



## INDUSTRIAL PROPERTY FOR SALE

---

**110,008 SF on 10.73 AC**

2340-2400 East Washington Street  
Petersburg, VA 23803



# PROPERTY DETAILS

## PROPERTY HIGHLIGHTS

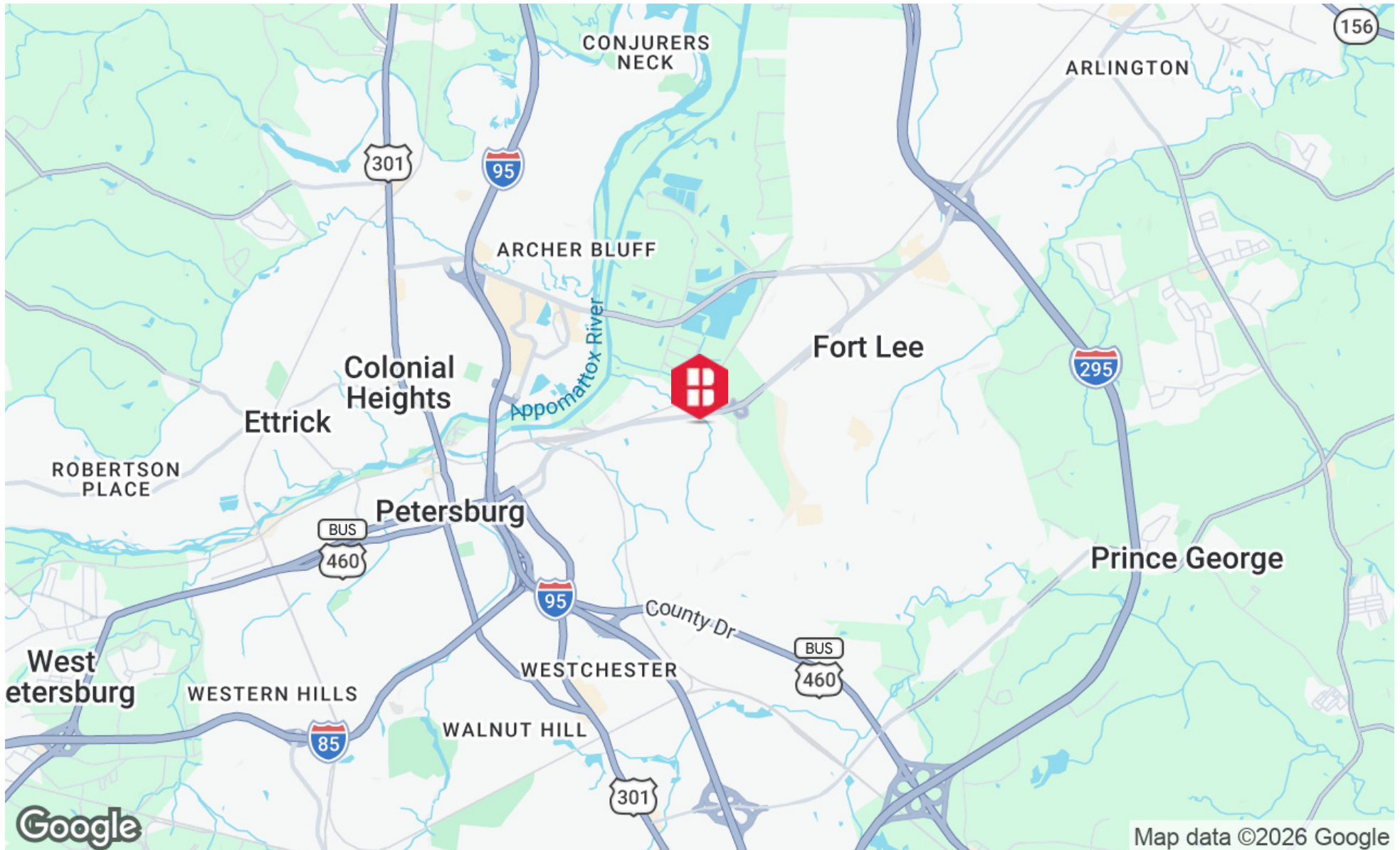
- **Building Size:** 110,008 SF  
2340 E. Washington Street: 20,555 SF  
2400 E. Washington Street: 89,453 SF
- **Zoning:**  
M-1 (Light Industrial)
- **Lot Size:** 10.73 AC  
2340 E. Washington Street: 2.06 AC  
2400 E. Washington Street: 8.67 AC
- **Location:**  
2340–2400 E Washington Street is located along a major commercial corridor in eastern Petersburg, Virginia, offering excellent regional access. The property is approximately 0.2 miles from Route 36, 2 miles from I-95, 3 miles from I-85, and 3.5 miles from I-295, providing convenient connectivity throughout Central Virginia and the Mid-Atlantic region.
- **Use:**  
Redevelopment/Repositioning Opportunity



