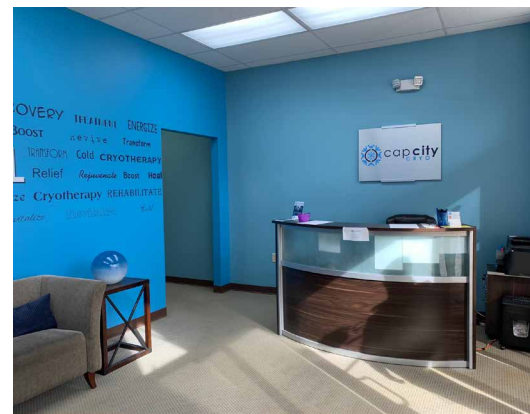


FOR SUBLEASE | RETAIL/OFFICE

COLONY CROSSING

2401-2431 COLONY CROSSING PKY, MIDLOTHIAN, VA



PROPERTY FEATURES

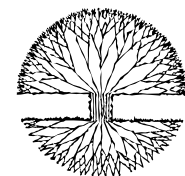
- 1,400 square feet available
- Potential for retail and office uses
- Easy access to Powhite Parkway and Route 288
- Next to Brandermill Community with 3,600+ homes
- Shops offer road frontage visibility with signalized entrance
- Area retailers include Food Lion, CVS, Dunkin' Donuts, River City Sportsplex
- Area schools include Strayer University, Clover Hill High School, Swift Creek Middle School

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,575	46,310	114,601
Population Growth	5.00%	7.00%	6.80%
Average HH Income	\$102,238	\$111,714	\$110,908

For more information, please contact:

Regina Nguyen
 Leasing Associate
 ReginaN@sugaroak.com
 Office: (804) 308-8825 | Cell: (571) 435-9703
 www.sugaroak.com



