



PORT WALTHALL

15700-15702 JEFFERSON DAVIS HWY, COLONIAL HEIGHTS, VA 23834

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

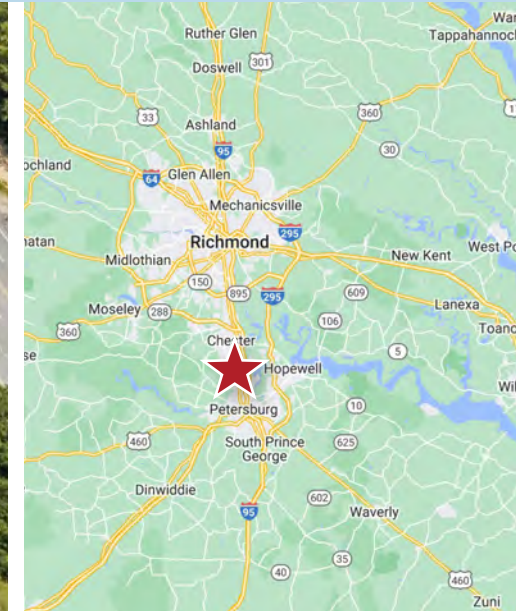
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± 1,800 - 10,460 SF RETAIL SPACES AVAILABLE | OUTPARCELS AVAILABLE



PROPERTY INFORMATION:

- ± 1,800 SF end cap space available
- ± 3,000 SF space available
- ± 10,460 SF former Family Dollar space available
- Outparcels available for sale, lease or build-to-suit
- 46,660 SF Food Lion-anchored neighborhood center fronting Jefferson Davis Hwy
- Easy access to I-95
- Signage opportunity available
- Two entry points from Jefferson Davis Hwy
- Close proximity to Fort Gregg-Adams
- **CALL BROKERS FOR PRICING**

DEMOGRAPHICS (2025):



POPULATION

1 Mile: 4,279
3 Miles: 33,324
5 Miles: 84,567



AVG. HH INCOME

1 Mile: \$107,702
3 Miles: \$118,613
5 Miles: \$113,330



DAYTIME EMPLOYEES

1 Mile: 2,409
3 Miles: 19,977
5 Miles: 56,660

BBROKER CONTACT:

