



# THALHIMER

## RETAIL FOR LEASE Southgate Square

44-100 Southpark Boulevard | Colonial Heights, VA (Richmond MSA)



### End Cap and Junior Anchor Space Available

For more information, contact:

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### Property Features

- Regional retail district
  - Key retail hub between Richmond & North Carolina border
- Excellent visibility from I-95 and Southpark Blvd
  - Two signalized entrances
- Close proximity to Fort Lee Army Base
  - 35,000 personnel
- Population and average household income
  - Over 114,000 with an AHHI of \$75,000+
  - Over 71,000 with an AHHI of \$100,000+

### Demographics - 2017

	1 Mile	3 Miles	5 Miles	Trade Area
Population	5,010	50,273	97,390	216,773
Households	1,720	15,721	33,269	80,538
Avg. HH Income	\$74,729	\$58,361	\$59,062	\$62,121
Daytime Population	7,466	23,357	40,594	84,349

### Traffic Counts

I-95	93,000 VPD
Southpark Boulevard	25,000 VPD



### Join Tenants & Nearby Retailers



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### Tenant List

#	Tenant	SF
40	Zzaam Fresh Korean	
42	Petsmart	
48	GQ Menswear	
52	Once Upon a Child	
56	Hair Cuttery	
60	JoAnn Fabrics	
64	Mattress Firm (exp 11/17)	9,200 SF
70	Rainbow Christian Bookstore (exp 3/18)	5,300 SF
72	Sweet Frog	
78	Rent-A-Center	
84	Staples	
90	Michaels	
108	Rainbow Shops	
112	Burlington	
114-116	AVAILABLE	Min 9,750 SF – Up to 53,900 SF
168	Restaurant Koreana	
170-174	Los Banditos Restaurant	
176	Pro Nails	
180-182	Plato's Closet	
184	Cricket Wireless	
190	Tropical Smoothie Café	
192	AVAILABLE	2,400 SF
194-200	China Buffet	
202-204	AVAILABLE (65' x 90')	5,850 Div. SF
690	Helzberg Diamonds	

