

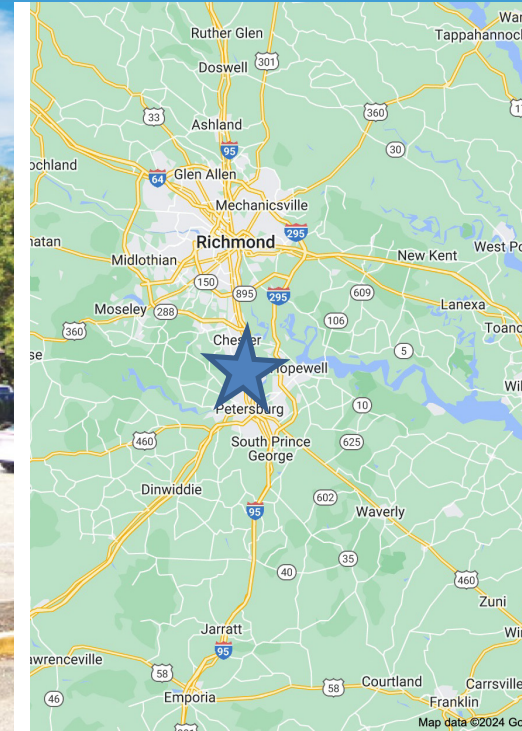
PORT WALTHALL

15700-15702 JEFFERSON DAVIS HWY, COLONIAL HEIGHTS, VA 23834

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM




± 1,800 SF & 10,460 SF END CAP RETAIL SPACES AVAILABLE



PROPERTY HIGHLIGHTS

- ± 10,460 SF former Family Dollar space available
- ± 1,800 SF end cap space available
- 46,660 SF Food Lion anchored neighborhood center fronting Jeff Davis Highway
- Close proximity and easy access to I-95
- Signage opportunity available
- Two entry points from Jeff Davis Highway
- Close proximity to Fort Gregg-Adams

DEMOGRAPHICS (2024)

	1 Mile	3 Miles	5 Miles
 Population	4,250	33,743	84,950
 Avg. HH Income	\$77,327	\$106,174	\$99,523
 Daytime Pop.	2,426	20,178	56,230



