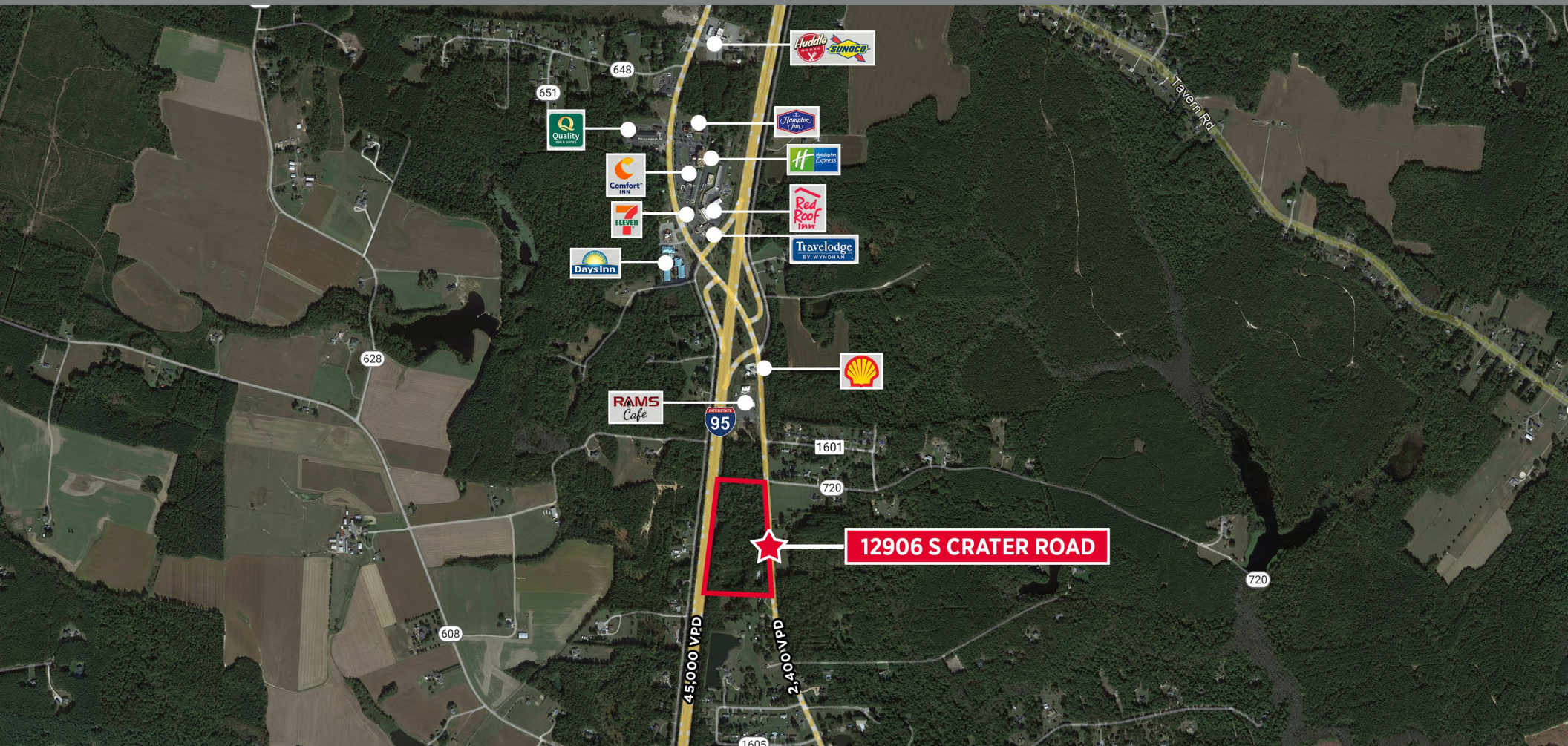


LAND FOR SALE

12906 SOUTH CRATER RD | PETERSBURG, VA

12+ ACRES ZONED COMMERCIAL



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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



