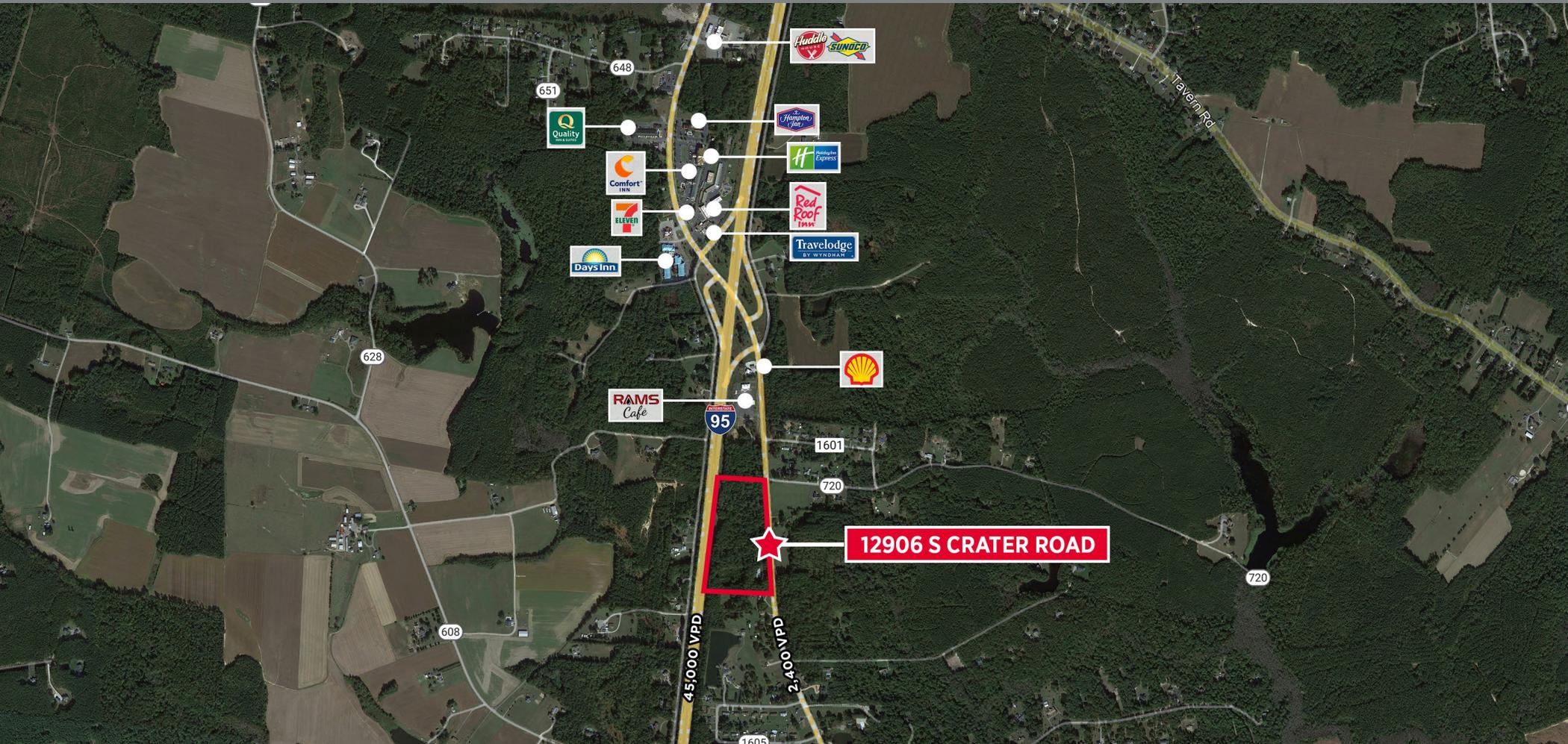


LAND FOR SALE

12906 SOUTH CRATER RD | PETERSBURG, VA

12+ ACRES ZONED COMMERCIAL



ANNIE O'CONNOR
First Vice President
804 697 3451
annie.oconnor@thalhimer.com

KATIE SIEGEL
Associate
+1 804 344 7188
katie.siegel@thalhimer.com



LAND FOR SALE

12906 SOUTH CRATER RD | PETERSBURG, VA

PROPERTY OVERVIEW

- 12+ Acres zoned Commercial - Subdividable
- Excellent visibility from Interstate 95
- Located off exit 41 in Prince George
- Utilities available



