

1,300 SF AVAILABLE



Convenient to Southern Virginia Regional Medical Center

For more information, contact:

ALICIA BROWN

Vice President

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Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
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RETAIL FOR LEASE

Southside Square Shopping Center

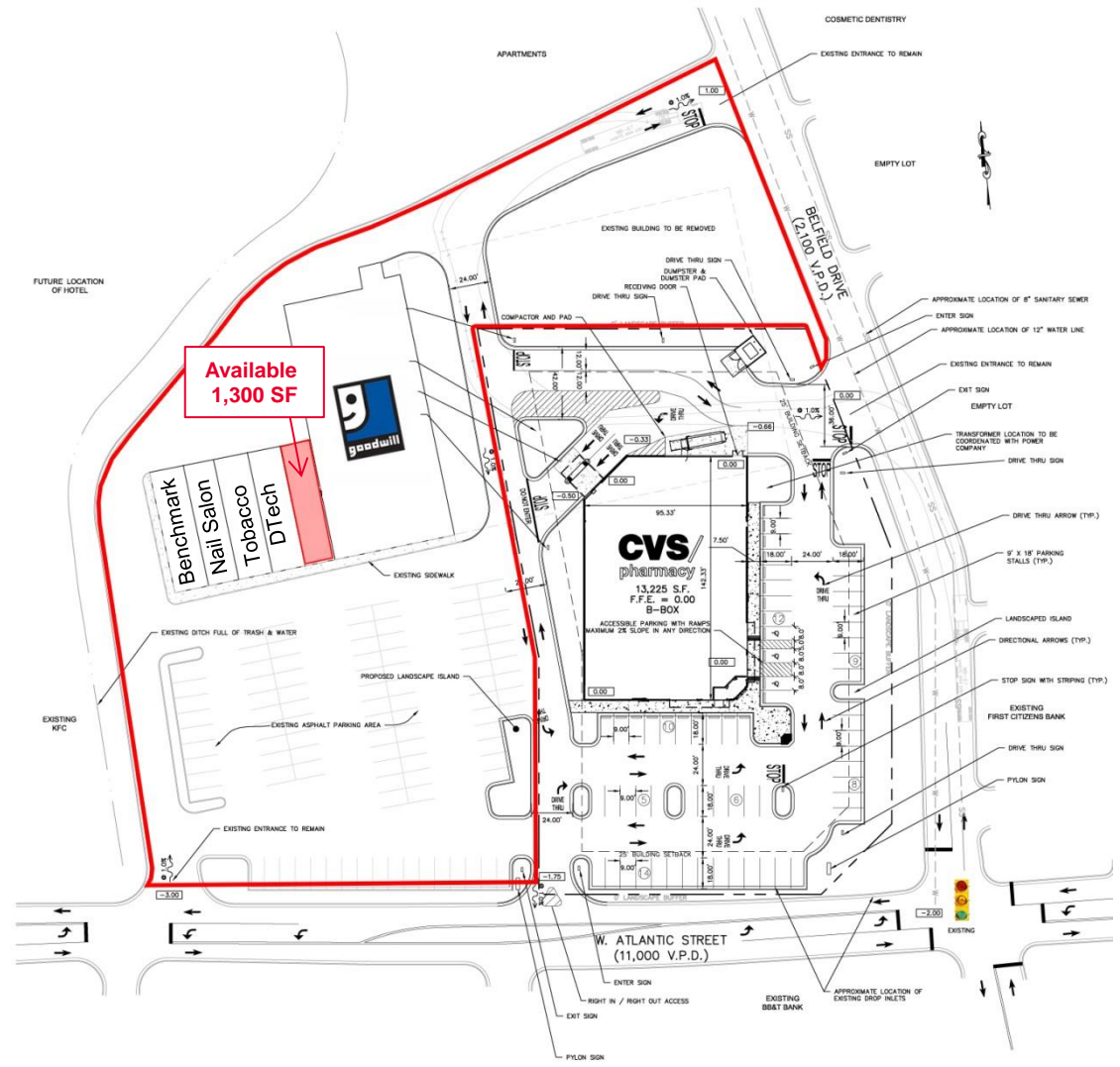
West Atlantic Street | Emporia, VA

Specifications

Total Site Size	2.908 acres / 17,223 total SF
Total Available Land	0.667 acre pad site
Total Available SF	1,300 SF
Rental Rate	\$10.00 Modified Gross
Timing	Available immediately
Zoning	C-2
Visibility	Atlantic Street
Location/Access	Located directly off the I-95 and Route 58 interchange along West Atlantic Street
Features	<ul style="list-style-type: none"> • Join CVS Pharmacy • Signalized access • Excellent traffic counts

