

# FOR LEASE South Crater Square

3330 South Crater Road | Petersburg, VA



## **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:

#### **ALICIA BROWN**

First Vice President 804 697 3483 alicia.brown@thalhimer.com

**REILLY MARCHANT** Senior Associate 804 697 3478 reilly.marchant@thalhimer.com

**Thalhimer Center** 11100 W. Broad Street Glen Allen, VA 23060 www.thalhimer.com

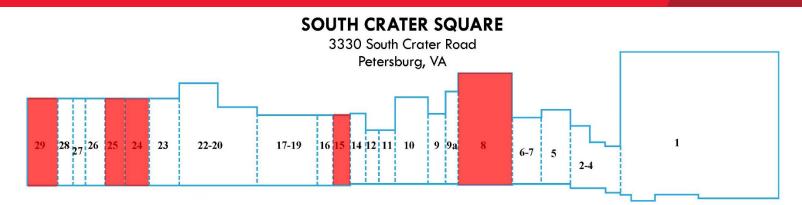
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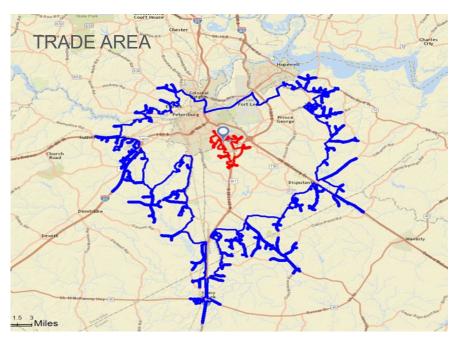
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#         Tenant         SF           1         Rose's         37,000           2         Adel's Sewing Room         1,000           3         Cricket Wireless         1,000           4         Discount Tobacco         1,750           5         Traditionz Wings & Grill         2,975           6-7         Virginia ABC         3,000           8         Available         9,100           9a         OneMain Financial         1,600           9         Garnestop         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 <tr tbble<="" td=""></tr>	Tenant List		
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         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	#	Tenant	SF
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           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	1	Rose's	37,000
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           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	2	Adel's Sewing Room	1,000
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           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	3	Cricket Wireless	1,000
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           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	4	Discount Tobacco	1,750
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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	9a	OneMain Financial	1,600
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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	11	Taste of China	1,200
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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	14	Techno Labs	1,600
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24Available3,00025Available2,00026Boost Mobile2,00027Nail Salon1,50028America's Best Wings2,000	20-22	Dollar Tree	10,500
25Available2,00026Boost Mobile2,00027Nail Salon1,50028America's Best Wings2,000	23	Cato	4,500
26         Boost Mobile         2,000           27         Nail Salon         1,500           28         America's Best Wings         2,000	24	Available	3,000
27         Nail Salon         1,500           28         America's Best Wings         2,000	25	Available	2,000
28America's Best Wings2,000	26	Boost Mobile	2,000
<b>5</b> ,	27	Nail Salon	1,500
29 Available 5.000	28	America's Best Wings	2,000
-,	29	Available	5,000





For more information, contact:

### **ALICIA BROWN**

First Vice President 804 697 3483 *alicia.brown@thalhimer.com*  REILLY MARCHANT Senior Associate 804 697 3478 reilly.marchant@thalhimer.com Thalhimer Center 11100 W. Broad Street Glen Allen, VA 23060 www.thalhimer.com

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