

# 119 TEMPLE LAKE DR

COLONIAL HEIGHTS, VA 23834

FOR SALE




## LOCATION DESCRIPTION

Highly sought-after second generation restaurant space located in the heart of the Colonial Heights retail corridor.

## PROPERTY HIGHLIGHTS

- Building Size: 8,412 SF
- Property Size: +/- 2.07 acres
- Second generation restaurant space
- Situated at a signalized intersection fronting Temple Avenue
- Exceptional visibility
- Dedicated pylon sign
- Large dedicated parking field
- 3-Mile Business Daytime Population: 55,751
- Traffic Count (ADT): Temple Avenue - 28,000



 DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	46,034	101,264	157,250
Households	16,376	36,801	58,225
Median HH Income	\$53,819	\$55,110	\$59,695
Average HH Income	\$75,088	\$74,629	\$82,215



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