

FOR LEASE

 S.L. NUSBAUM Realty Co.
Since 1906.



SOUTHPARK SQUARE

1865 SOUTHPARK BLVD
COLONIAL HEIGHTS, VA 23834

FOR MORE INFORMATION, PLEASE CONTACT:

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EXECUTIVE SUMMARY

1865 SOUTHPARK BLVD, COLONIAL HEIGHTS, VA 23834



OFFERING SUMMARY

| | |
|----------------------|-------------------|
| Lease Rate: | Negotiable |
| Building Size: | 87,765 SF |
| Available SF: | 2,240 - 46,000 SF |
| Outparcel Available: | Up to 7,000 SF |

PROPERTY OVERVIEW

Located near Southpark Mall along heavily traveled Temple Avenue; the shopping, dining, and entertainment destination for the Tri-Cities area of Colonial Heights, Petersburg, and Hopewell

PROPERTY HIGHLIGHTS

- Big box, small retail space and up to 7,000 SF outparcel available
- Join tenants in the retail hub of Colonial Heights - Party City, Gold's Gym, Ashley Furniture, Books-A-Million, Chipotle, Jimmy John's, Sports Clips, Massage Envy, Longhorn Steakhouse and many more
- Major employers include an Amazon, ALDI, and Wal-Mart distribution centers, Rolls-Royce aerospace plant, Central State Hospital, and Southside Regional Center
- **Close proximity to Virginia State University & Fort Lee which is an additional ±95,000 active & support personnel not included in demographics**

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SITE PLAN

1865 SOUTHPARK BLVD, COLONIAL HEIGHTS, VA 23834



S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

SITE PLAN | 3

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AREA RETAIL

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AREA RETAIL | 4

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VACANCY OVERVIEW

1865 SOUTHPARK BLVD, COLONIAL HEIGHTS, VA 23834



AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) |
|-------------|-----------------------------|-----------|
| ■ Suite A | Available | 46,000 SF |
| ■ Unit 1 | Party City | 10,225 SF |
| ■ Unit 5 | T's Nails | 1,920 SF |
| ■ Suite 6 | Available | 2,240 SF |
| ■ Unit 7 | Lendmark Financial | 2,240 SF |
| ■ Unit 8A | For Eye's Optical | 2,016 SF |
| ■ Unit 8B | ALC Leasing | 864 SF |
| ■ Unit 9 | Sneakers | 5,660 SF |
| ■ Unit 10 | Boil Bay Seafood Restaurant | 9,600 SF |
| ■ Outparcel | Available | 7,000 SF |

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VACANCY OVERVIEW | 5

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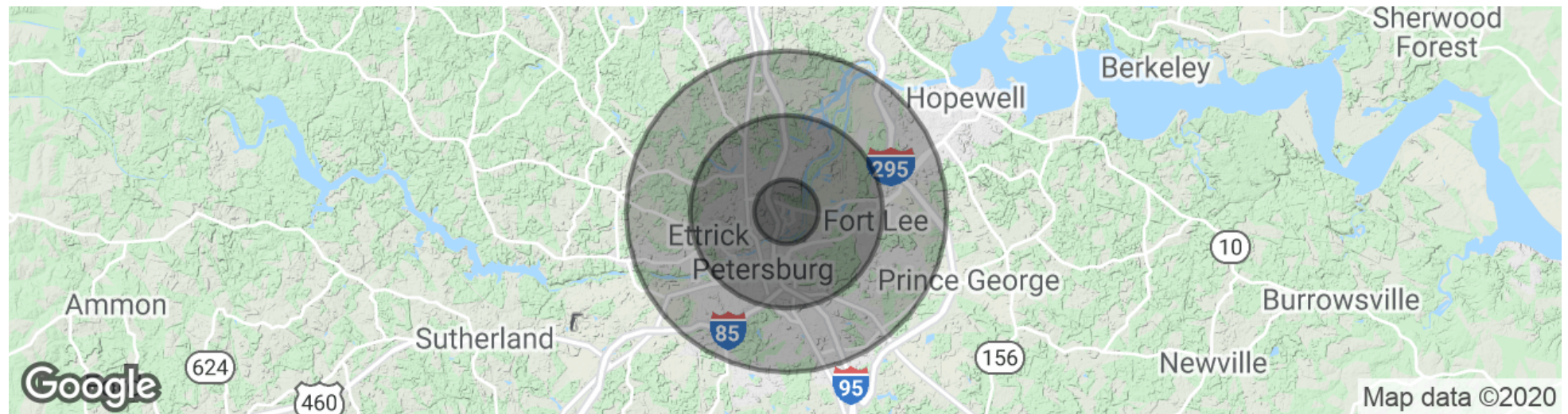
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DEMOGRAPHICS MAP & REPORT

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|----------|
| Total Population | 3,990 | 39,763 | 91,262 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,617 | 15,286 | 33,388 |
| Average HH Income | \$66,840 | \$59,348 | \$61,319 |

* Based on 2019 ESRI data

| TRAFFIC COUNT | VPD |
|---------------|--------|
| Temple Ave | 29,000 |
| I-95 | 95,000 |

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