

**SOUTHPARK CROSSING
COLONIAL HEIGHTS, VIRGINIA**



1142 Temple Ave
Colonial Heights, VA 23834



For more information, please contact:



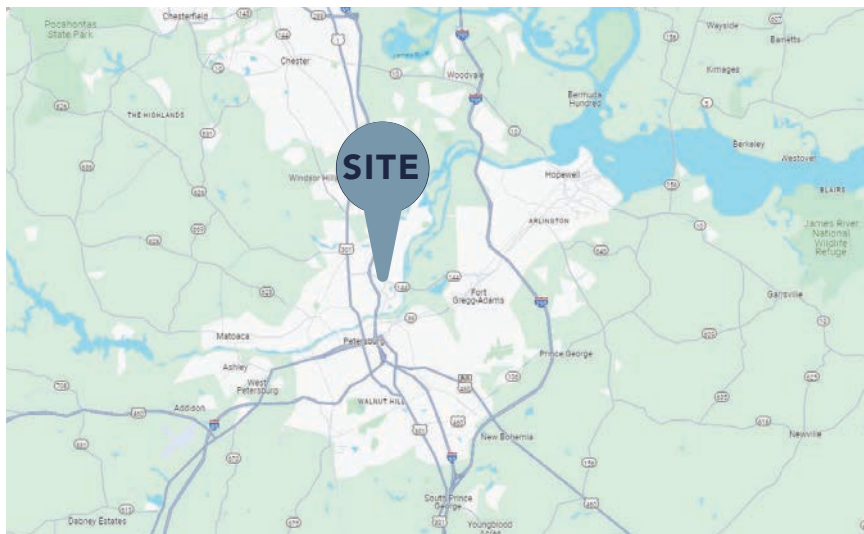
LAUREN HANSEN
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2825 South Blvd, Ste 300
Charlotte, NC 28209
www.astonprop.com

1,147-1,578 sf AVAILABLE

PROPERTY FEATURES

- Great visibility from heavily trafficked Temple Ave
- Close proximity to Fort Gregg-Adams (formerly Fort Lee), where 70,000 troops train each year, the third largest training site in the Army
- Adjacent to the 800,000 sf, 86-store, Southpark Mall



JOIN THESE RETAILERS



TRAFFIC COUNTS

Temple Ave 34,800
I-95 103,500



DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	4,034	45,688	102,751
DAYTIME POPULATION	4,331	17,208	34,866
AVG HH INCOME	\$108,004	\$88,094	\$87,153

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Shop	Tenant	Sq Ft						
1040	Gabe's	49,394	1062	AVAILABLE	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	1068	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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