



## 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 0.95± AC. USABLE

PART OF PARCEL 2  
14.5± 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'



