



Specter Properties, Inc.

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FOR LEASE

\$15 psf NNN

**4575 E. Whitehill Boulevard
Prince George, VA**

- Parcel #220(06)00-001-0
- Sq Ft. available: 2,190 +/- sq. ft.
- Year built: 2008
- Daily traffic at the intersection of East Whitehill and Temple Avenue is 34,000
- NNN multi-tenant strip center
- Property is located adjacent to Southpark Mall and near Fort Lee
- Only one suite available



Mark Specter

Broker

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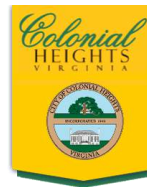
All information herein deemed reliable but in no way guaranteed and is subject to change or withdrawal without notice. The Owner and Specter Properties, Inc. are making no guarantees concerning the accuracy of the information in this report. Specter Properties, Inc. represents the Owner of this property.



The independent City of Colonial Heights has a land area of 8.15 square miles and a population of 17,770 citizens. Situated on the Appomattox River in southeastern Virginia, Colonial Heights is strategically located on Interstate 95 near the intersection of Interstate 85. Colonial Heights is easily accessible to the major markets of the East Coast, and is located just 20 miles south of Richmond and 120 miles south of Washington, D.C.*

The center of “All Things Retail,” Colonial Heights has evolved into a key regional retail destination over the last twenty years. Colonial Heights presents the only major retail center along Interstate 95 between Richmond and the North Carolina border, and has a retail trade area population of over 1.1 million. The City promotes commercial development and the Colonial Heights market offers many profitable possibilities for retailers and developers.*

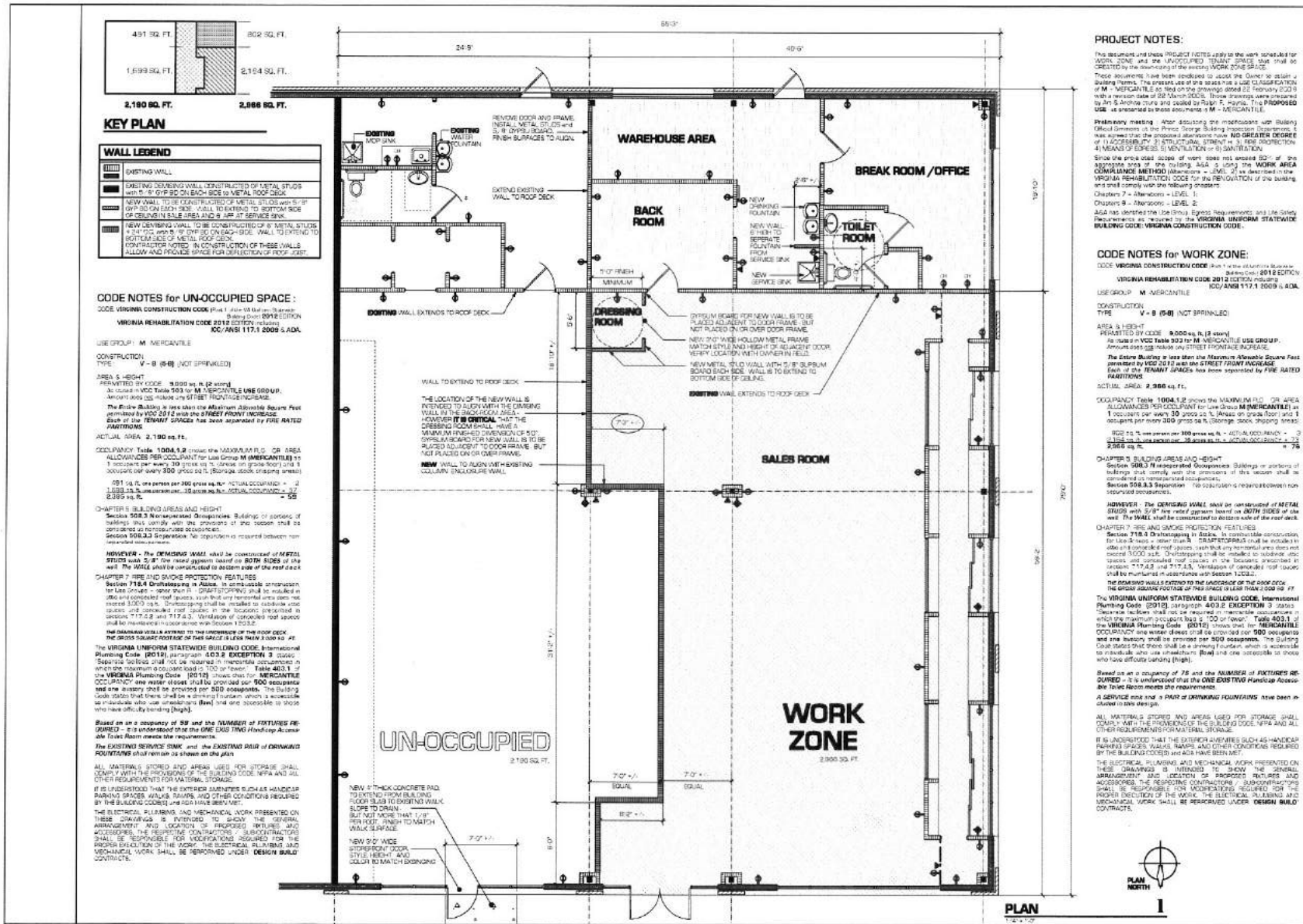
This property is located near Southpark Mall in the county of Prince George and other retailers located nearby include: Dick’s Sporting Goods, JC Penney, Macy’s, Regal Cinemas, Walmart, Sam’s Club, Olive Garden, Gold’s Gym, Gabe’s, Ashley Furniture, Target, Burlington and many more. Five miles east of Fort Lee Military Base.