# ADDITIONAL PHOTOS



# LOCATION MAP



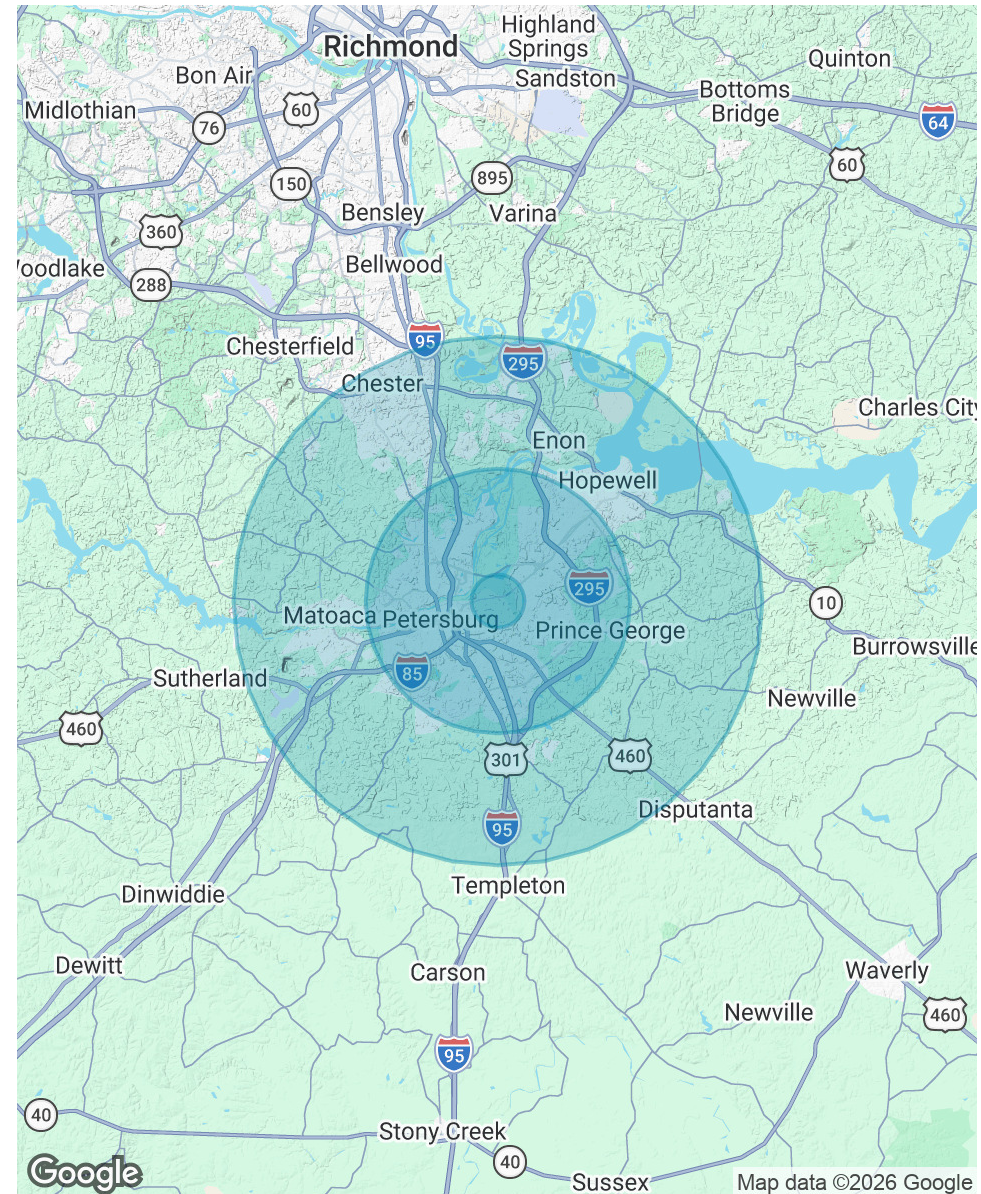
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,559	95,975	185,146
Average Age	26.5	36.2	37.9
Average Age (Male)	20.8	33.7	35.9
Average Age (Female)	31.6	38.9	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	497	35,964	69,480
# of Persons per HH	3.1	2.7	2.7
Average HH Income	\$41,912	\$77,319	\$89,387
Average House Value	\$148,118	\$214,545	\$267,456

2023 American Community Survey (ACS)



# PRIMARY CONTACTS



**Nick Giganti**  
Vice President  
215.448.6090  
ngiganti@binswanger.com



**Art Keegan**  
Sales Associate  
215.448.6035  
akeegan@binswanger.com



**Three Logan Square**  
1717 Arch Street, Suite 5100  
Philadelphia, PA 19103  
<https://www.binswanger.com>