CALL BROKERS FOR PRICING

BROKER CONTACT

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CORRIDOR
AERIAL

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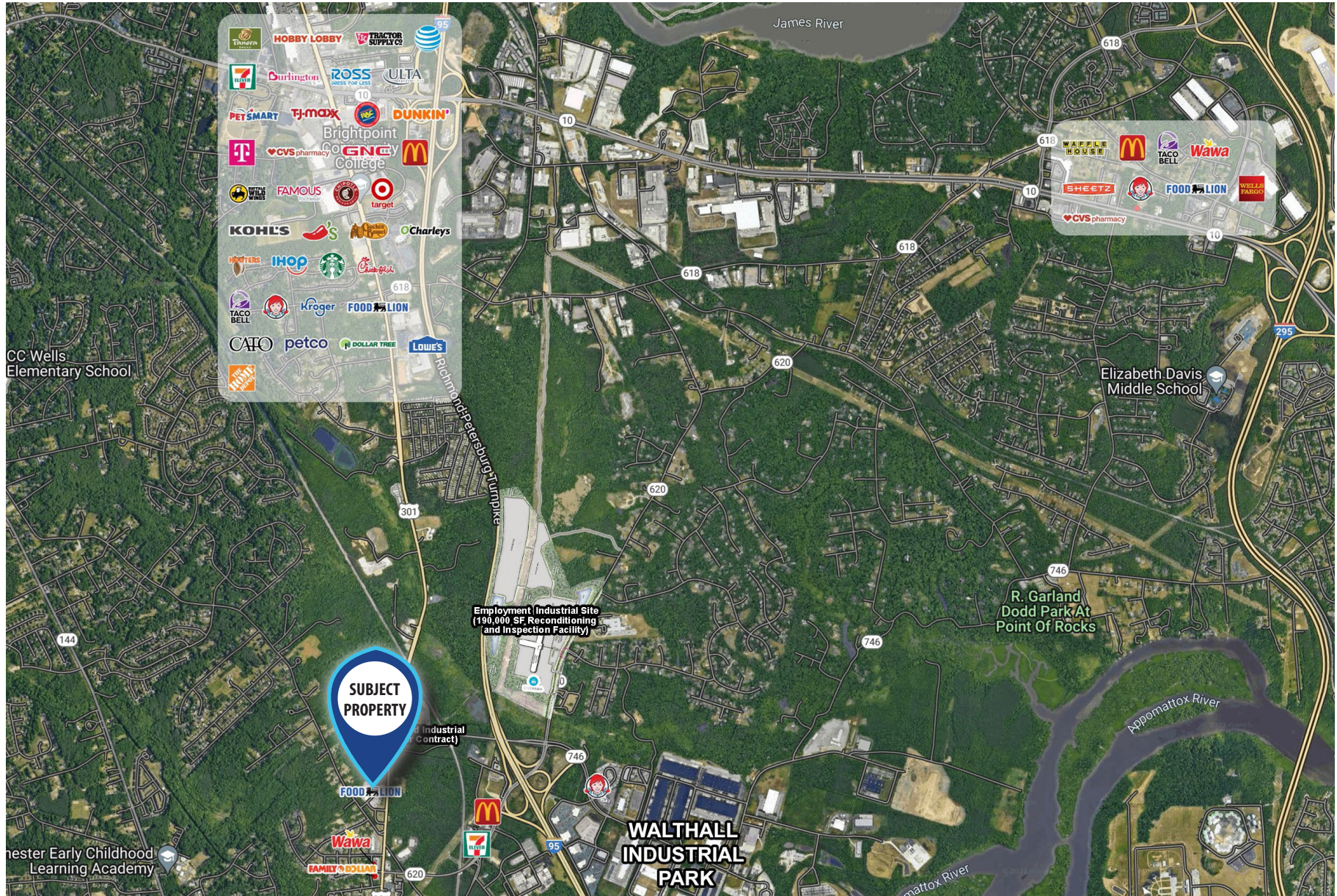
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RETAILER
OVERVIEW

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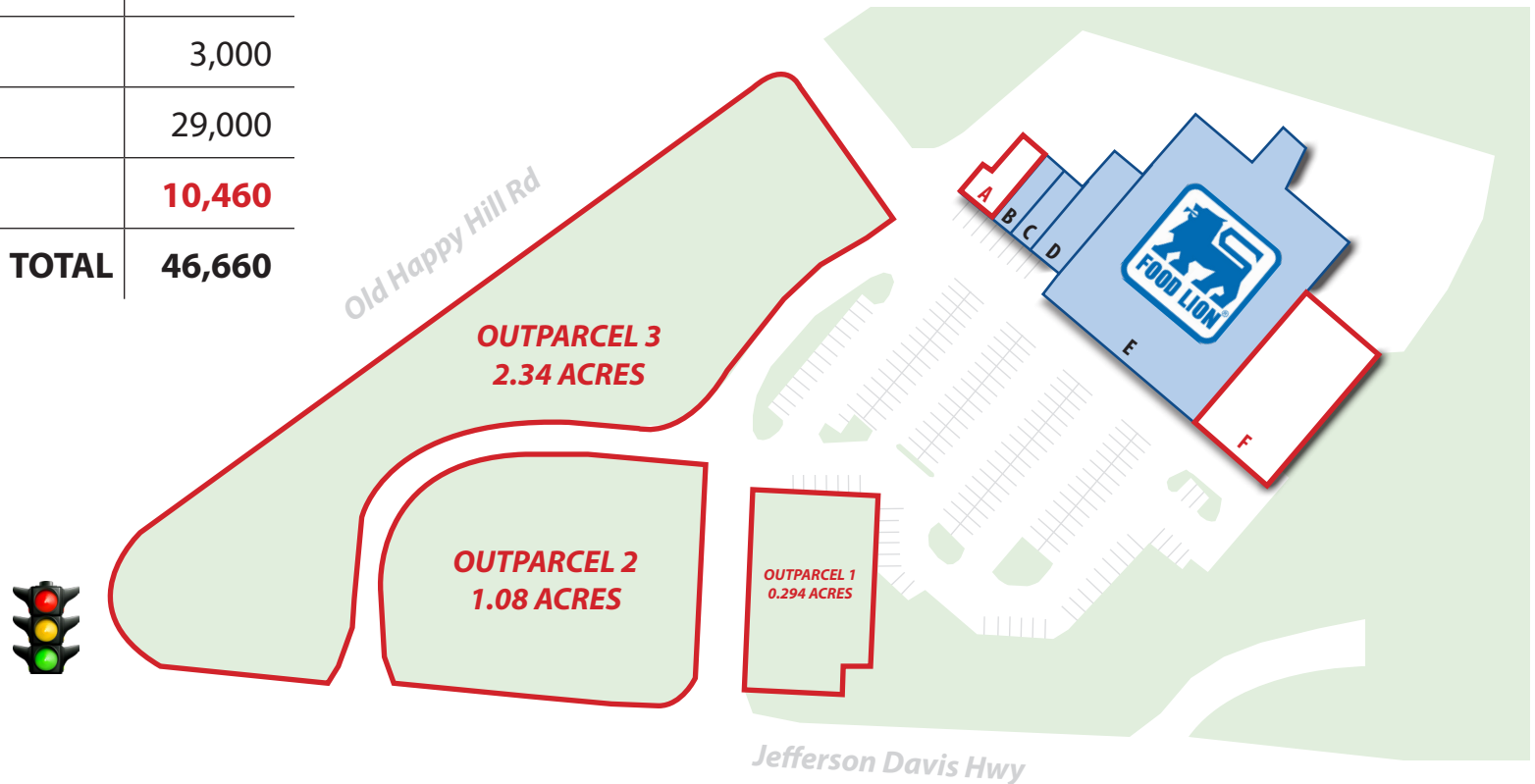
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SITE PLAN

