



Colonial Heights City-Owned Parcel

Strategic retail/mixed-use opportunity. 20 miles from center of Richmond market in the retail/hospitality/tourism center of Southern Richmond Metro market. Located adjacent to Southpark Mall, office parks, hotel and additional retail with river access in the rear of the property.

- Temple Lake Dr. and Charles H. Dimmock Pkwy, Colonial Heights, VA 23834
- 68 acres city-owned property, 35 buildable
- <1 mile to Interstate 95
- <5 miles to downtown Petersburg
- 20 miles to downtown Richmond
- 2.5 miles to U.S. Army Fort Lee
 - Average daily base population of 40,000 including military personnel, contractors and family members
- Central to retail and hotels
- Adjacent Southpark Mall and Roslyn Office Park
- B-3 Zoning
- Boat access
- Public ownership





PROPOSED
32' R/W

PART OF PARCEL 2
14.5± AC. USABLE

PART OF PARCEL 2 0.95± AC. USABLE

PARCEL 1
16.3± AC. USABLE

EXISTING 75'
COMMONWEALTH GAS
SERVICES, INC. BASEMENT

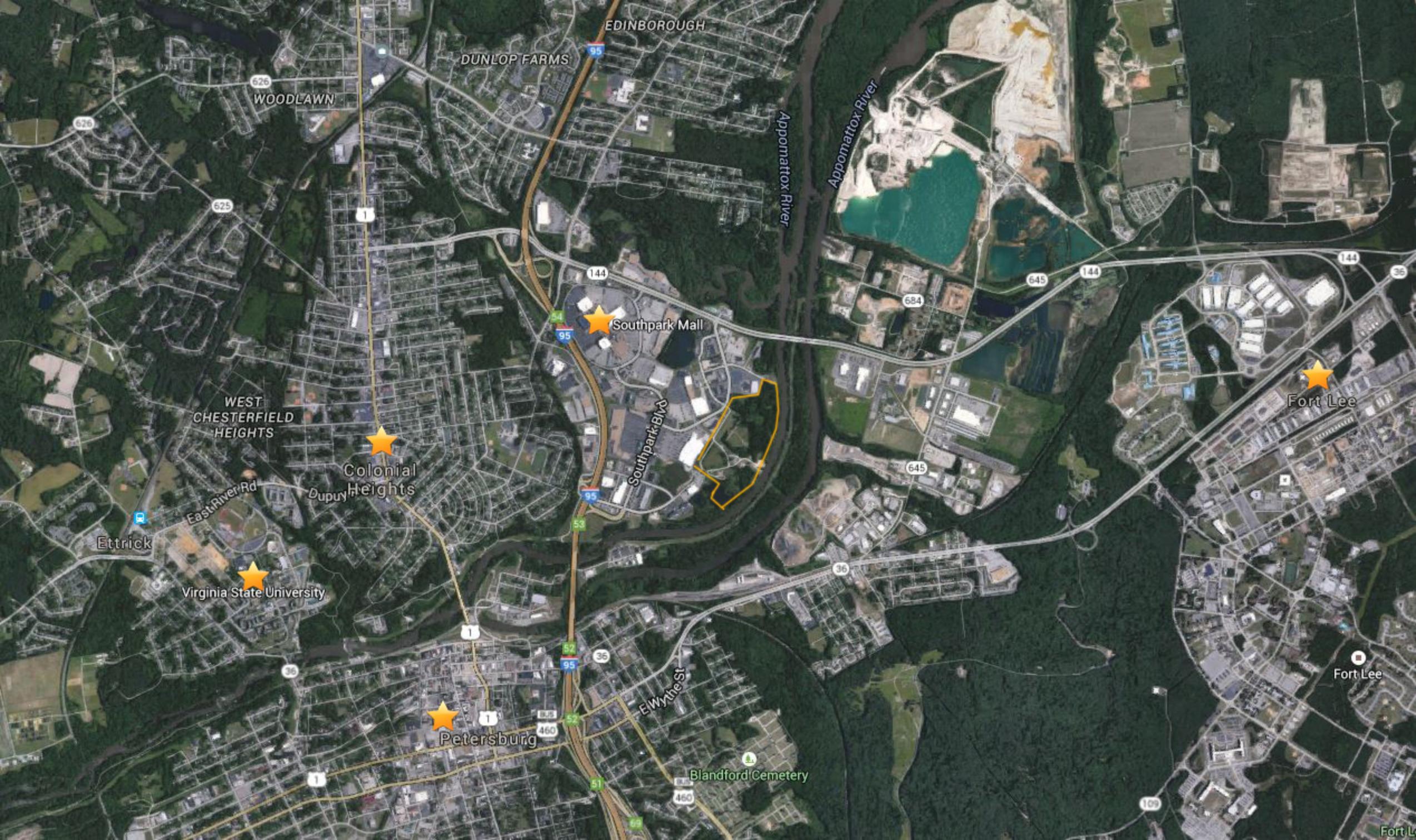
EXISTING
WETLANDS

100 YR
FLOODPLAIN

EXISTING
WETLANDS

EXISTING
WETLANDS

GRAPHIC SCALE
1" = 100'



EDINBOROUGH

DUNLOP FARMS

WOODLAWN

Appomattox River

Appomattox River

144

Southpark Mall

Southpark Blvd

WEST CHESTERFIELD HEIGHTS

Colonial Heights

East River Rd

Ettrick

Virginia State University

Fort Lee

Petersburg

E Wythe St

Blandford Cemetery

Fort Lee

Fort Lee