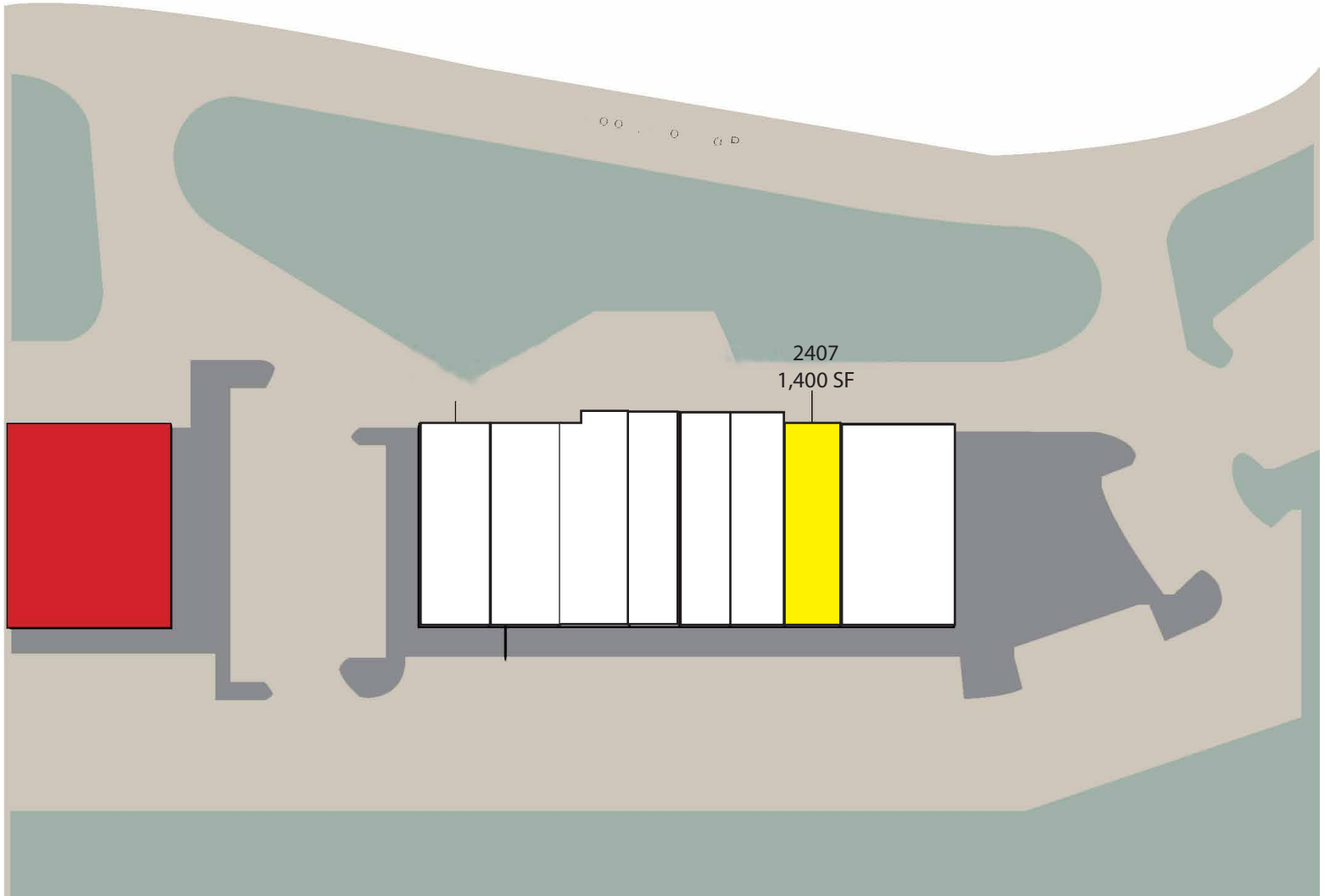
SugarOak
 REALTY, LLC

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COLONY CROSSING

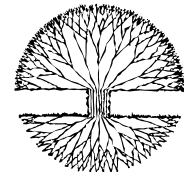
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SITE PLAN



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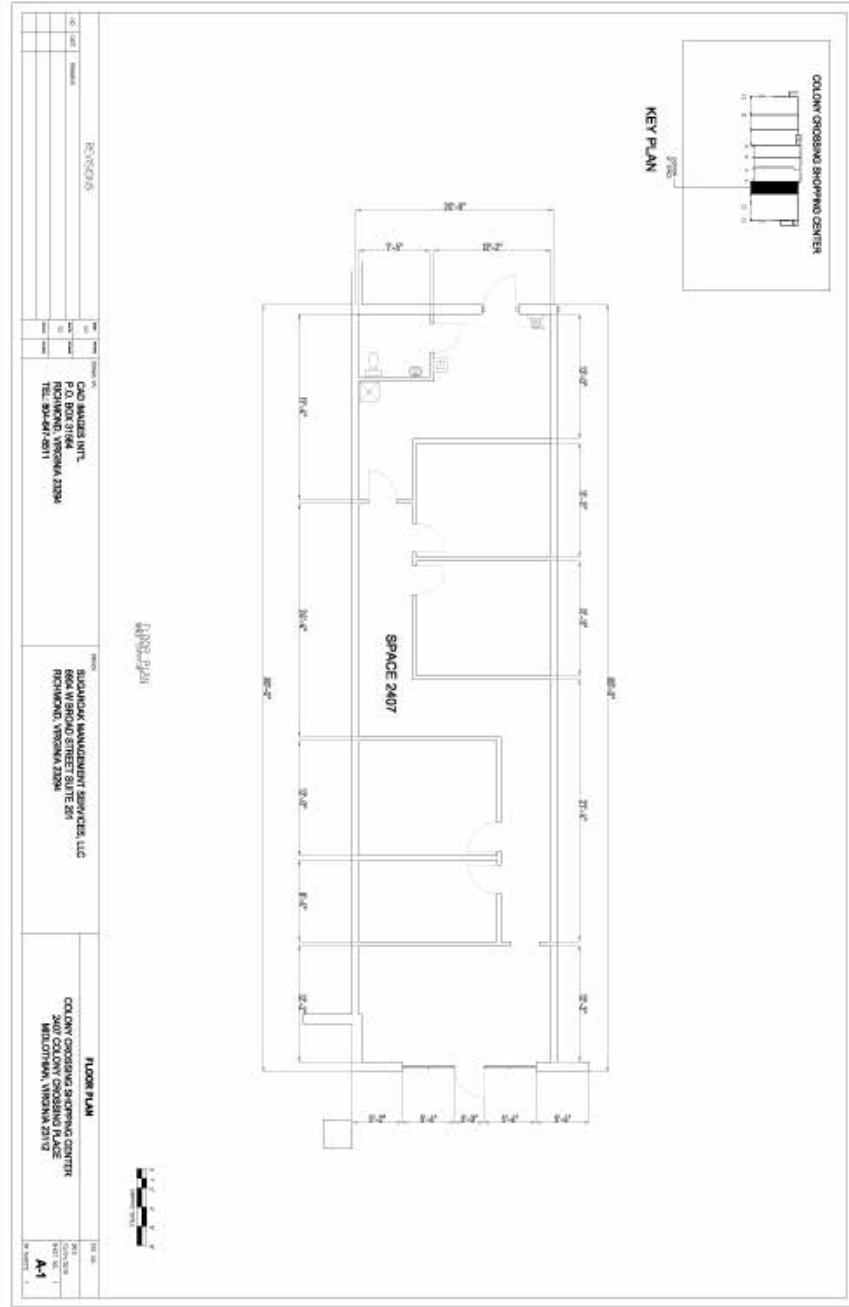


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Floor Plate



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