UP TO 5.45 ACRES FOR
SALE OR LEASE

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PROPERTY FEATURES




- Pad Sites Available for Sale or Lease
- Excellent visibility along Temple Ave
- Easy access to I-95
- Surrounded by medical office buildings and national retailers
- Near Fort Lee Army Base (35,000 personnel)
- Major retail hub between Richmond & North Carolina border



Join Tenants/Nearby Retailers



Demographics

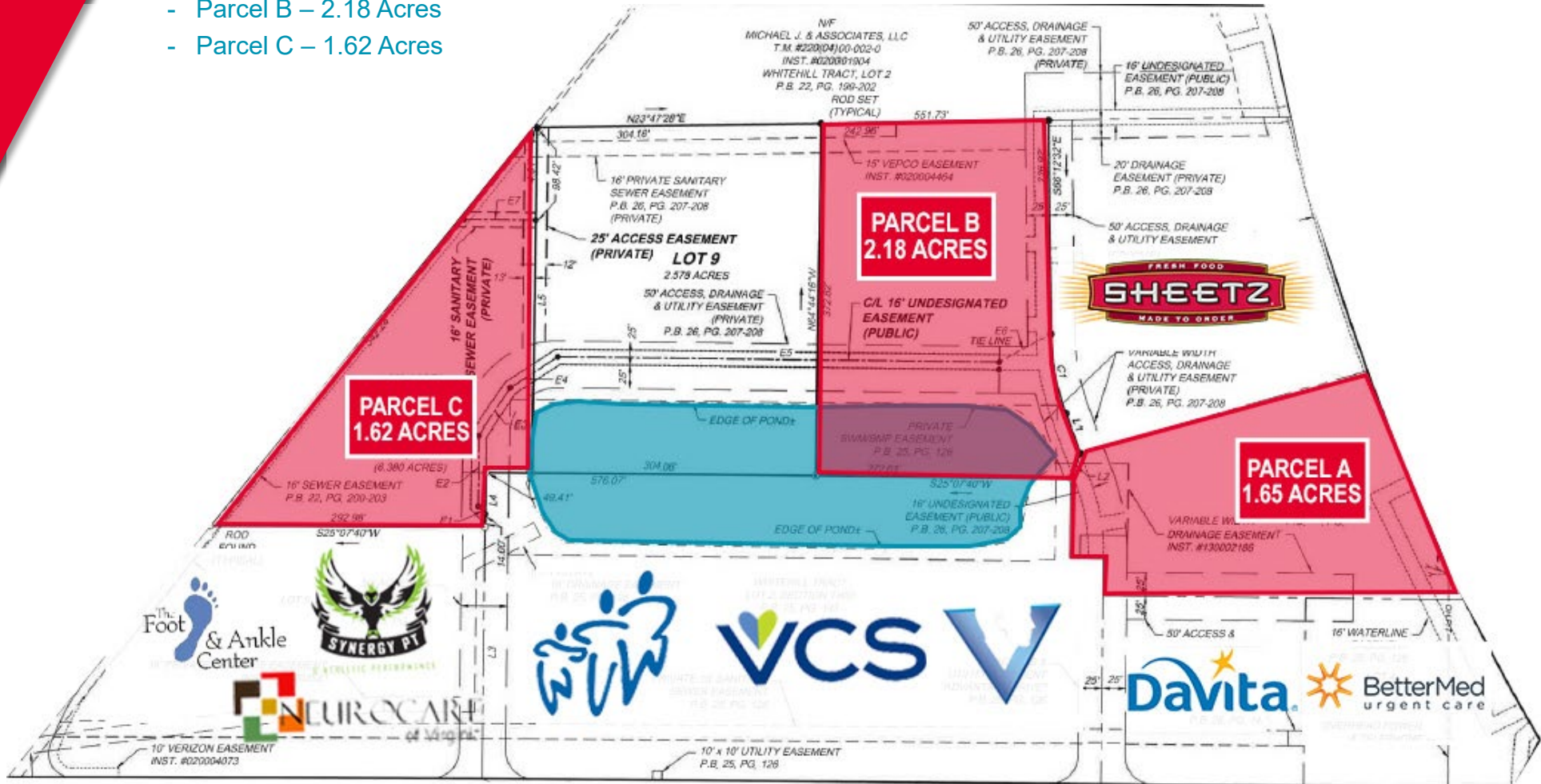
	 POPULATION	 DAYTIME POPULATION	 AVERAGE HOUSEHOLD INCOME
1 Mile	1,996	3,623	\$35,859
3 Miles	34,602	42,868	\$45,505
5 Miles	96,625	96,756	\$46,563

