

# 1901 BOULEVARD

Colonial Heights, Virginia

FOR LEASE



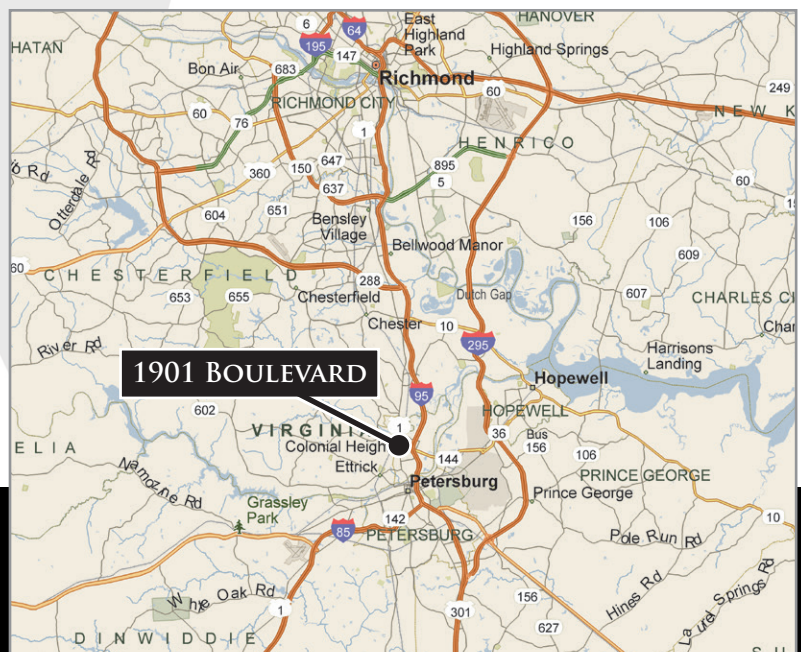
## RETAIL BUILDING AVAILABLE FOR LEASE IN COLONIAL HEIGHTS

### PROPERTY HIGHLIGHTS:

- ▶ Conveniently located just south of Temple Ave on Rt. 1 (Boulevard)
- ▶ Drive up parking in front of building, middle turning lane creates easy access from the Boulevard.
- ▶ 3,980 square foot one-story building (.3015 Acres & fenced side lot), consisting of large retail area, office, two Bathrooms and kitchenette, with back room storage and side double door delivery.
- ▶ Building currently used for daycare facility
- ▶ Recent upgrades include:
  - Roof replaced in 2011
  - Exterior painted in 2006 and new windows and doors installed
  - New gas furnace and electric air conditioner - 2014
  - Existing monument sign can be re-faced.
- ▶ 2015 Traffic Count – Boulevard (south of Temple Ave.) VPD 23,000

### 2015 Demographics

	1 Mile	3 Miles	5 Miles
Population	9,919	41,592	77,943
Average Household Income	\$63,178	\$60,059	\$60,986
Daytime Population	8,497	53,004	85,309



