

3535 S CRATER ROAD

Petersburg, Virginia 23805

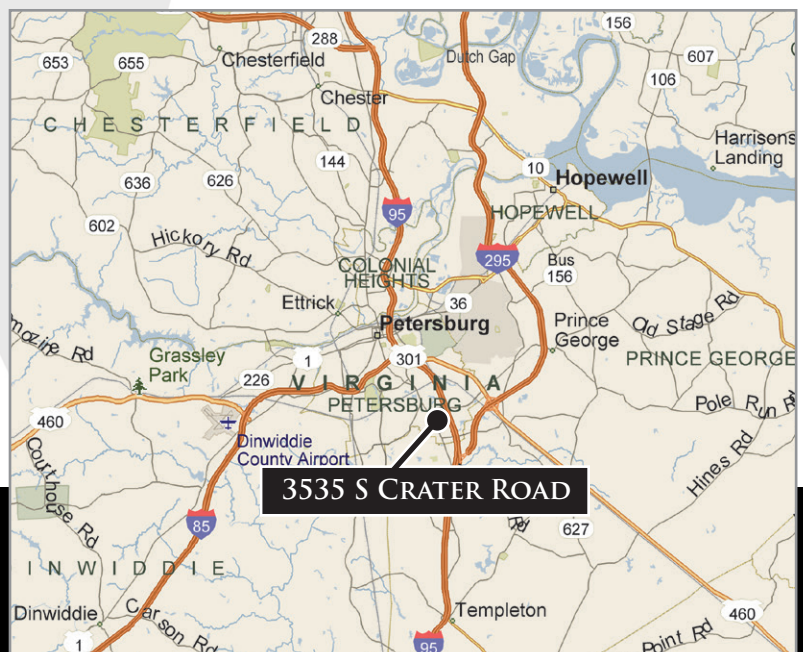
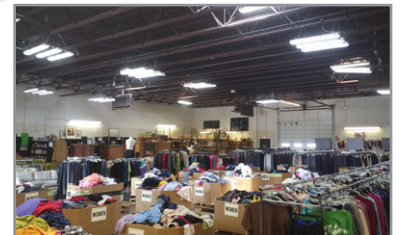
FOR SALE



LARGE BUILDING & ACREAGE WITH GREAT EXPOSURE

PROPERTY HIGHLIGHTS:

- ▶ 17,000 +/- SF building with paved parking lot (former auto dealership)
- ▶ 6.05 +/- acres, Zoned B-2 (General Commercial District); 2-acres of paved lot, parking for over 200
- ▶ Excellent location across from Wal-Mart Supercenter and next to Southside Regional Hospital; Over 295 feet of frontage along Route 301
- ▶ Numerous opportunities for retail, office and/or redevelopment of site
- ▶ Join other national retailers, restaurants, medical groups & professional offices
- ▶ Warehouse ceilings 19 feet (16 feet clear)
- ▶ Four drive in doors: Two 14x14, one 12x12 & one 12x14
- ▶ Traffic: S. Crater Road - 10,000 vpd; I-95 - 32,000 vpd



