

FOR GROUND LEASE/SALE



Excellent Visibility & Access to I-95

For more information, contact:

ALEX T. WOTRING
Senior Vice President
804 344 7163
alex.wotring@thalhimer.com

ANNIE O'CONNOR
First Vice President
804 697 3451
annie.oconnor@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Property Features

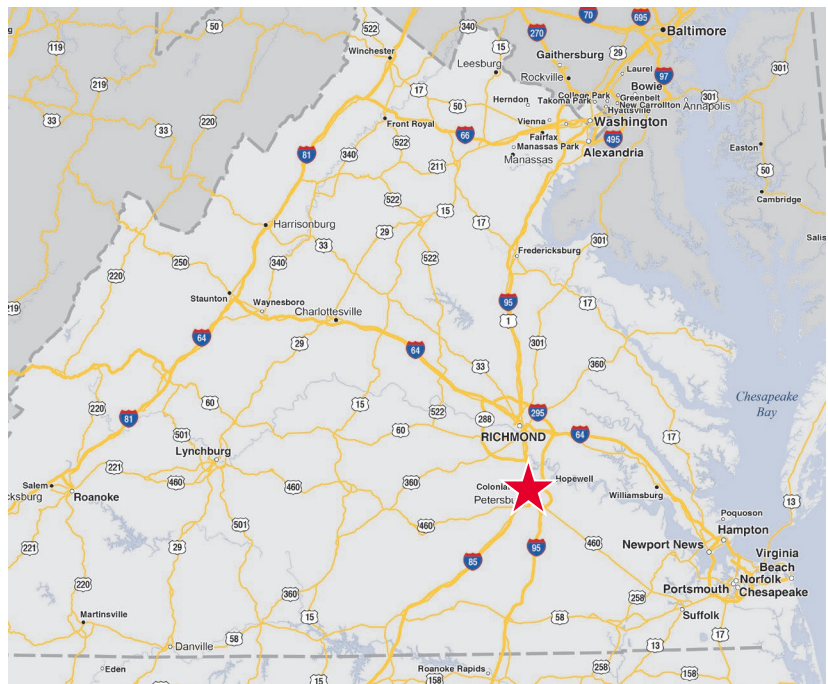
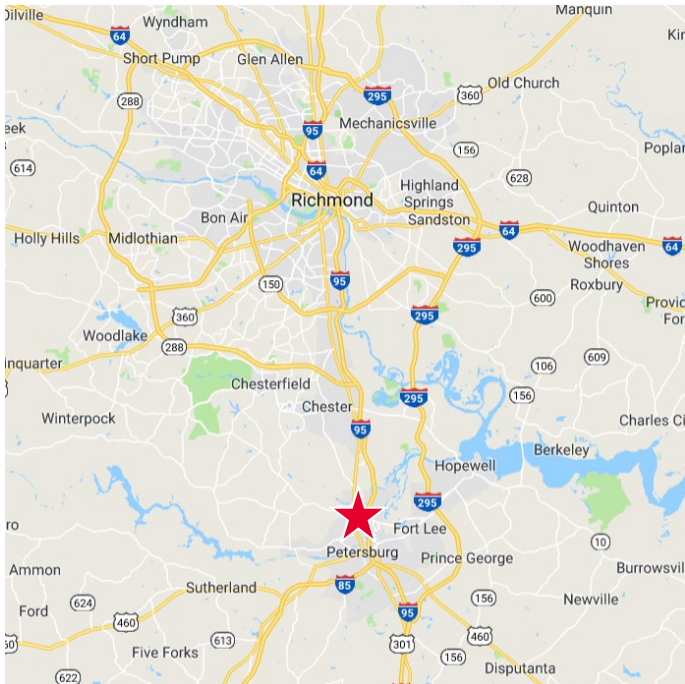
- 0.75 to 5.65 ACRE PAD SITES AVAILABLE
- Over 800 feet of frontage along Temple Avenue (27,000 VPD)
- Easy access to I-95 (109,000 VPD)
- Cross access throughout the development with existing signalized intersection and second curb cut onto Temple Avenue

Join Nearby Retailers



Demographics

	1 Mile	3 Miles	5 Miles
Population	8,198	40,925	86,666
No. of Households	3,410	15,747	32,441
Avg. HH Income	\$57,461	\$60,472	\$63,339
Daytime Population	5,993	20,998	32,221

