

# 3567 S CRATER ROAD

Petersburg, Virginia 23805

FOR SALE

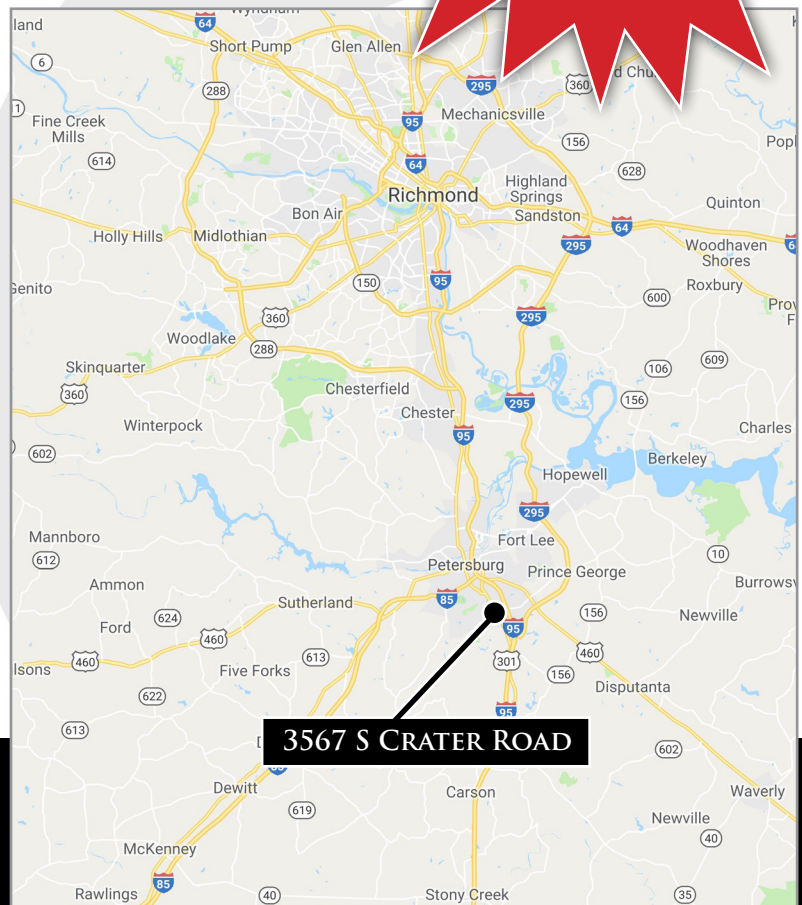


## PAD SITE WITH GREAT EXPOSURE AVAILABLE

Reduced Price,  
Motivated Seller!

### PROPERTY HIGHLIGHTS:

- ▶ 5.3+/- acres for sale, Zoned B-2
- ▶ Signalized entrance along Crater Road with excellent visibility
- ▶ Excellent location across from Wal-Mart Supercenter and next to Southside Regional Medical Center
- ▶ Just off I-95 Exit 48 (Wagner Road) & Exit 47 (Rives Road) and close to Fort Lee
- ▶ Numerous opportunities for retail, office and/or redevelopment of site
- ▶ Join other national retailers, restaurants, medical groups & professional offices
- ▶ Traffic: S. Crater Road - 10,000 vpd; I-95 - 32,000 vpd
- ▶ Price ~~\$700,000~~ **REDUCED: \$575,000**



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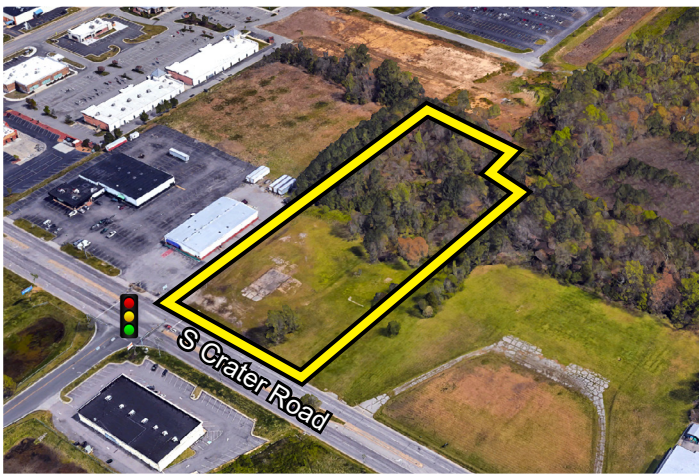


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## AREA AERIAL



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