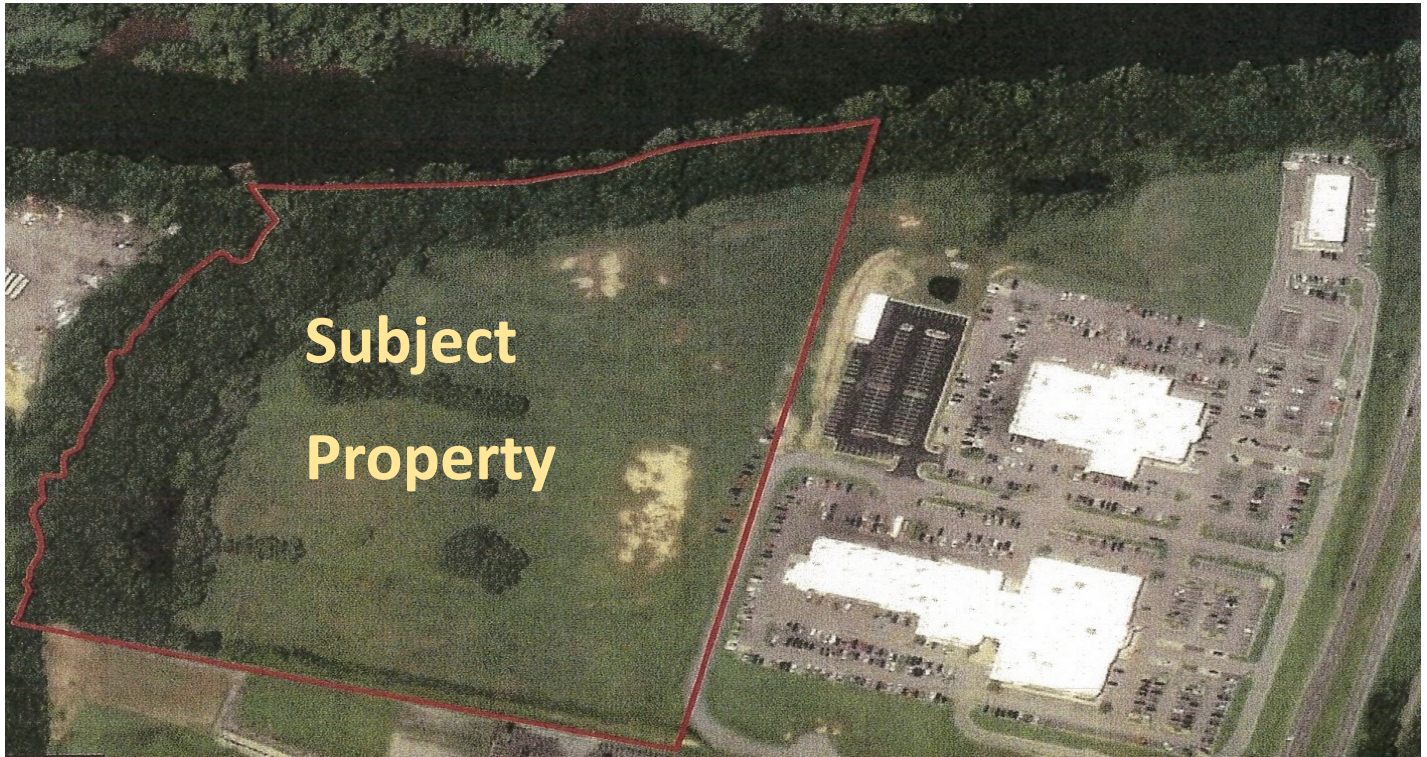


*E. Whitehill Boulevard,  
Prince George, VA*

For Sale



## Features

- Portion of Tax Parcel #220(04)00-003-0
- Approximately 17 +/- acres subject to subdividing this land from larger parcel
- Zoned Business/Commercial
- Excellent location near Crossroads dealerships, medical offices/facilities, Sheetz and Southpark Mall.
- **Sale price \$4,500,000**



**Specter**

Properties, Inc.

P.O. Box 2455  
Chesterfield, VA 23832  
(804) 777-7070

Principal Broker

Mark B. Specter

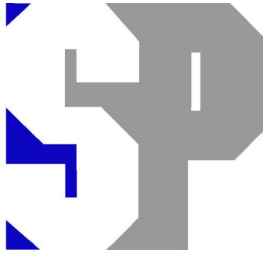
[mspecter@specterproperties.com](mailto:mspecter@specterproperties.com)

Associate Broker

Kevin Y. Specter

[kspecter@specterproperties.com](mailto:kspecter@specterproperties.com)

All information furnished to Specter Properties, Inc. is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness. This applies to all pages within this document.



E. Whitehill Boulevard  
*Prince George, VA*

For Sale

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E. Whitehill Boulevard  
Prince George, VA

The Site is located in Prince George County, Virginia which is part of the Richmond Metropolitan Statistical Area (MSA). It is strategically located near Interstate 95 with close proximity to Interstate 85 along with having easy access to the major markets of the East Coast and just 20 miles south of Richmond and 120 miles south of Washington, D.C.

This area is known as the center of “Retail” because it is adjacent to Colonial Heights, Virginia which has evolved into a key regional retail destination over the last twenty years. This area includes South Park Mall and many retailers located nearby which includes: Dick’s Sporting Goods, Cinema Cafe, Walmart, Sam’s Club, Best Buy, Marshalls, Furniture store, Target, Lowe’s, Burlington, Crossroads Dealerships and many more.

Adjacent to the subject property, there are many other uses in addition to retail such as restaurants, medical offices (Virginia Eye Institute, Virginia ENT, OrthoVirginia, Dentistry, DaVita Dialysis), Urgent Care facilities, Prince George ER and many more.

The county of Prince George is bordered by U.S. Army Garrison - Fort Gregg-Adams, a major U.S. Department of Defense training facility for logistics, culinary and ordinance specialists which is close proximity to the Subject Property.

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For more information, please contact Specter Properties, Inc.:

[Mark B. Specter](#)

[mspecter@specterproperties.com](mailto:mspecter@specterproperties.com)

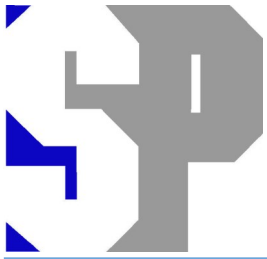
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E. Whitehill Boulevard  
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