

35 ACRE MIXED-USE PARCEL

Subdividable, publicly owned
acreage in concentrated retail
area



Why Invest in Colonial Heights, VA?

The City of Colonial Heights is the retail core of Virginia's Gateway Region, primarily serving residents of the Tri-Cities and surrounding counties as the last major retail destination on the I-95 corridor between Richmond and the North Carolina border. The city has access to a population of nearly 1.2 million in the extended retail trade area. Colonial Heights is also within a few miles of Fort Lee, which has an average **daily base population of 40,000**, including military personnel, contractors and family members. As a part of the Tri-Cities urban area and within **35 minutes of downtown Richmond**, the area offers a wide range of recreational, dining and housing amenities.

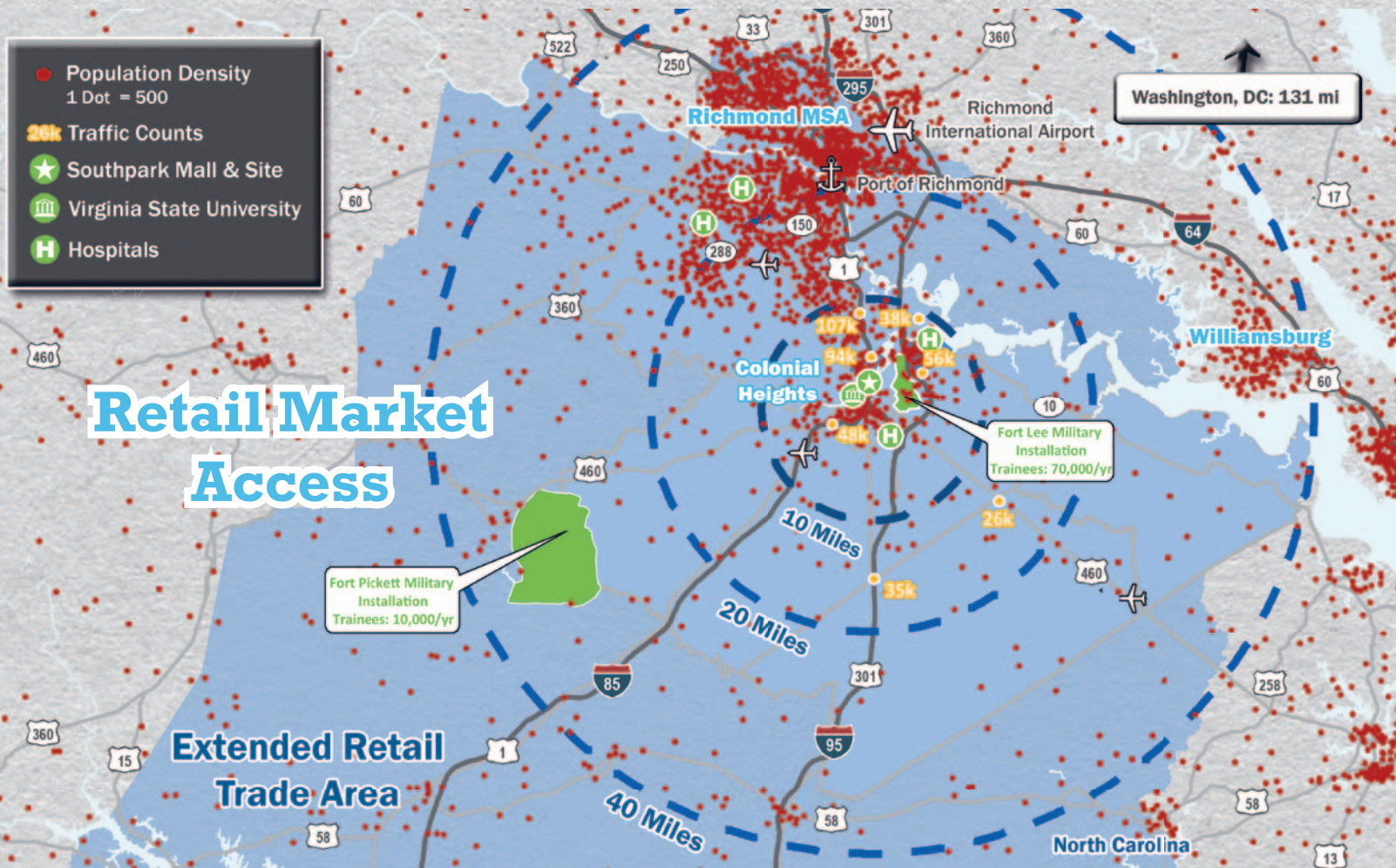
Retail Core

Retail, hospitality and tourism center of the southern Richmond Metro market serving consumers south and west who drive long distances to the closest available retail

Access

- I-95 & Rt 1: 1 min.
- I-295: 12 min.
- Port of Virginia: 1.5 hr.
- Richmond International Airport: 27 min.

	20-Mile Radius	Retail Trade Area
Population	409,529	1,182,059
Households	151,306	462,118
Median Household Income	\$55,348	\$53,096
Per Capita Income	\$26,667	\$29,077
Median Age	37.9	38.3
% Young Adults (20-34)	21.0%	21.1%
% Middle Age (35-64)	39.4%	40.2%
% Seniors (65+)	14.0%	13.9%
Taxable Sales ('14)	n/a	\$14.3 billion
Sales Growth ('10-'14)	n/a	14.2%



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This 35 acre parcel owned by the City of Colonial Heights is located adjacent Southpark Mall, the premier local indoor mall and surrounding retail center. The parcel is ideal for retailers and developers who want to locate next to a concentration of national brands and big box anchors like Dick's Sporting Goods, Best Buy, Aldi, Target, Walmart and Sam's Club. With access to a multi-use trail and public boat ramp on-site, and only a minute from I-95 and Rt 1, the site is a prime retail/mixed-use opportunity in a mature retail area.

Site Prep

- Phase I & II Environmental
- Certified Wetland Study
- Brownfield & Soil Borings
- DEQ Status Letter
- Remediation & Storm Water Management Plans

Site Specs

- 35 subdividable acres
- 68 acres total
- Level topography
- B-3 zoning
- All utilities on-site
- Public park access

Southpark Mall

- Opened: 1989
- Renovated: 2008
- GLA: 685,685
- Total Stores: 86
- Anchors: Macy's, Sears, JCPenney, Regal Cinemas

Site Layout



Address: East Roslyn Rd & Charles H. Dimmock Pkwy, Colonial Heights, VA 23834



Renee Chapline
President & CEO
Virginia's Gateway Region
(804) 732-8971
rchapline@gatewayregion.com

Karen Epps
Director of Economic Development
City of Colonial Heights
(804) 898-3002
eppsk@colonialheightsva.gov

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www.gatewayregion.com

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