

**SOUTHPARK CROSSING
COLONIAL HEIGHTS, VIRGINIA**



1142 Temple Ave
Colonial Heights, VA 23834



For more information, please contact:



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2825 South Blvd, Ste 300
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AVAILABILITY

► **1,578 sf shop space**

PRIME CORRIDOR VISIBILITY

Situated directly on the heavily trafficked Temple Avenue corridor, Southpark Crossing offers excellent exposure and direct drive-by visibility to the Richmond-Petersburg trade zone.

MILITARY-DRIVEN ECONOMIC BASE

In close proximity to Fort Gregg-Adams (formerly Fort Lee), one of the Army's largest training installations, where more than 70,000 troops train each year — driving consistent activity from military personnel and civilian staff.

REGIONAL DESTINATION ADJACENCY

Immediately adjacent to Southpark Mall, an ±800,000 sf, 86-store regional shopping destination, positioning the center within a high-traffic retail corridor that anchors the Tri-Cities market.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	4,181	45,800	102,271
DAYTIME POPULATION	4,649	17,859	33,838
AVG HH INCOME	\$101,477	\$84,234	\$86,843

TRAFFIC COUNTS

Temple Ave/VA-144	31,100 VPD
Richmond-Petersburg Turnpike/I-95	111,800 VPD
Conduit Rd	22,100 VPD

Marshalls



Gabe's

**MATTRESS
Warehouse**

MISSION BBQ



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Shop	Tenant	Sq Ft	Shop	Tenant	Sq Ft	Shop	Tenant	Sq Ft
1040	Gabe's	49,394	1062	Hi Tea	1,147	1082	AVAILABLE	1,578
1042	Hot Pot 757	7,341	1064	Sally Beauty	1,715	1142	Marshalls	29,322
1050	UPS Store	1,116	1066	Nothing Bundt Cakes	1,750	1156	Buffalo Wild Wings	6,801
1052	Asurion	1,306	1072	CiCi's Pizza	4,235	1160	Xfinity	2,199
1054	Nails Today	1,378	1076	Carytown Tobacco	4,054	1170	Mattress Warehouse	7,000
1058	Great Clips	1,768	1078	Eyemart Express	3,670			
1060	H&R Block	1,258	1080	Navy Federal	3,080			
						TOTAL		130,112 sf

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