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SITE PLAN

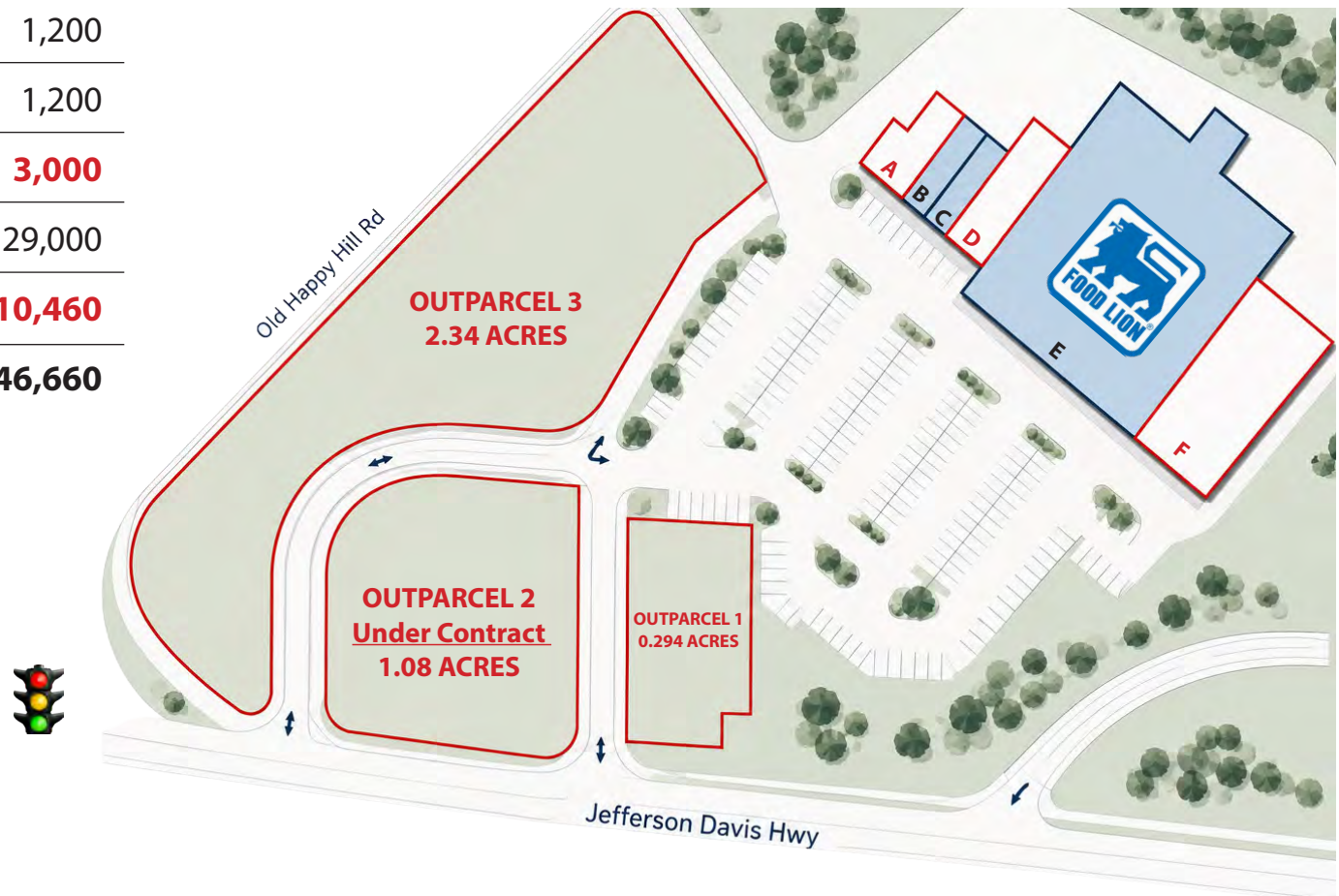
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UNIT	TENANT	SF
A	AVAILABLE	1,800
B	Kut N Up Salon	1,200
C	Excel Chinese	1,200
D	AVAILABLE	3,000
E	Food Lion	29,000
F	AVAILABLE	10,460
TOTAL		46,660

