



Property Features

- 1,200-9,100 SF Available
- Two signalized access points to S. Crater Road/Route 301
- Excellent accessibility to I-95 & minutes from Fort Lee
- Located across from Southside Regional Medical Center and Allianz Call Center
- Abundant parking for parking-intensive tenants
- Cross access to adjacent Walmart Supercenter
- 5 miles to Richard Bland College (2,100 students)
- 6 miles to Fort Lee (35,000 personnel)
- 49,000 VPD – I-95
- 16,000 VPD – Wagner Road
- 10,000 VPD – S. Crater Road

Demographics

	5 MIN Drive Time	10 MIN Drive Time	20 MIN Drive Time
Population	3,672	22,004	144,957
No. of Households	1,643	9,319	54,117
Avg. HH Income	\$59,168	\$58,249	\$66,553
No. of Businesses	303	987	4,318
Daytime Population	3,334	13,085	58,157

Join Tenants/Nearby Retailers



For more information, contact:

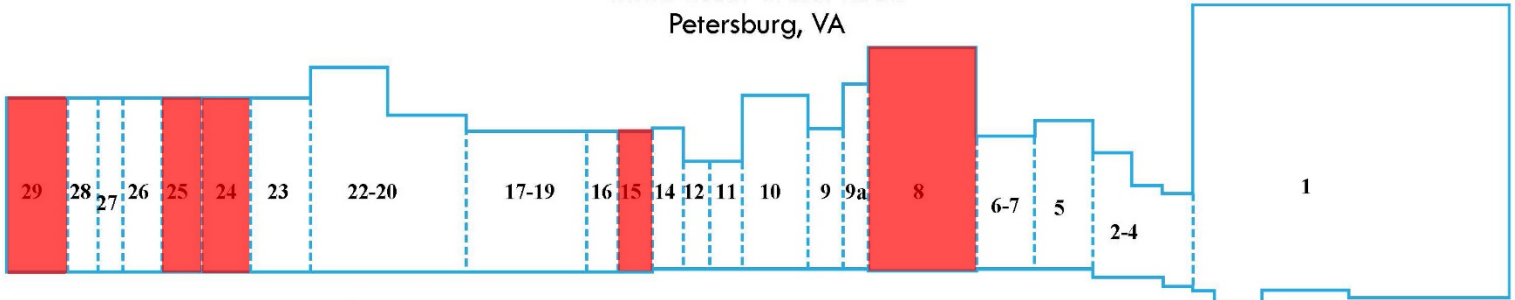
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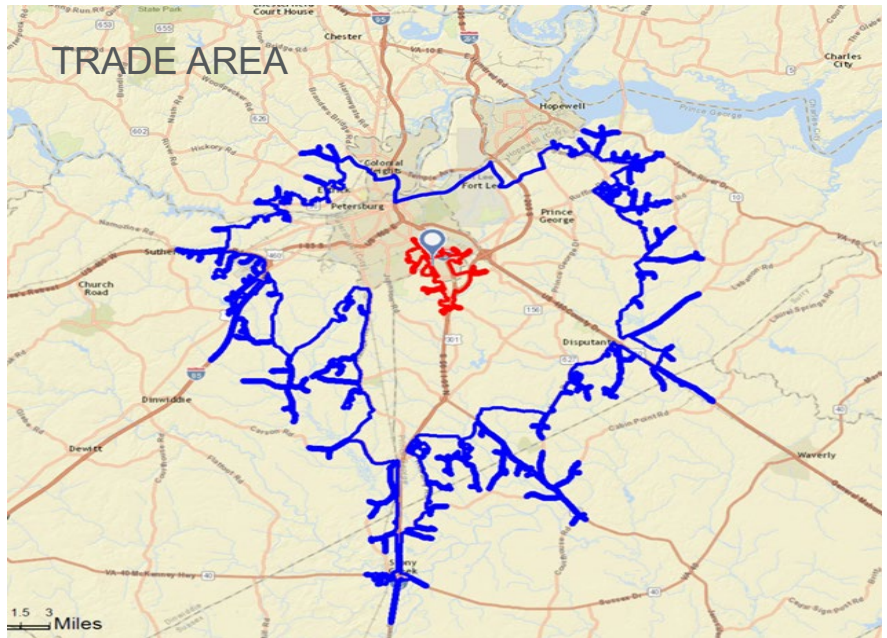
SOUTH CRATER SQUARE

3330 South Crater Road
 Petersburg, VA



Tenant List

#	Tenant	SF
1	Rose's	37,000
2	Adel's Sewing Room	1,000
3	Cricket Wireless	1,000
4	Discount Tobacco	1,750
5	Traditionz Wings & Grill	2,975
6-7	Virginia ABC	3,000
8	Available	9,100
9a	OneMain Financial	1,600
9	Gamestop	1,600
10	Rent-A-Center	4,000
11	Taste of China	1,200
12	Approved Cash Advance	1,200
14	Techno Labs	1,600
15	Available	1,600
17-19	Beauty World	6,400
20-22	Dollar Tree	10,500
23	Cato	4,500
24	Available	3,000
25	Available	2,000
26	Boost Mobile	2,000
27	Nail Salon	1,500
28	America's Best Wings	2,000
29	Available	5,000



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