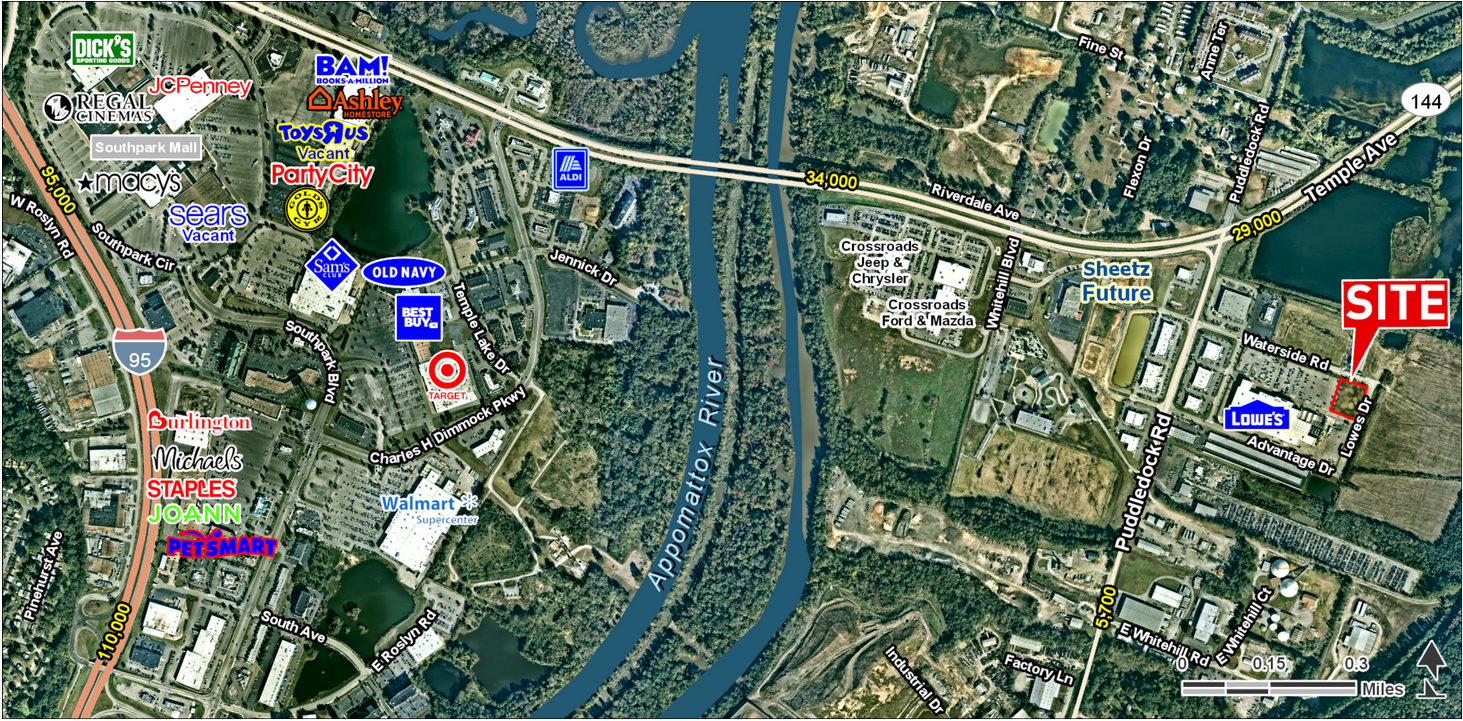


LOWE'S OUTPARCEL

2085 Waterside Dr., Prince George, VA 23875



LOCATION OVERVIEW

Located near intersection of Puddledock Rd & Temple Ave (SR-144) and West of Ft Lee Army Base, workforce of 30,000.