± 1,800 SF & 10,460 SF END CAP RETAIL SPACES AVAILABLE

PORT WALTHALL		
UNIT	TENANT	SF
A	COMING SOON	1,800
B	Kut N Up Salon	1,200
C	Excel Chinese	1,200
D	Swan Cleaners	3,000
E	Food Lion	29,000
F	AVAILABLE	10,460
TOTAL		46,660



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SITE PHOTOS

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COLONIAL HEIGHTS is a quaint historical city in central Virginia. The city covers a land area of about 8 square miles. The cities of Colonial Heights, Petersburg, and Hopewell, Virginia make up what is commonly referred to as the Tri-Cities area. The proximity to Virginia's state capital makes Richmond's amenities a realistic option for Colonial Heights residents. In addition, Atlantic beaches lie less than two hours to the east and the famed Blue Ridge Mountains are about two hours to the west, making Colonial Heights a wonderful option for those looking to remain near the large and lively capital city of Richmond.

COLONIAL HEIGHTS is known for having exceptional regional tourism. Many people from the surrounding areas come to Colonial Heights for a day or weekend getaway. Its rich history and various historical landmarks, as well as its focus on reviving and sustaining the local arts scene, makes Colonial Heights a delightful option for those looking to be near a large city, with all the charm of a small east coast town. Legend says that Colonists arrived in this area weeks before the settlement of Plymouth, inspiring the city's name. It is also said by residents that because of the predominance of historical architecture, wandering through the city feels like a step back in time. There are annual arts and crafts festivals and parades, that draw in thousands of tourists annually. Colonial Heights is also home to the Southpark Mall, which is the largest shopping center in the surrounding area, providing large opportunities for employment as well as traffic to the city. Interstate 95, one of the most traveled thoroughfares in the nation, passes right through the center of this city, creating an average of 30,000 cars to pass through Colonial Heights daily.

RICHMOND, the nearest metropolitan area, is the capital city of Virginia, roughly 110 miles south of Washington, D.C., and about 25 minutes away by car from Colonial Heights. The metro is the financial center of the Mid-Atlantic region, as well as a center for manufacturing, distribution and trade. Richmond's strategic location on the James River and a well-developed intermodal transportation network provide an ideal setting for a growing logistics and distribution sector. Amazon recently announced plans for a fulfillment center along Interstate 95 south of Richmond.