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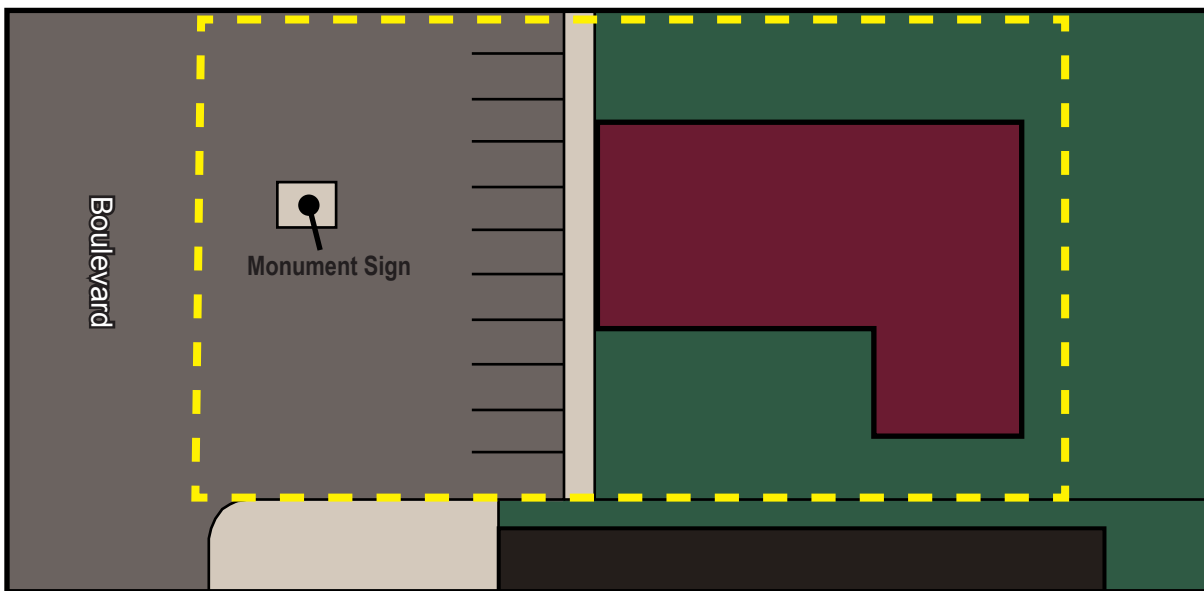
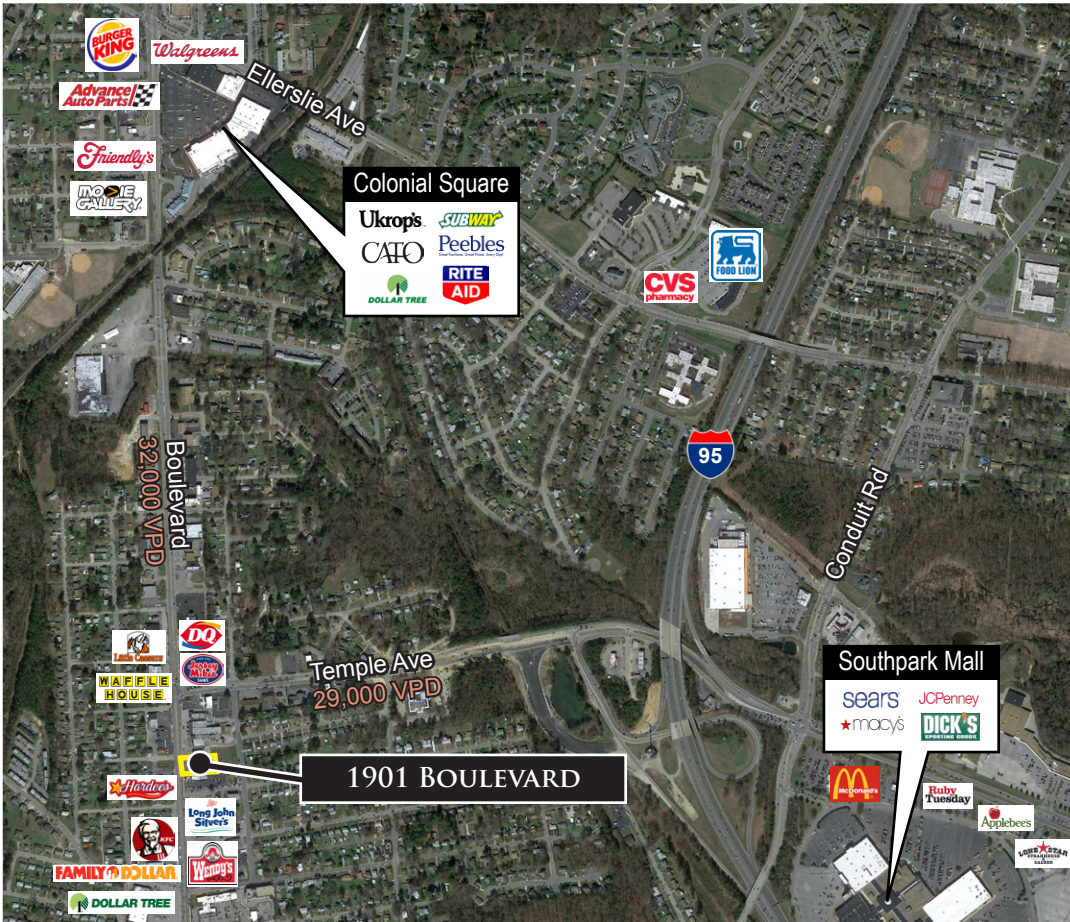
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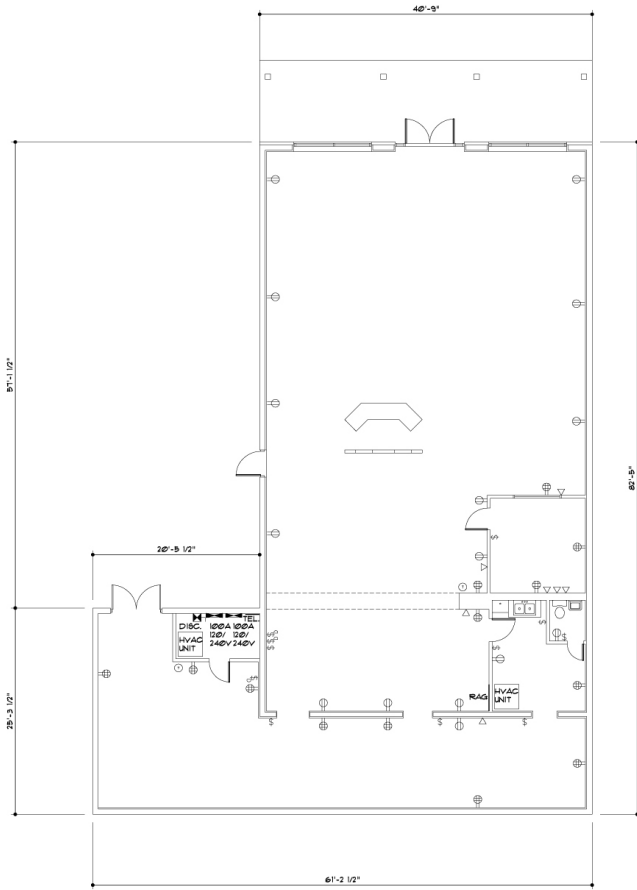
**DOMINIONCOMMERCIAL**  
REAL PARTNERS for REAL ESTATE

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AS-BUILT FLOOR PLAN

AS-BUILT FLOOR FINISH PLAN