 AVAILABLE

 LEASED



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SITE AERIAL

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CORRIDOR AERIAL

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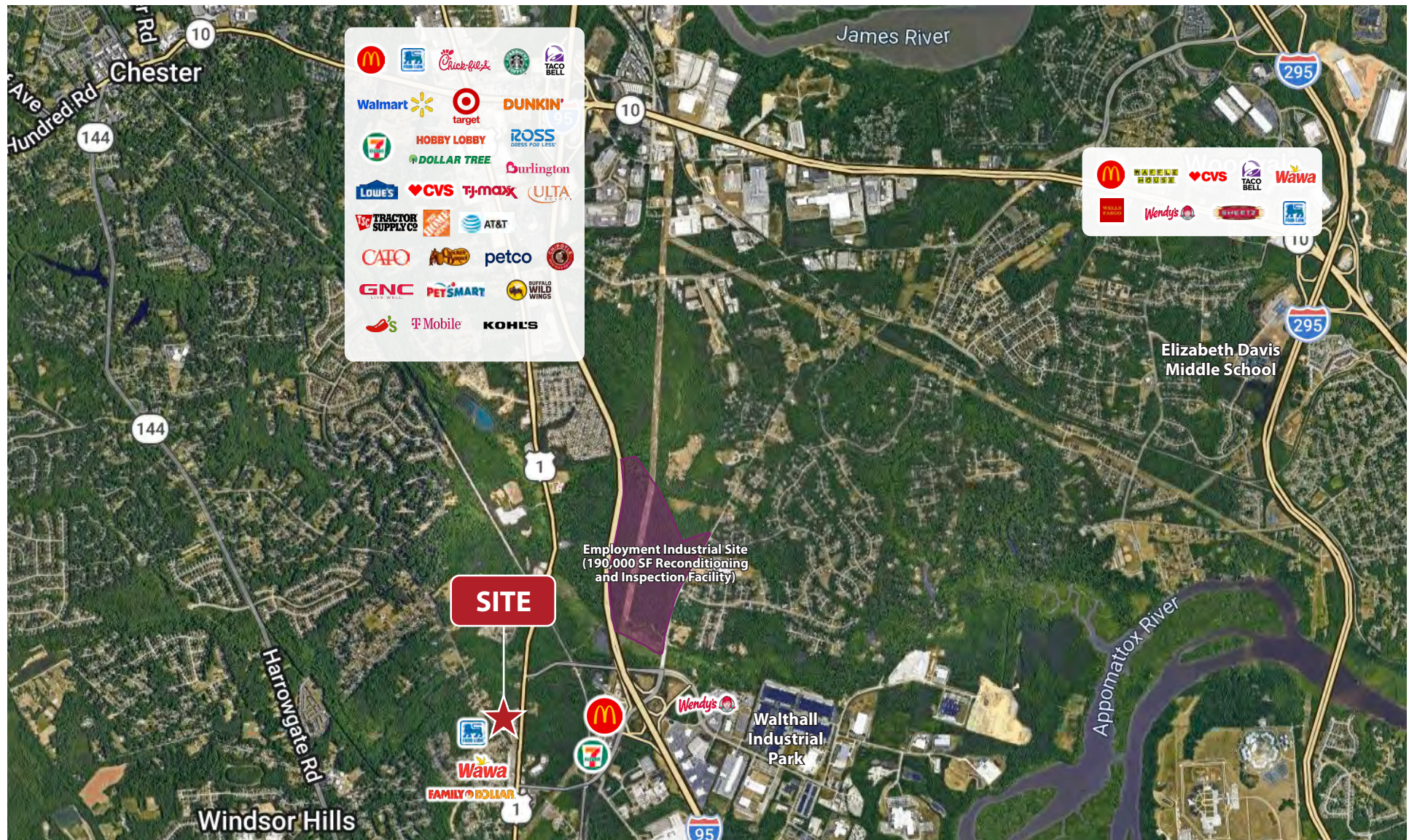
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RETAILER OVERVIEW

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SITE PHOTOS

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LOCATION OVERVIEW

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35K+

Population



30K+

Daily VPD



25 MIN

To Richmond



5.1K

VSU Students



63K+

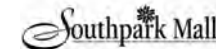
Military



I-95

Interstate

COLONIAL HEIGHTS MARKET DRIVERS



NATIONAL RETAILERS



WHY COLONIAL HEIGHTS?

Colonial Heights serves as the retail hub of Virginia's Tri-Cities region, offering convenient access to Richmond, Fort Gregg-Adams, and Interstate 95. Supported by a strong employment base, regional shopping destinations, and continued commercial growth, the market provides an excellent opportunity for retailers and service providers.