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VIRGINIA STATE UNIVERSITY

Richmond is home to many educational centers, with over 75 colleges in Richmond and the surrounding areas. Virginia State University is among the most noteworthy. It was founded in 1882 and consistently holds its place as one of the top HBCU's in the nation, with over 5000 students currently enrolled. The largest Richmond university is Virginia Commonwealth University, or VCU, with almost 30,000 students enrolled this year. VCU is recognized for its dominance in both the research and medical programs. The medical school and its associated hospital, VCU Health, boasts being one of the world's premier academic health centers, which attracts many doctors, hospital staff, and patients to the area.

The market's educated workforce is also drawing more companies to the region and already, Richmond houses more Fortune 500 firms than many larger cities, including but not limited to Brink's, US Defense Supply Center, CarMax, Performance Food Group, Altria Group, Dominion Energy and Genworth Financial.



5,190 STUDENTS
2023



FORT GREGG-ADAMS ARMY BASE

Colonial height's proximity to Richmond allows it to benefit from the growth and revenue of the entire state of Virginia, including the city of Petersburg, which is home to the newly expanded army base and training center, Fort Gregg-Adams (formerly known as Fort Lee). Fort Gregg-Adams recently became the logistical hub of the U.S. Army, creating an overwhelming influx of residents to the tri-cities area. Fort Gregg-Adams has a long history, dating back to 1917. It supports more than 28,500 people on post and nearly 63,000 off post, including personnel from all branches of the military service, their families, government civilians and contractors, military retirees and reservists. Additionally, 70,000 troops will pass through Fort Gregg-Adams classrooms each year, making it the third largest training site in the Army. Fort Gregg-Adams has frequently been the site of tailored logistics training, immediate processing and rapid deployment of specialized logistics units and personnel and provides advanced training in Petroleum and Water and Aerial Delivery and Field Services, each receiving brand new, state-of-the-art headquarters and training facilities after 2000. In May 2001, the Army Women's Museum also opened at Fort Gregg-Adams, with more than 13,000 feet of gallery space and thousands of artifacts used to tell the long, proud history of women in the Army, again drawing in thousands of tourists annually.

As Colonial Heights, the tri-cities, and the nearby metropolis of Richmond, continue to develop economically, there has been and will continue to be enormous potential for growth, both for residents and employment opportunities.