\$500,000 per Acre
ASKING PRICE

NEARBY RETAILERS



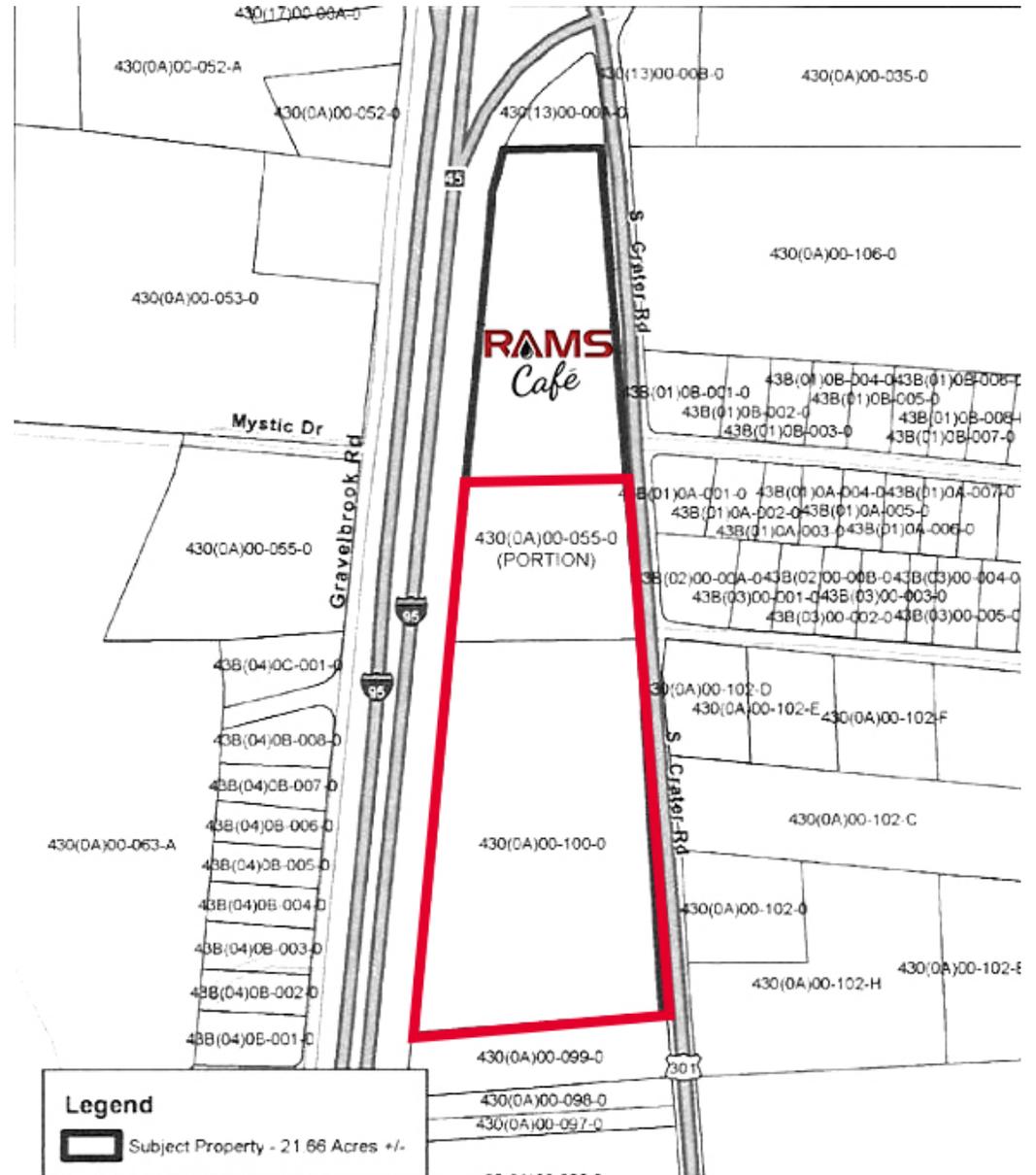
DOLLAR GENERAL

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	4,951	17,049	111,164
Average Household Income	\$104,605	\$87,196	\$80,019
Daytime Employee Population	4,260	20,930	119,363

VPD

I-95	45,000 VPD
S. Crater Road	2,400 VPD



BROOKHILL AZALEA

5206-5246 CHAMBERLAYNE ROAD | RICHMOND, VA

EXECUTIVE SUMMARY

Center Size	87,500 SF on 14.75 acres
Anchors	Food Lion
Signage	Storefront & monument signage available