*According to Colonial Heights, VA website (<http://www.colonialheightsva.gov/882/Economic-Development>)



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PROJECT NOTES:

This document and these PROJECT NOTES apply to the work scheduled for WORK ZONE and the UNOCCUPIED TENANT SPACE that shall be CREATED by the demolition of the existing WORK ZONE SPACE.

These documents have been developed to assist the Owner to assist in making decisions. The present use of the space has a USE CLASSIFICATION of M - MERCANTILE as shown on the drawings dated 12/15/2018 with a revision date of 02/15/2019. These drawings were prepared by Art & Architecture and issued by Ralph F. Weyda, the PROPOSED USE, as indicated by these documents in M - MERCANTILE.

Practical meeting: After studying the information and Building Official Comments on these drawings, the Building Inspection Department, it was agreed that the proposed alterations show NO GREATER DEGREE OF ACCESSIBILITY TO STRUCTURAL, STRAIN OR FIRE PROTECTION, 4) MEANS OF EGRESS, 5) VENTILATION or 6) SANITATION.

Since the proposed scope of work does not exceed 50% of the approximate area of the existing area, it complies with the WORK AREA COMPLIANCE METHOD (Alternative - 2) as described in the VIRGINIA REHABILITATION CODE for the REHABILITATION of the building, and shall comply with the following details:

Chapter 7 - Alterations - LEVEL: 2
 Chapter 8 - Alterations - LEVEL: 2
 ADA has identified the (a) (5) (ii) Excess Requirements and Life Safety Requirements in the VIRGINIA UNIFORM STATEWIDE BUILDING CODE - VIRGINIA CONSTRUCTION CODE.

CODE NOTES for WORK ZONE:

CODE: VIRGINIA CONSTRUCTION CODE (Part 1) and 2018 Edition of International Building Code (IBC) with 2018 Edition Virginia Amendments
 VIRGINIA REHABILITATION CODE 2012 EDITION (including ICC/ANSI 117.1.2009 & ADA)

USE GROUP: M - MERCANTILE

CONSTRUCTION TYPE II - B (5/8" NOT SPRINKLED)

AREA 5 - HEIGHT PERMITTED BY CODE: 8,000 sq. ft. (8,000 sq. ft.)
 As shown in Code Table 503 for M - MERCANTILE USE GROUP. Amounts are based on STREET FRONTAGE INCREASE.