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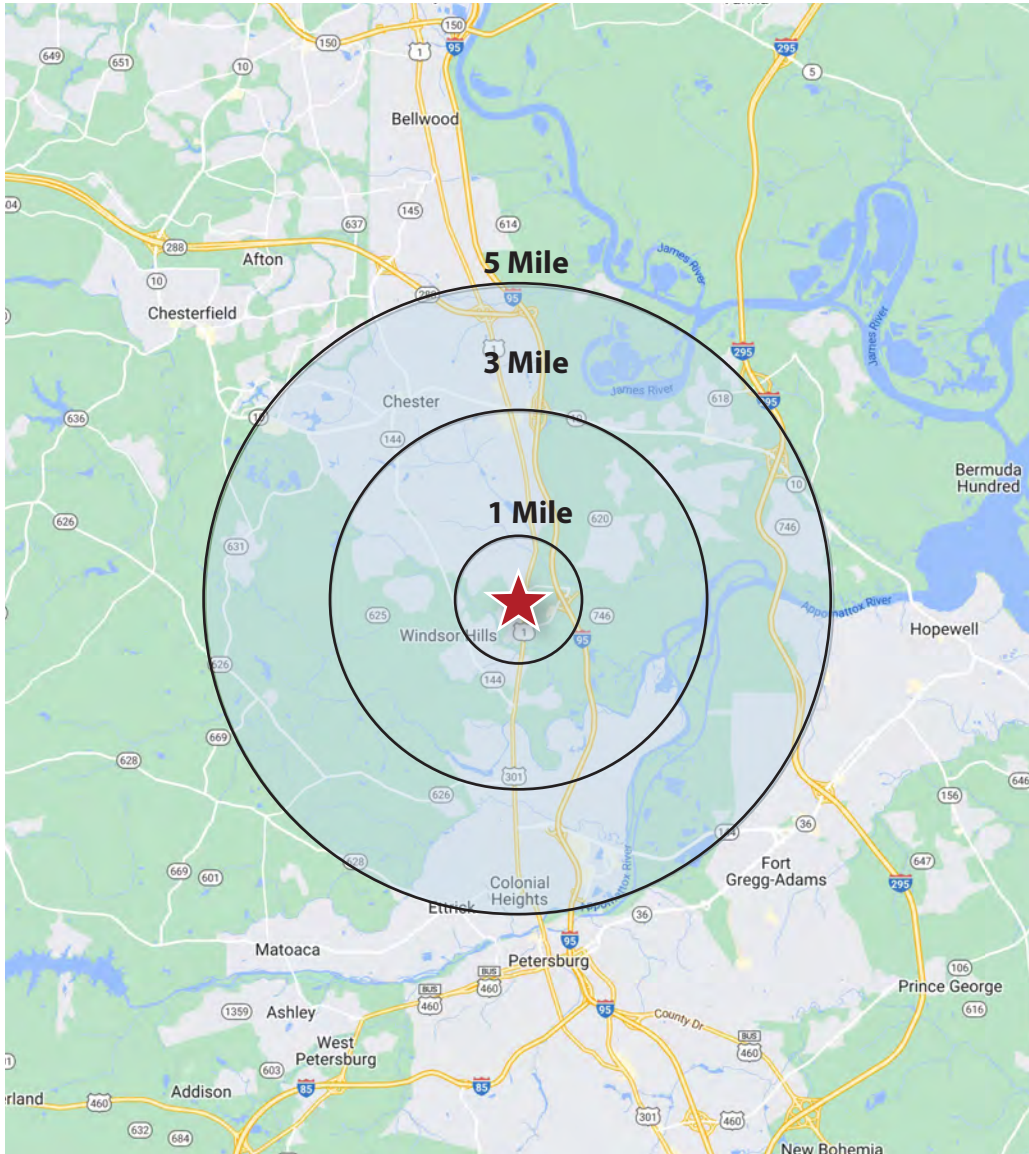
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DEMOGRAPHICS

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POPULATION

	1 MILE	2 MILE	3 MILE
2024 Estimated Population	4,279	33,324	84,567
2029 Projected Population	4,168	33,560	86,307
Projected Annual Growth (2024-2029)	-112 (-0.5%)	236 (+0.7%)	1,741 (+0.4%)

HOUSEHOLDS

2024 Estimated Households	1,600	12,348	30,868
2029 Projected Households	1,587	21,905	12,538

HOUSEHOLD INCOME

2024 Estimated Average Household Income	\$107,702	\$118,613	\$113,330
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BUSINESSES

2024 Estimated Total Businesses	105	1,099	3,260
2024 Estimated Total Employees	1,279	10,257	28,858