NEARBY FUTURE DEVELOPMENT

Helios Apartments
186 apartment units
Anticipated delivery Mid-late 2025

Crossings at Mulberry
150 townhomes
Unknown delivery date



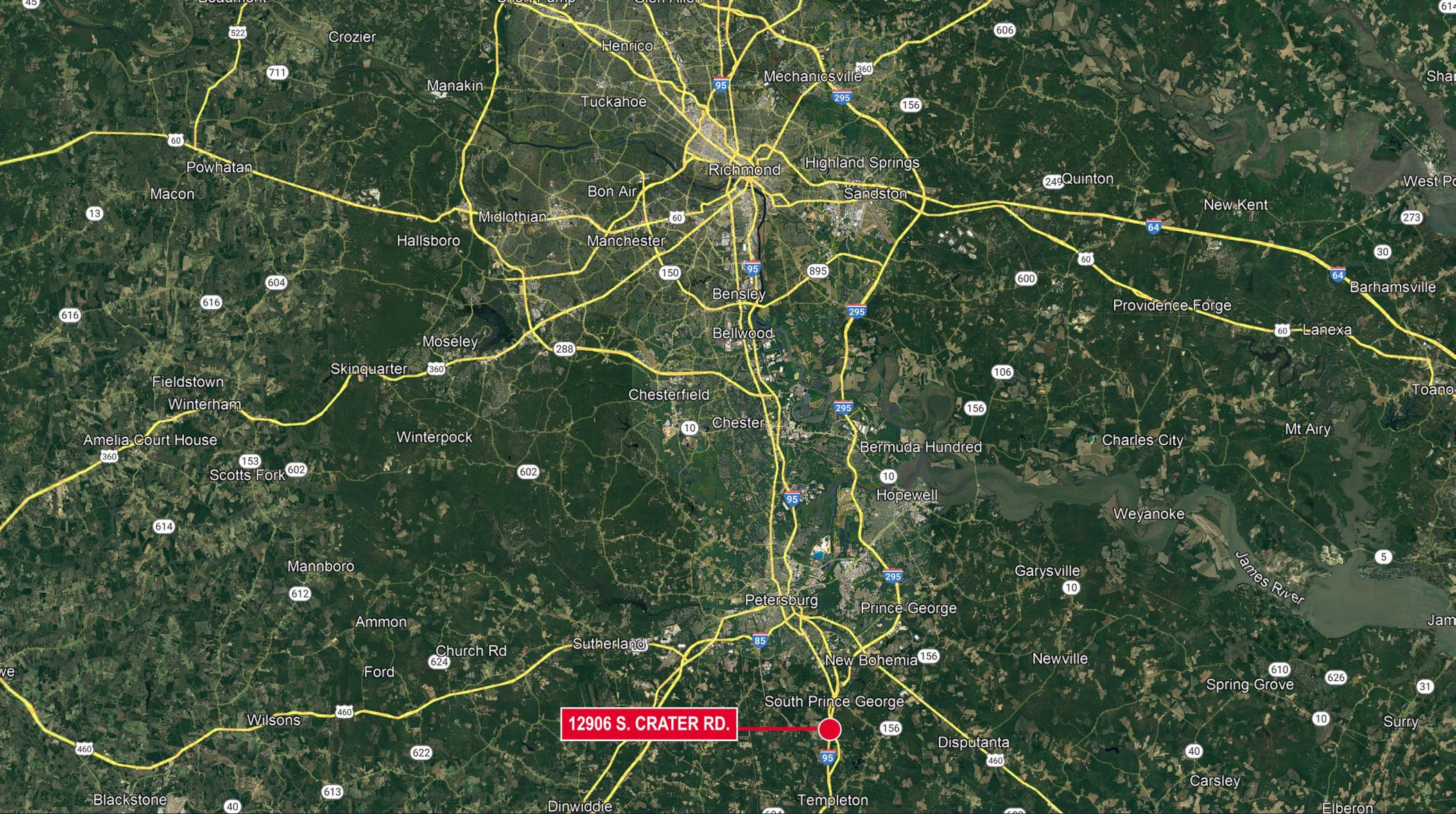
TRAFFIC COUNTS

20,000 VPD - Brook Road (Route 1)
15,000 VPD - Chamberlayne Road
15,000 VPD - Azalea Avenue

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,950	72,109	234,647
Households	3,903	33,396	104,570
Avg. Household Income	\$89,750	\$86,128	\$96,987
Daytime Population	8,069	84,129	335,170





12906 S. CRATER RD.

ANNIE O'CONNOR
First Vice President
804 697 3451
annie.oconnor@thalhimer.com

KATIE SIEGEL
Associate
+1 804 344 7188
katie.siegel@thalhimer.com

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