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PARCELS AVAILABLE

- Parcel A – 1.65 Acres
- Parcel B – 2.18 Acres
- Parcel C – 1.62 Acres

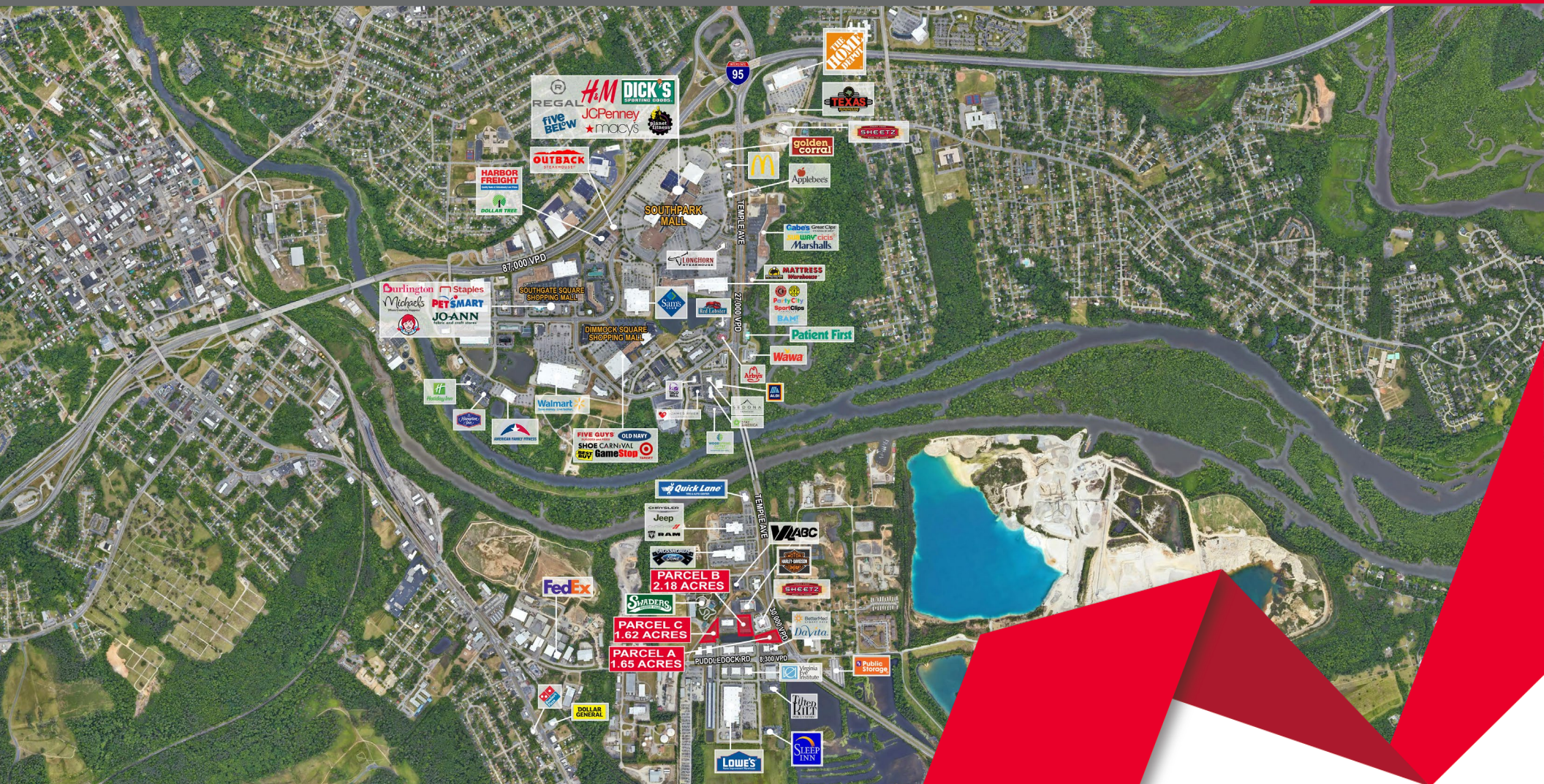


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ANNIE O'CONNOR | First Vice President | 804 697 3451 | annie.oconnor@thalhimer.com

Thalhimer Center | 11100 W. Broad Street
Richmond, VA 23060
www.thalhimer.com

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