



# PORT WALTHALL

15700-15702 JEFFERSON DAVIS HWY | COLONIAL HEIGHTS, VA 23834

## FEATURES

- **3,300 SF & 10,900 SF retail space available.**
- **±0.294 to 1.37 Acre Outparcels for sale.**
- 48,000 SF neighborhood center fronting Jeff Davis Highway.
- Anchored by *Food Lion*.
- Close proximity and easy access to I-95.
- Two entrance points on Jeff Davis Highway.
- Signage available.
- Direct access to Ruffin Mill Industrial Park.
- Two entry points from Jeff Davis Highway.
- Close proximity to Fort Lee.

## DEMOGRAPHICS\*

\* Detailed demographics upon request

	3 miles	5 miles	10 miles
2017 Est. Population	32,799	80,390	232,794
Avg HH Income	\$84,073	\$82,724	\$71,187
Daytime Employment	10,680	33,731	112,025
<b>Traffic Count:</b>	17,314 VPD on Jeff Davis Hwy. 90,000 on I-95		



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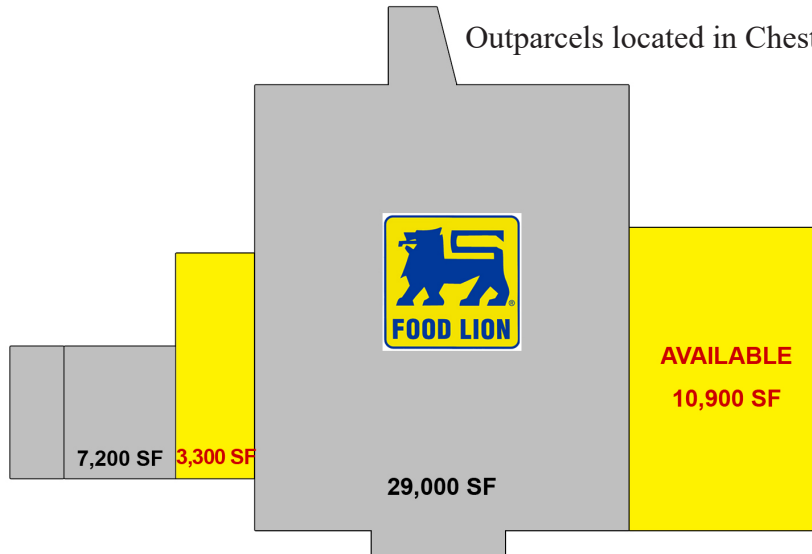




# AERIAL / SITE PLAN



Outparcels located in Chesterfield County





## MAP