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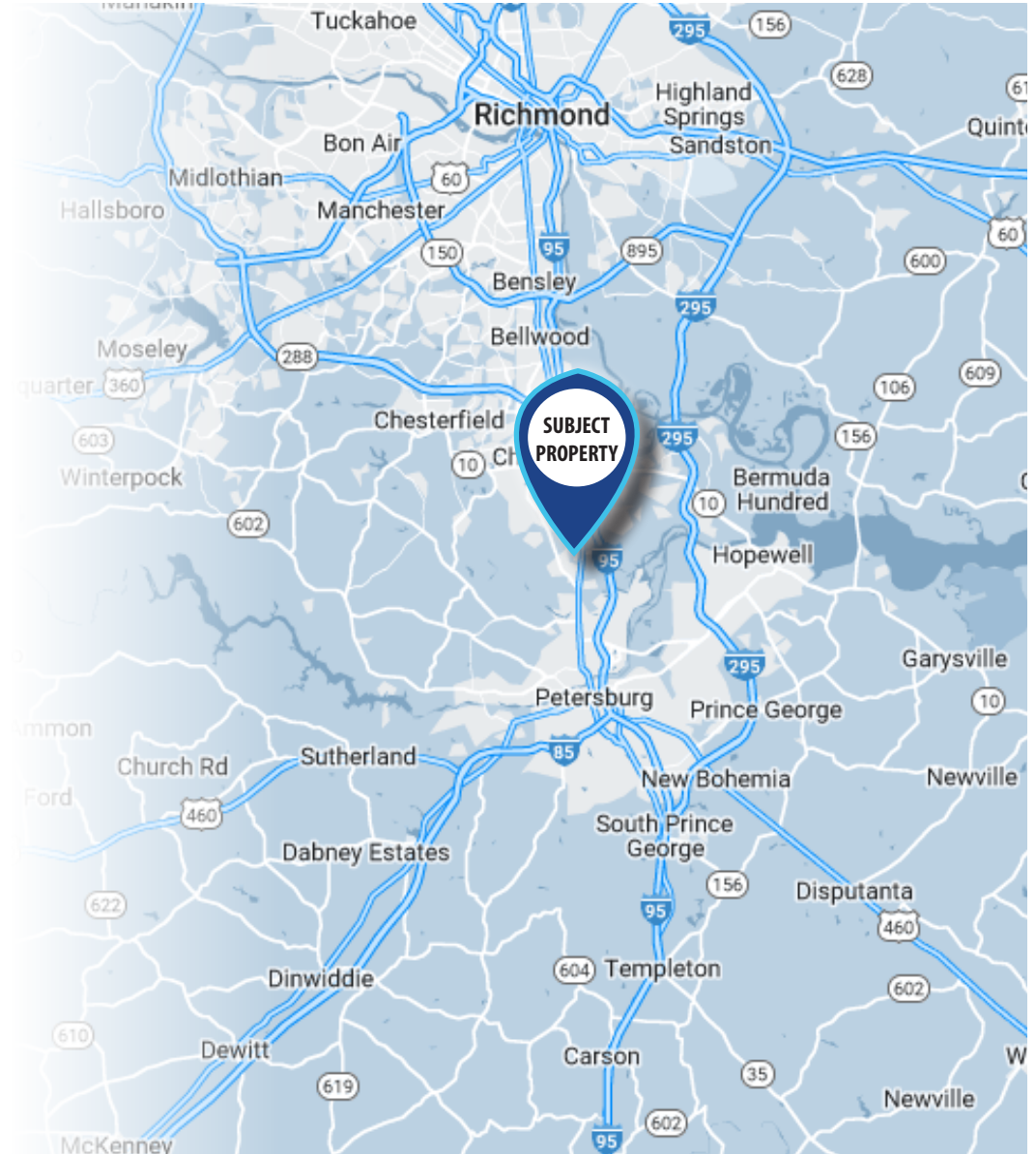
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RICHMOND is the capital of the Commonwealth of Virginia, approximately 19 miles from Colonial Heights. It is the center of the Richmond Metropolitan Statistical Area (MSA) and the Greater Richmond Region. Since 1871, Richmond has been an independent city. The city is located at the fall line of the James River, 44 miles west of Williamsburg, 66 miles east of Charlottesville, and 98 miles south of Washington, D.C. Surrounded by Henrico and Chesterfield counties, the city is located at the intersections of Interstate 95 and Interstate 64, and encircled by Interstate 295 and Virginia State Route 288. Major suburbs include Midlothian to the southwest, Glen Allen to the north west, Short Pump to the west and Mechanicsville to the northeast.

RICHMOND'S economy is primarily driven by law, finance, and government, with federal, state and local government agencies, as well as notable legal and banking firms, located in the downtown area. The city is home to both the United States Court of Appeals for the Fourth Circuit, one fo the 13 Reserve Banks, as well as offices for international companies such as Genworth Financial, Capital One, Philip Morris USA, and numerous other banks and brokerages. Richmond is also home to four of the largest law firms in the United States; Hunton & Williams, McGuireWoods, Williams Mullen, and LeClairRyan.