Traffic Counts

West Atlantic Street	11,000 VPD
Route 58	17,000 VPD
I-95	43,000 VPD



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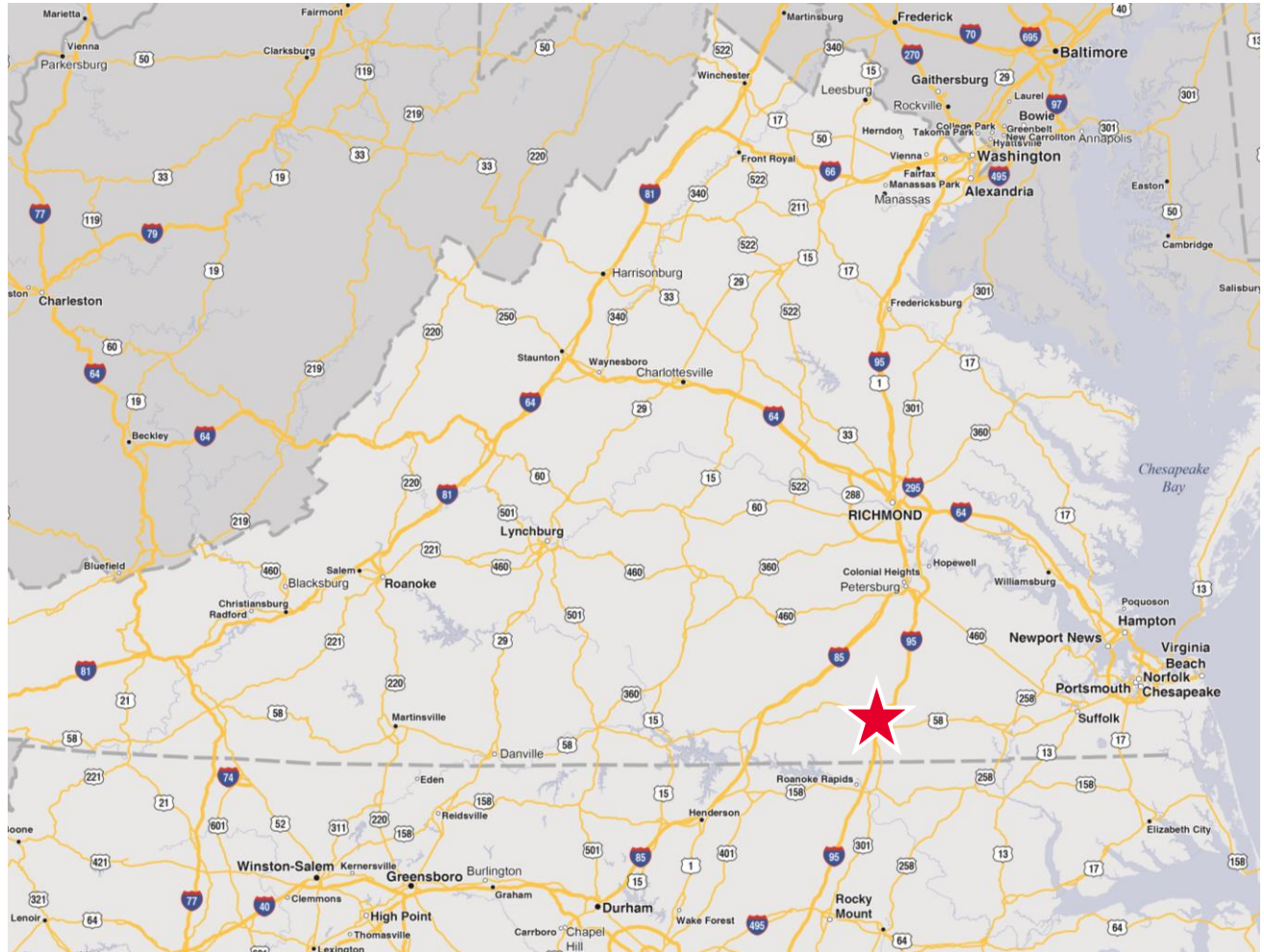
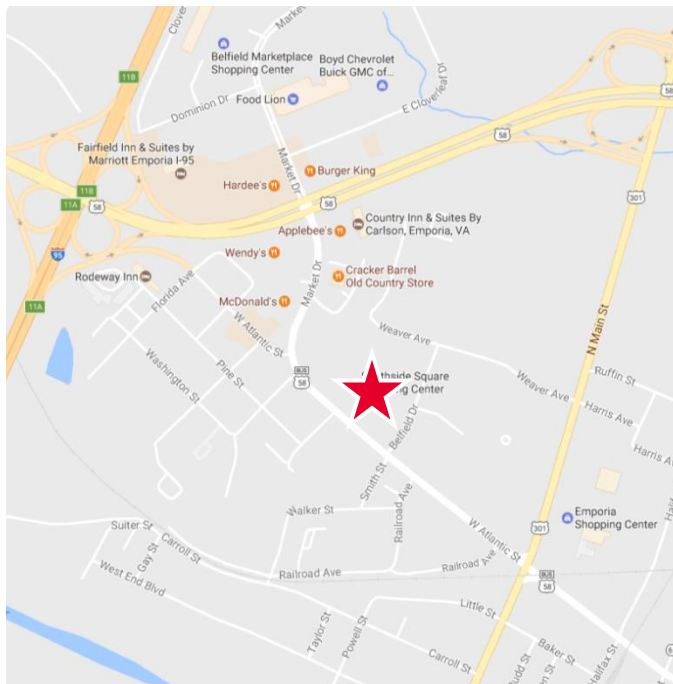
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West Atlantic Street | Emporia, VA

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,415	8,873	10,072
Households	1,310	3,405	3,902
Avg. HH Income	\$43,150	\$50,741	\$51,366
Daytime Population	4,657	9,060	10,729



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