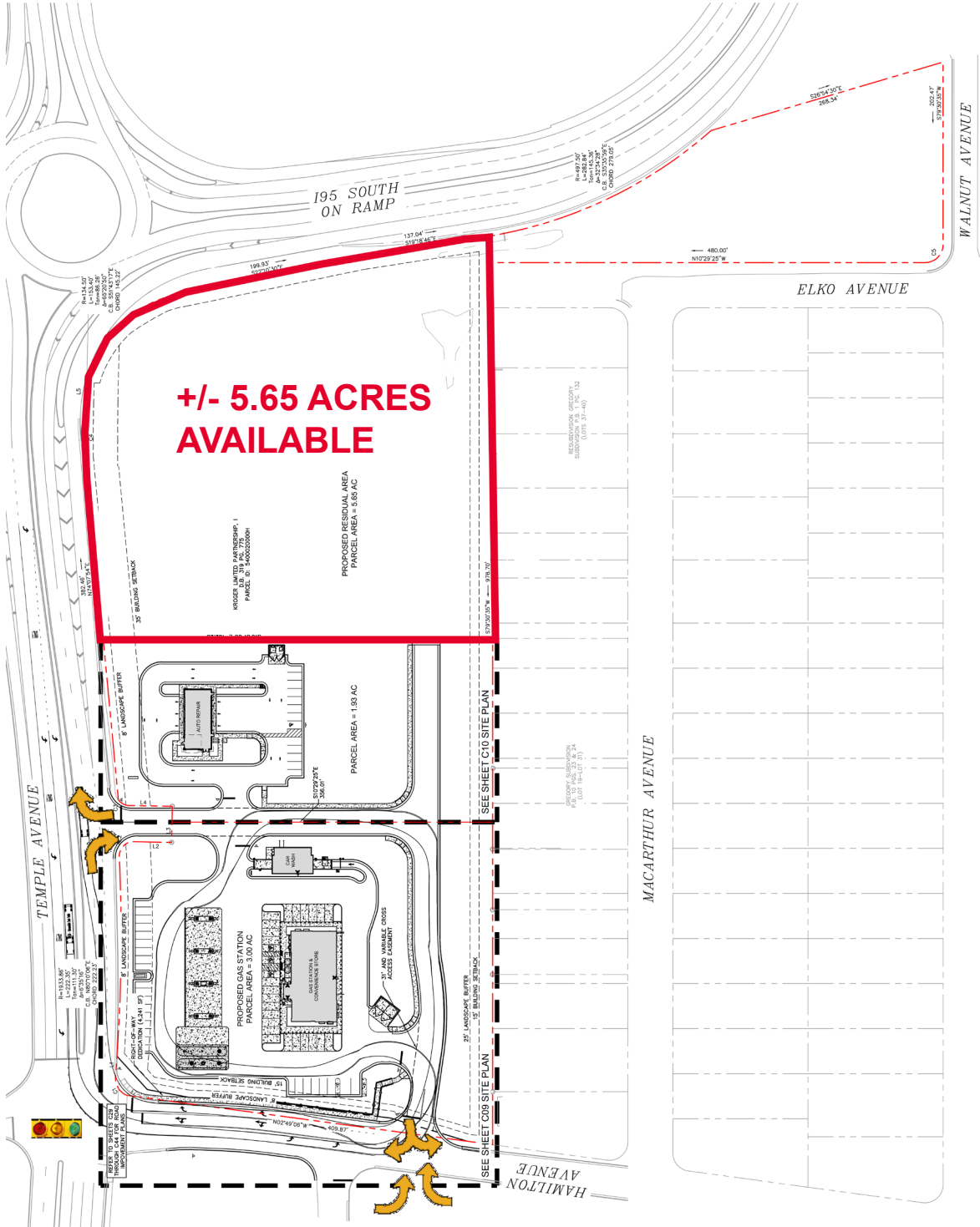


For more information, contact:

ALEX T. WOTRING
Senior Vice President
804 344 7163
alex.wotring@thalhimer.com

ANNIE O'CONNOR
First Vice President
804 697 3451
annie.oconnor@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