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COLONIAL HEIGHTS VIRGINIA



Care Advantage, Inc.
A FAMILY OF CARE AND COMPASSION



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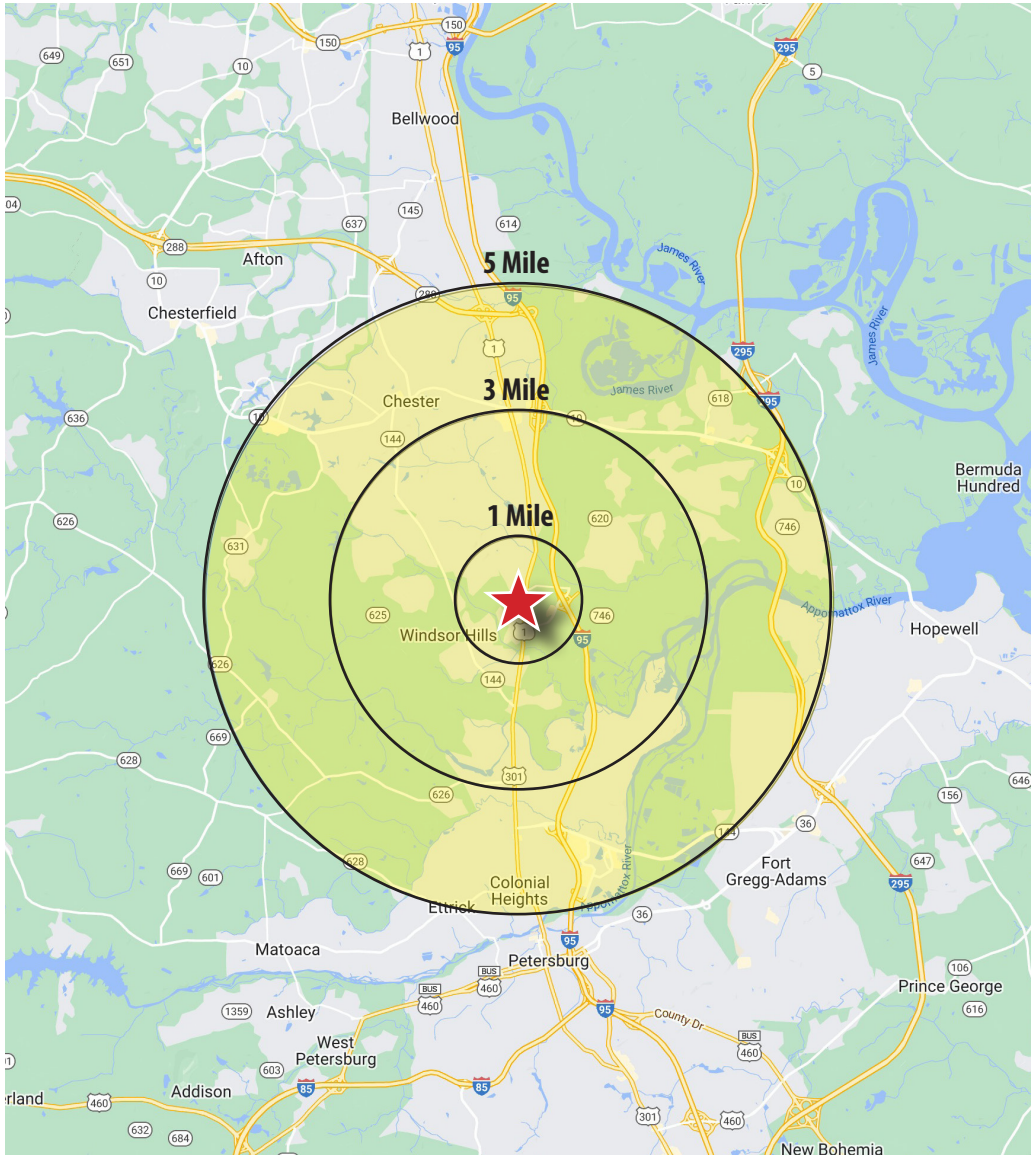
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POPULATION

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	4,250	33,743	84,950
2029 Projected Population	4,468	35,320	89,235
Projected Annual Growth (2024-2029)	217 +1.0%	1,577 +0.9%	4,285 +1.0%

HOUSEHOLDS

2024 Estimated Households	1,602	12,603	31,295
2029 Projected Households	1,698	13,157	32,914

HOUSEHOLD INCOME

2024 Estimated Average Household Income	\$77,327	\$106,174	\$99,523
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BUSINESSES

2024 Estimated Total Businesses	90	1,049	3,112
2024 Estimated Total Employees	1,182	9,965	27,786

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