

RETAIL FOR LEASE 796 Southpark Boulevard

Colonial Heights, Virginia



For more information, contact:

CONNIE JORDAN NIELSEN

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CUSHMAN & THALHIMER

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Property Features

- 4,863 SF freestanding building
- AVAILABLE MID-2019
 Panera's relocation is <u>your</u> best opportunity in the market!
- Proven restaurant location
- Excellent visibility
- Close proximity to Fort Lee & I-95
- 24,000 VPD Southpark Blvd.

Join Nearby Retailers



| Demographics - 2018 | | | | |
|---------------------|----------|----------|----------|----------|
| | 1 Mile | 2 Miles | 3 Miles | 5 Miles |
| Population | 3,420 | 23,101 | 43,183 | 91,016 |
| Avg. HH Income | \$60,862 | \$54,264 | \$54,338 | \$57,103 |
| Daytime Population | 8,007 | 30,573 | 48,690 | 92,729 |

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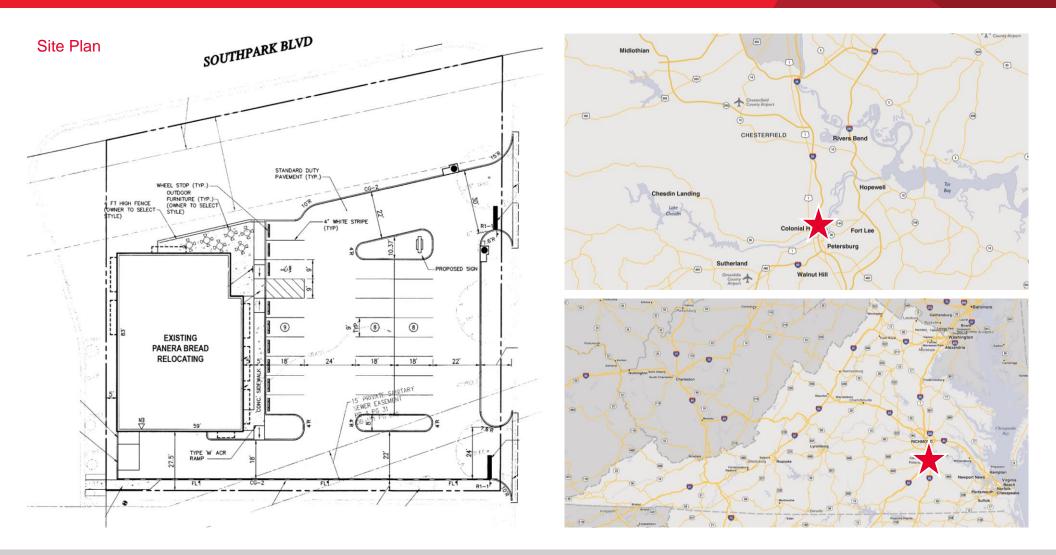
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