PROPERTY HIGHLIGHTS

- +/- 1 acre parcel
- Part of vibrant Southpark Mall trade area
- Adjacent to Lowe's Home Improvement
- Traffic Counts:
Temple Ave (SR-144): 34,000 AADT
Puddleduck Rd: 5,700 AADT



DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	34,554	99,006	141,342
Households	13,454	36,960	52,238
Average Household Income (\$)	58,008	58,355	63,839

EXCLUSIVE AGENT(S)

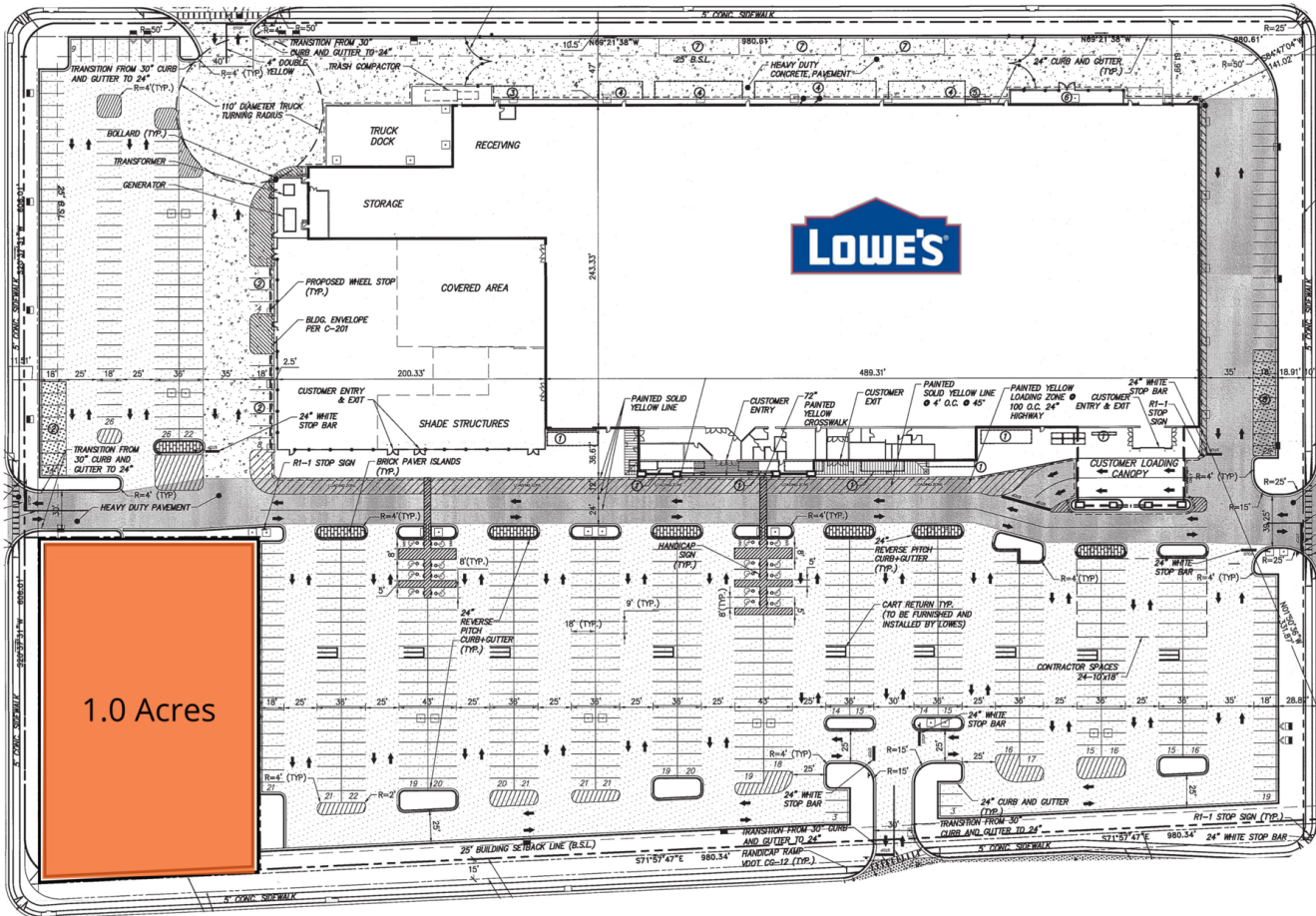
DAVID ANDREWS, CCIM • david.andrews@tscg.com • 804.673.1100
 CHRISTINA MAYHUGH • christina.mayhugh@tscg.com • 804.673.1100

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.



LOWE'S OUTPARCEL

2085 Waterside Dr., Prince George, VA 23875



EXCLUSIVE AGENT(S)

DAVID ANDREWS, CCIM • david.andrews@tscg.com • 804.673.1100

CHRISTINA MAYHUGH • christina.mayhugh@tscg.com • 804.673.1100

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