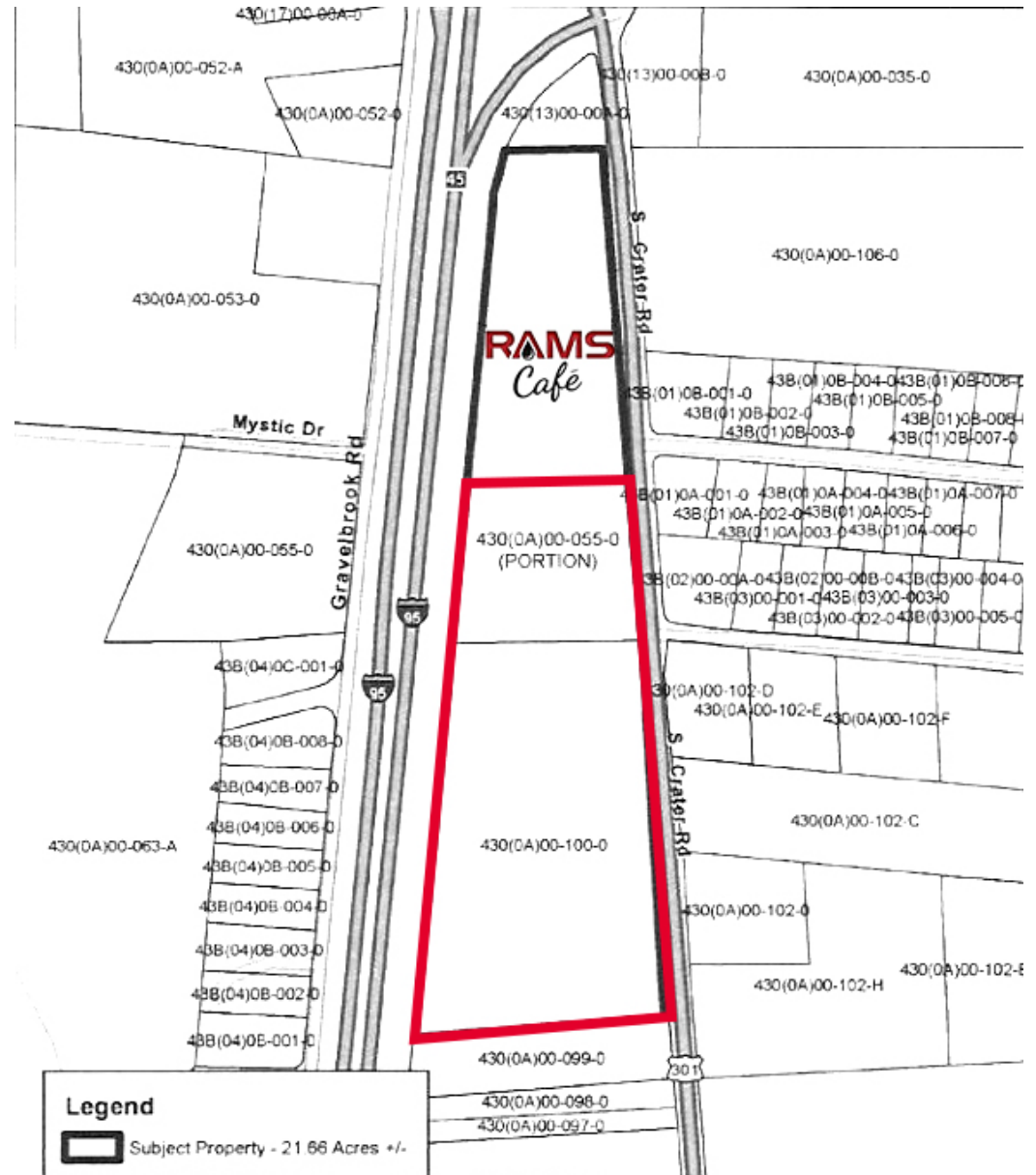
DOLLAR GENERAL

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



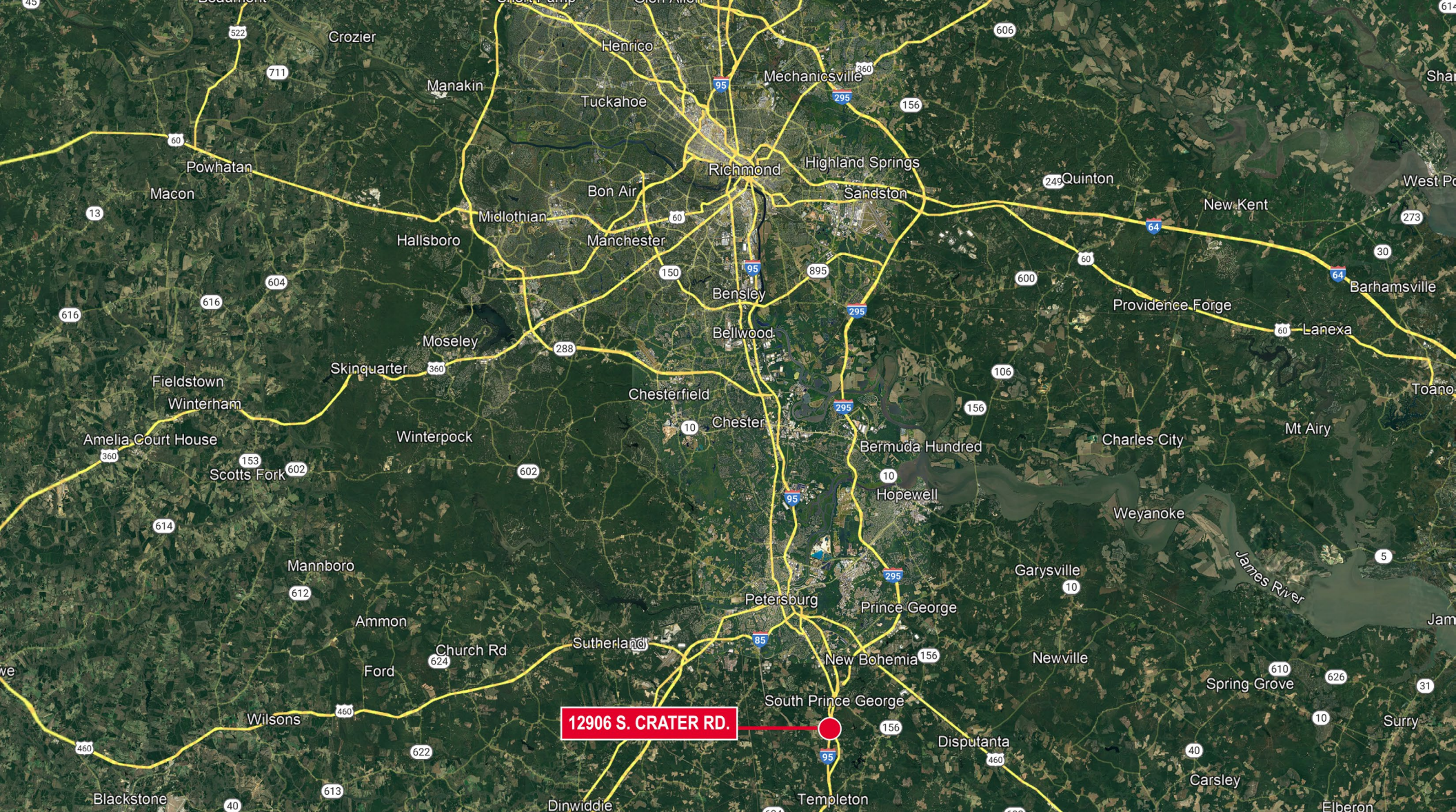
TRAFFIC COUNTS

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





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