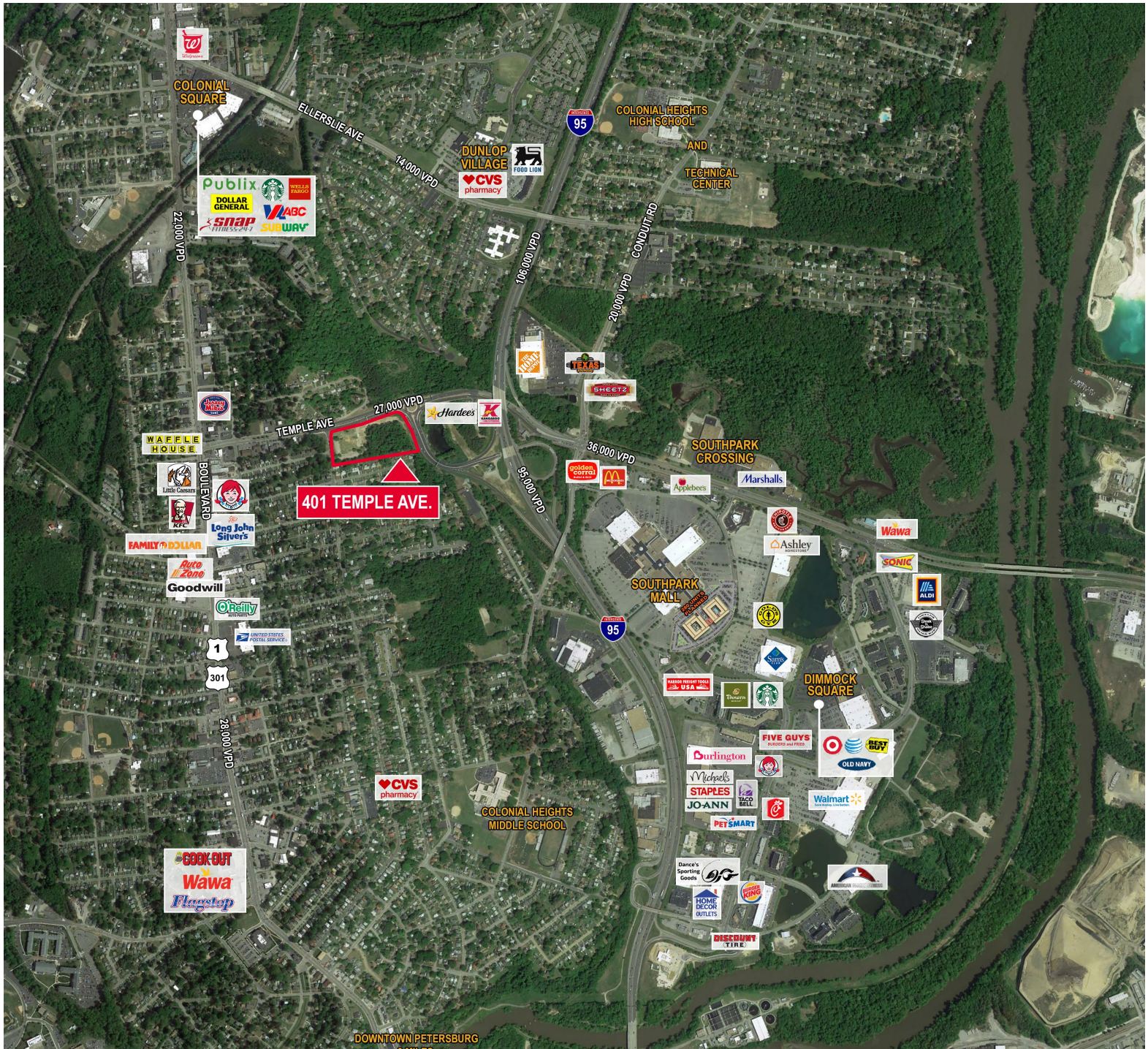


For more information, contact:

ALEX T. WOTRING
Senior Vice President
804 344 7163
alex.wotring@thalhimer.com

ANNIE O'CONNOR
First Vice President
804 697 3451
annie.oconnor@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com



For more information, contact:

ALEX T. WOTRING
Senior Vice President
804 344 7163
alex.wotring@thalhimer.com

ANNIE O'CONNOR
First Vice President
804 697 3451
annie.oconnor@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com