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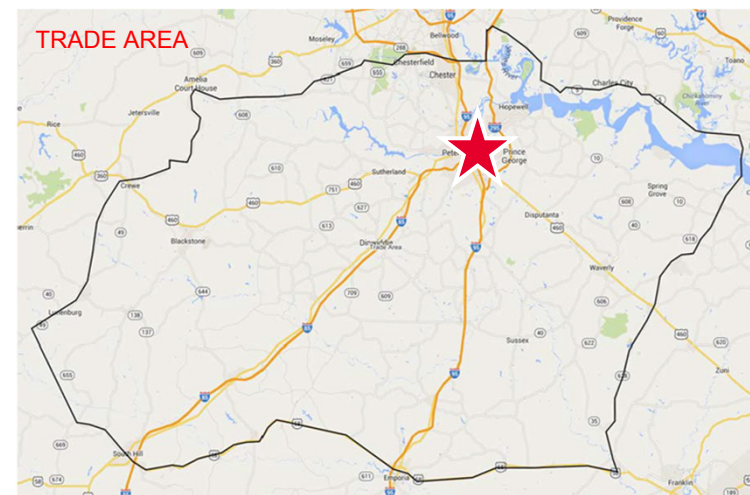
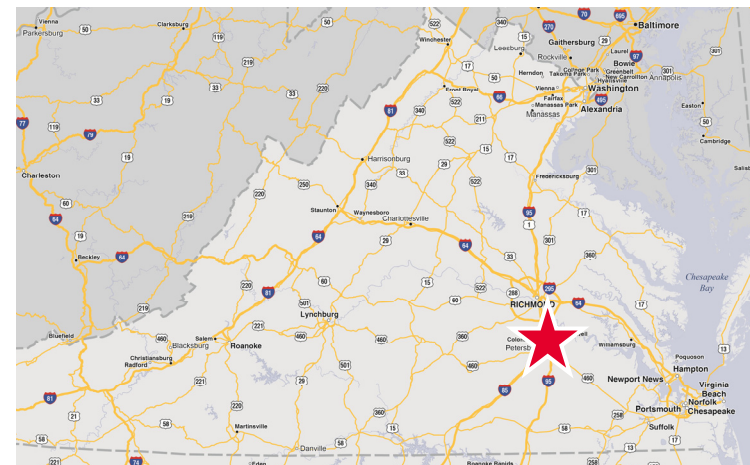
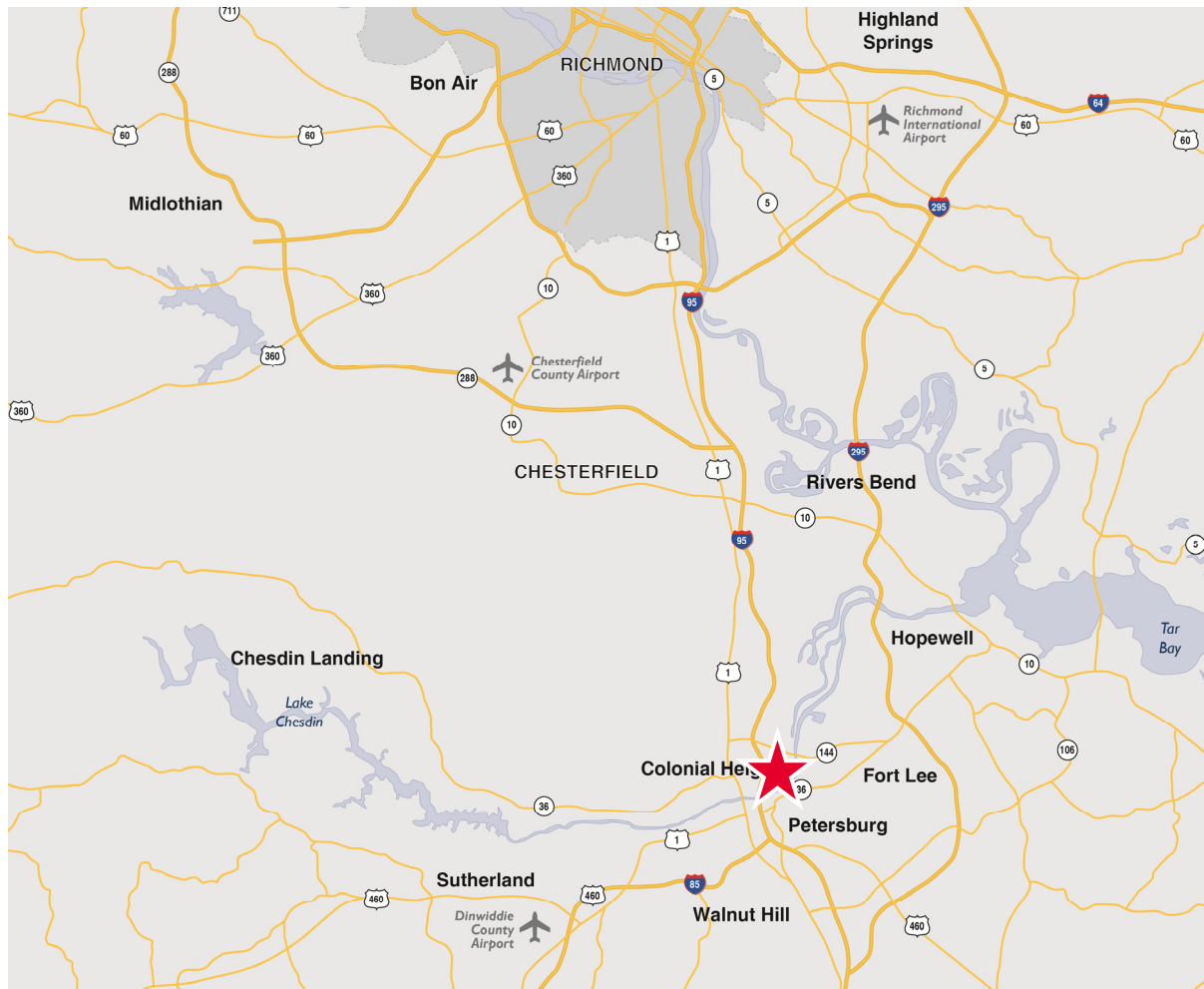




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