THE EXISTING WALLING is less than the Maximum Allowable Square Foot permitted by CODE 503.2 for M - MERCANTILE USE GROUP. Each of the TENANT SPACES has been separated by FIRE RATED PARTITIONS.

ACTUAL AREA 2,000 sq. ft.

OCCUPANCY TABLE 1004.1.2 shows the MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT for Use Group M (MERCANTILE) as follows: 1 occupant per every 30 gross sq. ft. (Storage stock shipping areas) 1 occupant per every 300 gross sq. ft. (Storage stock shipping areas)

CHAPTER 9 BUILDING AREAS AND HEIGHT

Section 902.2 Non-separated Occupancies: Buildings or portions of buildings that comply with the provisions of this section shall be considered as non-separated occupancies.

Section 908.3.3 Separation: No separation is required between non-separated occupancies.

HOWEVER - THE EXISTING WALL shall be constructed of METAL STUDS with 5/8" GYPSUM BOARD ON BOTH SIDES OF THE WALL. THE WALL shall be constructed to extend over the roof deck.

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES

Section 718.4 Draftstopping in Attics: In combustible construction, fire draftstopping shall be installed in attics and concealed roof spaces, such that any horizontal area does not exceed 3,000 sq. ft. Draftstopping shall be installed to separate attics, and concealed roof spaces in the locations prescribed in sections 717.2.2 and 717.2.3. Draftstopping of concealed roof spaces shall be maintained in accordance with Section 1203.2.

THE EXISTING WALL shall be constructed of METAL STUDS with 5/8" GYPSUM BOARD ON BOTH SIDES OF THE WALL. THE WALL shall be constructed to extend over the roof deck.

THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE International Building Code (IBC) 2012 Edition, paragraph 403.2 EXCEPTION 3 states: Separate buildings shall not be required if they are constructed in accordance with the minimum occupant load of 100 or fewer. Table 403.1 of the VIRGINIA Building Code (2012) shows that for MERCANTILE OCCUPANCY one water closet shall be provided per 900 occupants and one lavatory shall be provided per 900 occupants. The Building Code states that there shall be a drinking fountain which is accessible to individuals who use wheelchairs (191) and one accessible to those who have difficulty bending (191).

Based on an occupancy of 75 and the NUMBER OF FIXTURES REQUIRED - It is understood that the ONE EXISTING Handicap Accessible Toile Room meets the requirements.

A SERVICE SINK and a PAIR OF DRAINING FOUNDATIONS have been included in the design.

ALL MATERIALS STORED AND AREAS USED FOR STORAGE shall comply with the PROVISIONS OF THE BUILDING CODE, IBC AND ALL OTHER REQUIREMENTS FOR MATERIAL STORAGE.

It is understood that the proposed SANITARIUMS SUCH AS HANDICAP PARKING SPACES, WALKS, RAMPS, AND OTHER CONDITIONS REQUIRED BY THE BUILDING CODES AND ALL OTHER REQUIREMENTS.

THE ELECTRICAL PLUMBING AND MECHANICAL WORK PRESENTED ON THESE DRAWINGS IS INTENDED TO SHOW THE GENERAL ARRANGEMENT AND LOCATION OF THE RESPECTIVE WORK ACCESSORIES. THE RESPECTIVE CONTRACTORS / SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE PROPER EXECUTION OF THE WORK. THE ELECTRICAL PLUMBING AND MECHANICAL WORK SHALL BE PERFORMED UNDER DESIGN-BUILD CONTRACTS.

WORK ZONE

4575 WHITFIELD BOULEVARD
 PRINCE GEORGE, VIRGINIA

DEVELOPER / OWNER
Sideline Properties LLC
 Kenneth Weyda

ART & ARCHITECTURE, INC.
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