

RETAIL AND MEDICAL PADS
Temple Avenue & Puddledock Road
 Colonial Heights (Prince George County), Virginia



Available for Build to Suit or Ground Lease

For more information, contact:

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Thalhimer Center
 11100 W. Broad Street
 Glen Allen, VA 23060
 www.thalhimer.com

RETAIL AND MEDICAL PADS

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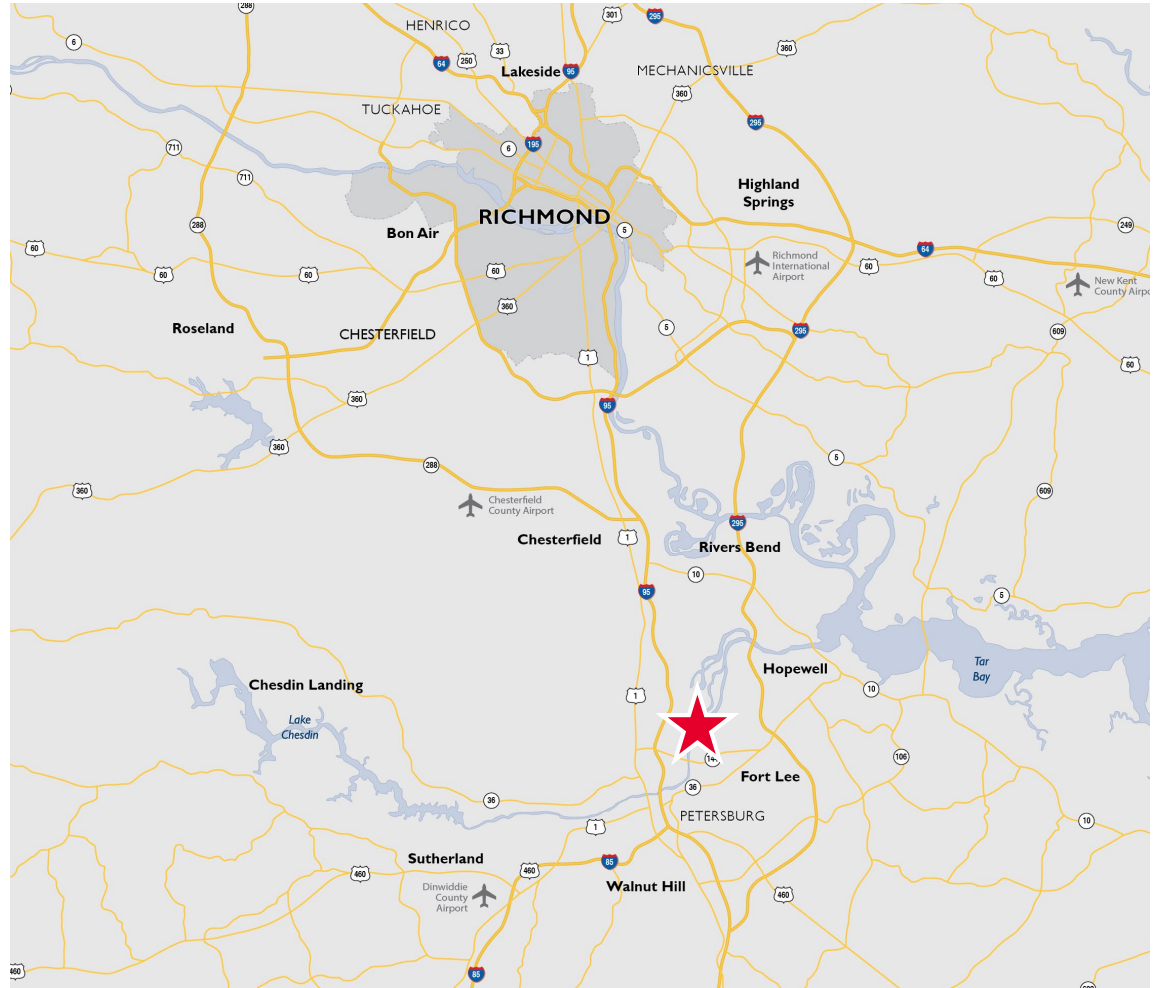
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Property Features

- **TWO LAND PARCELS AVAILABLE**
 - 1.65 Acres
 - 2.18 Acres
- Development-ready pad sites
- Access from signalized intersection
- Excellent visibility from Temple Avenue
- Great for retail, food, hotel, medical
- Strong demand generator from Southpark Mall and surrounding medical practices
- 36,000 VPD - Temple Avenue