DOMINIONCOMMERCIAL

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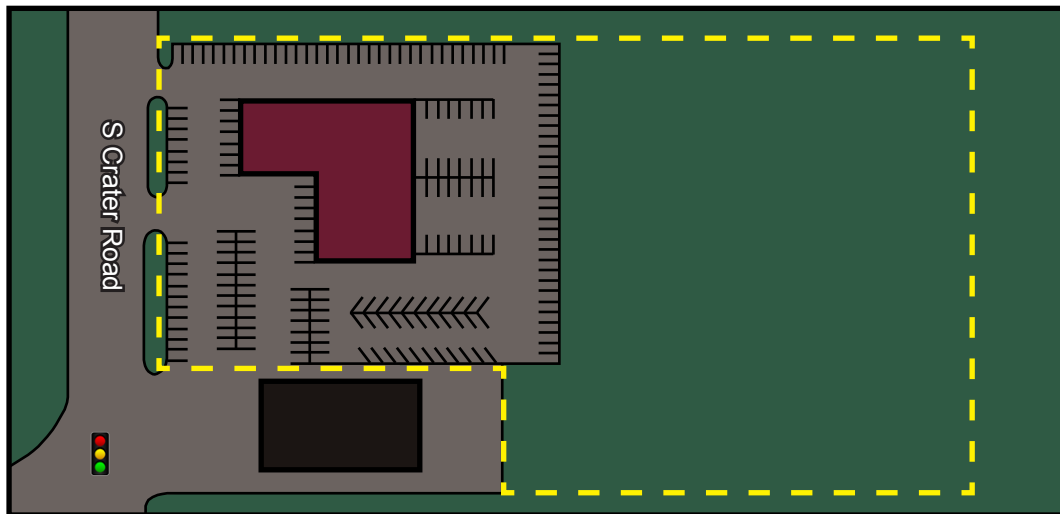
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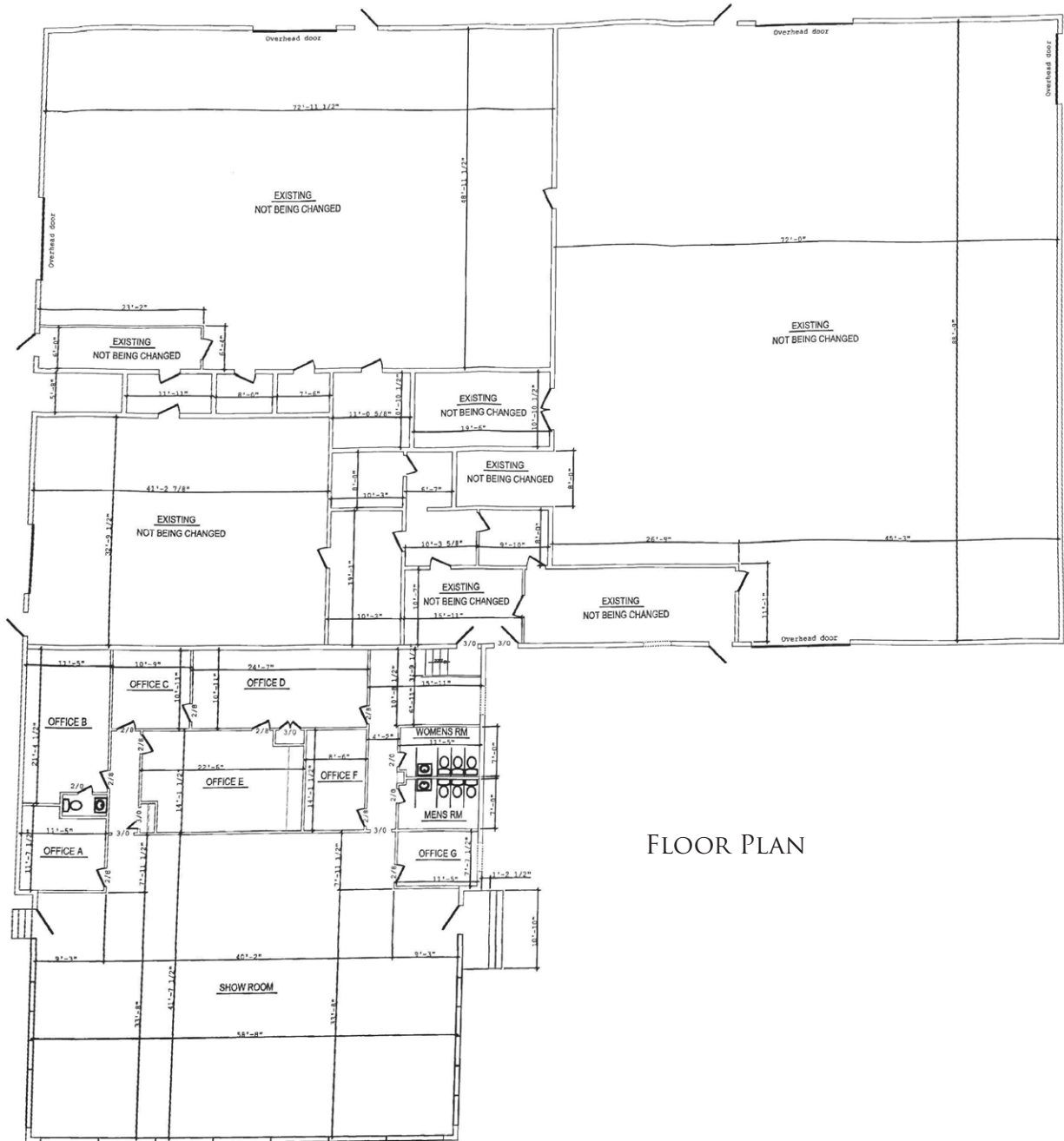
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REAL PARTNERS *for* REAL ESTATE

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FLOOR PLAN



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