

FOR LEASE > RETAIL

Branchester Lakes Shopping Center

4000 Prince George Drive | Prince George, VA 23875

ANNIE O'CONNOR | 804 591 2418 | annie.oconnor@colliers.com



PROPERTY FEATURES

- > 40,000 SF Food Lion-anchored shopping center in Prince George County
- > 3,500 SF of retail space available
- > Close proximity to Fort Lee military base
- > Fast population growth area



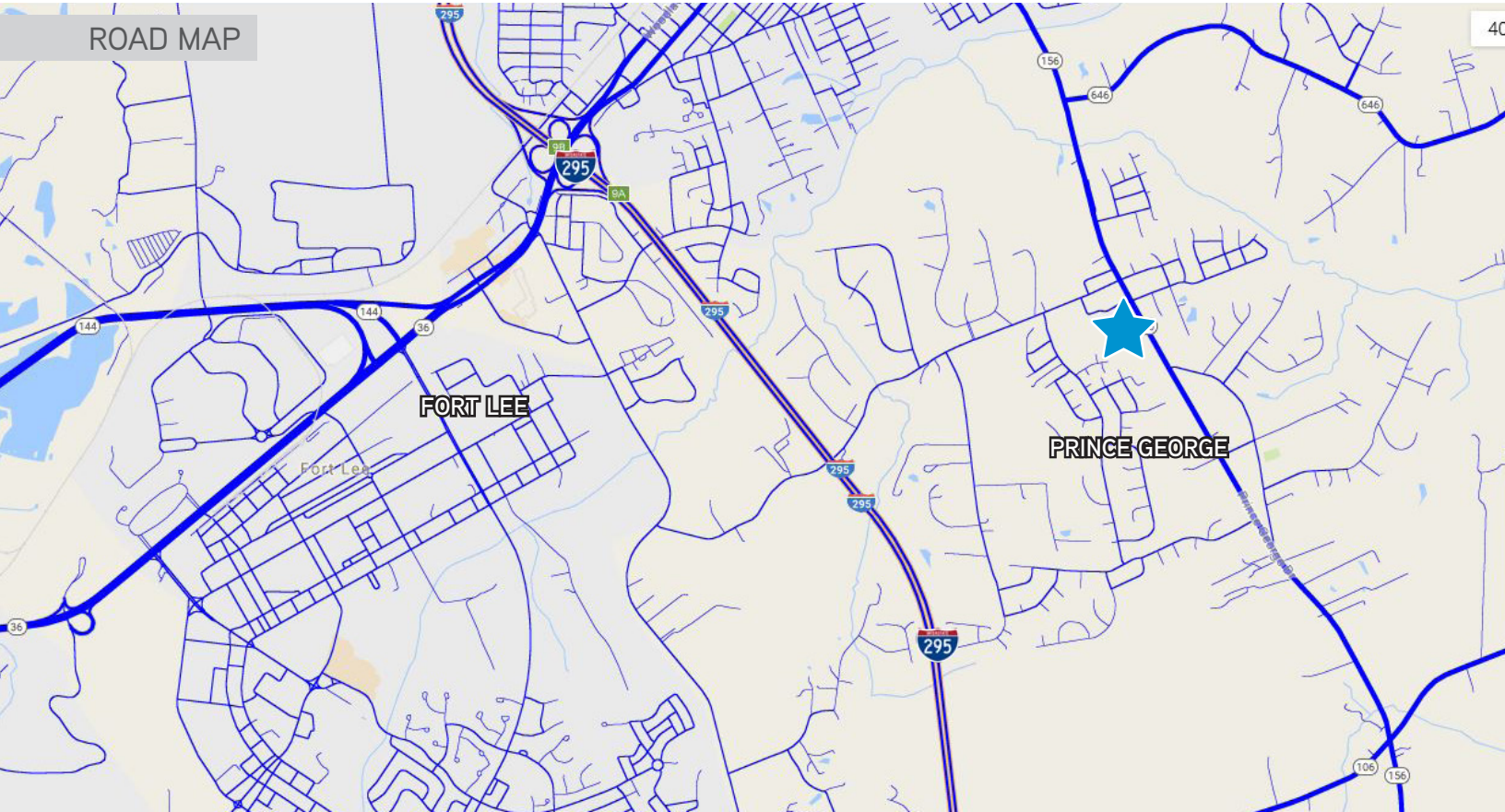
CO-TENANTS

- > Amore Pizza
- > Best Nails
- > Bamboo Garden
- > Food Lion

DEMOGRAPHIC FACTS	1 mile	3 miles	5 miles
Population	3,244	27,651	49,829
Total Employees	365	7,534	17,705
Average HH Income	\$74,668	\$51,156	\$51,499
Traffic counts	Prince George Drive ±7,400 VPD		

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ROAD MAP



AERIAL



AGENT:

ANNIE O'CONNOR

office 804 591 2418

cell 804 212 7964

annie.oconnor@colliers.com



COLLIERS INTERNATIONAL
7200 Glen Forest Drive, Suite 200
Richmond, VA 23226
804 788 1000
www.colliers.com/richmond

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