Demographics

	1 Mile	3 Miles	5 Miles
Population	1,346	33,055	99,043
No. of Households	448	12,676	36,947
Avg. HH Income	\$46,748	\$59,114	\$60,077
Employees	1,900	20,818	37,170



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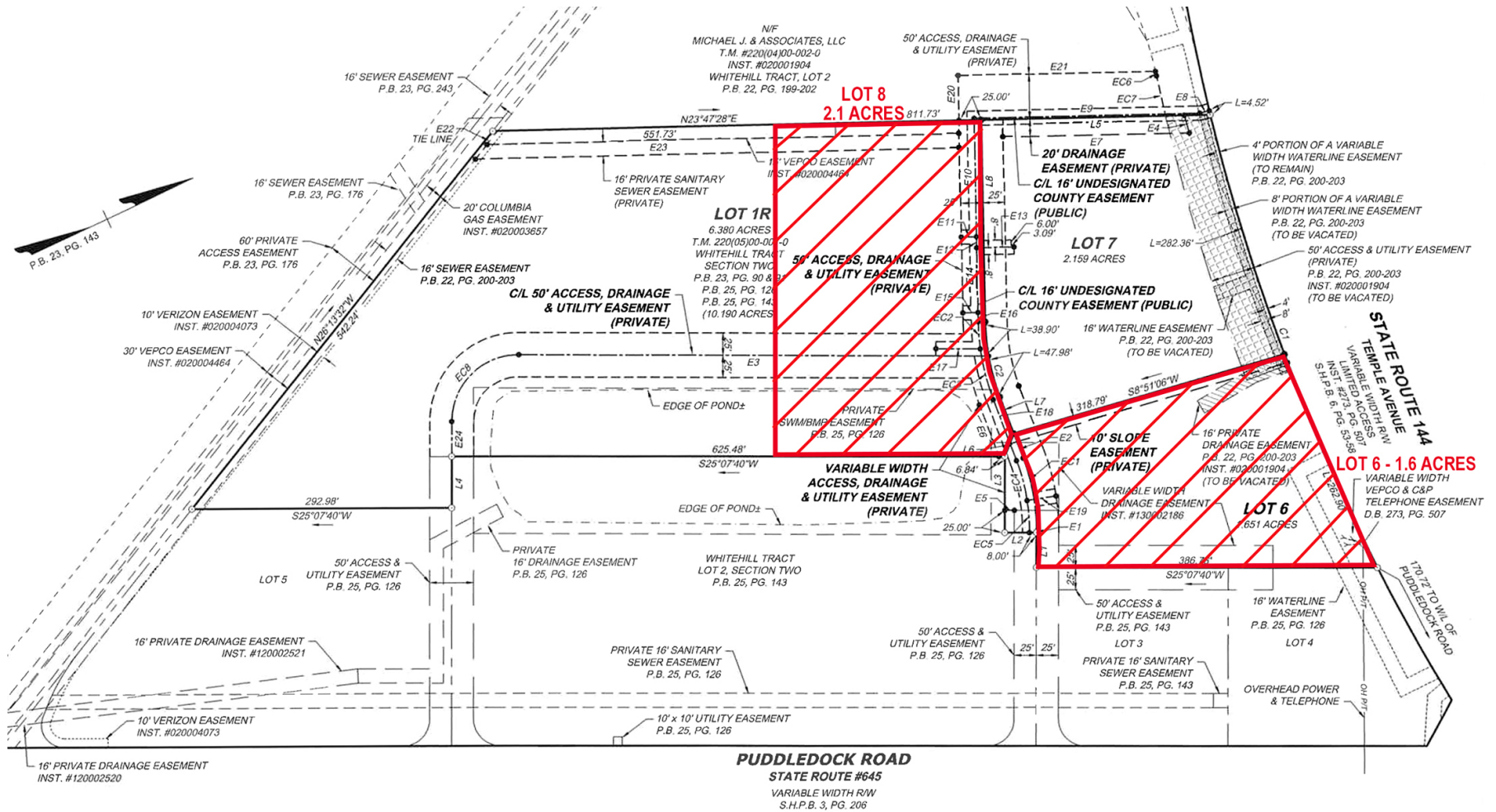
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