

# FOR SALE | LEASE | BUILD-TO-SUIT

US 460 BUSINESS LAND

US Route 460 & Pinetree Drive | Petersburg, VA 23803



S.L. NUSBAUM  
REALTY CO.



## ADAM SHOR

Senior Associate

O. 804.944.2437

C. 804.332.3323

ashor@slnusbaum.com

## NATHAN SHOR

Senior Vice President | Partner

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

PROUD PARTNER

**XTEAM**  
RETAIL ADVISORS

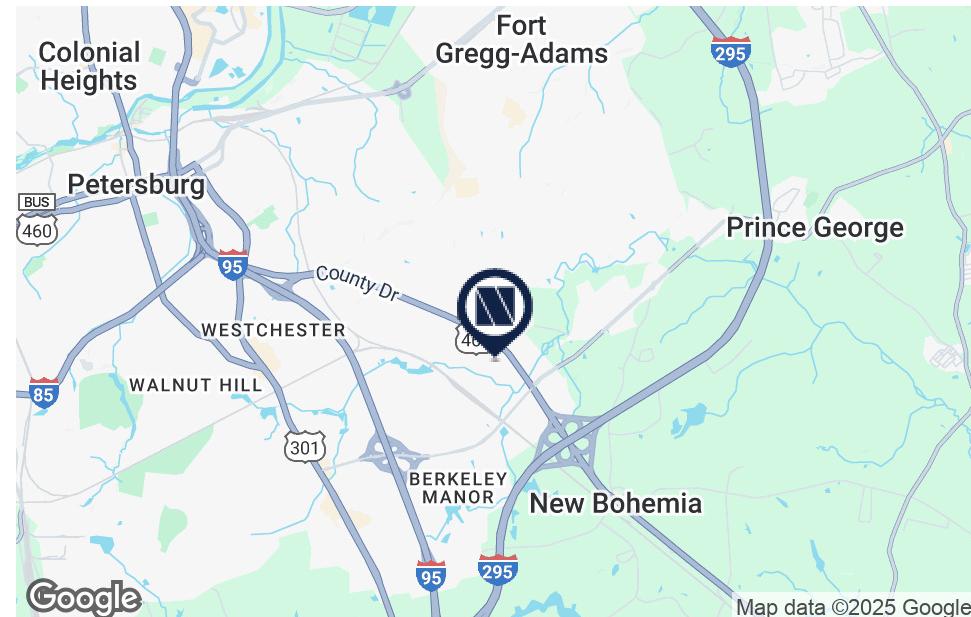
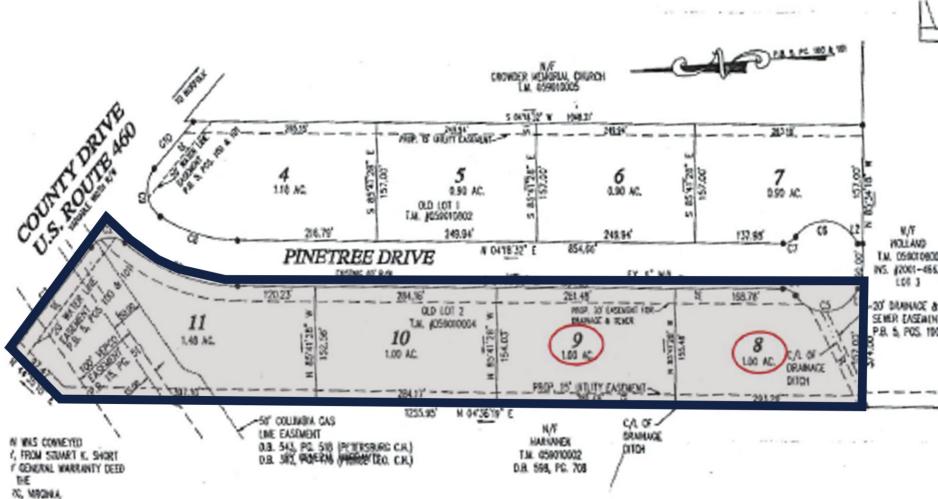
# PROPERTY SUMMARY

## US 460 BUSINESS LAND

US Route 460 & Pinetree Drive | Petersburg, VA 23803



S.L. NUSBAUM  
REALTY CO.



## OFFERING SUMMARY

Sale Price:	Call Agent
Lease Rate:	Call Agent
Lot Size:	4.48 Acres
Zoning:	B2

## PROPERTY OVERVIEW

**\*\*LEASE/BUILD-TO-SUIT OPPORTUNITY OR PURCHASE\*\***

## PROPERTY HIGHLIGHTS

- 4.48 acres of land in Petersburg with 200 feet road frontage on US 460 Business
- Near Acqua Apartments, Pinetree Apartments & Liberty Pointe Apartments
- 500 apartments within one half mile
- 1.5 miles to I-295
- 2.4 miles to I-95
- Water & sewer available
- County Dr - 8,300 VPD; Wagner Rd - 12,000 VPD; I-95 - 53,000 PVD

# TRADE AREA & APARTMENTS

## US 460 BUSINESS LAND

US Route 460 & Pinetree Drive | Petersburg, VA 23803



S.L. NUSBAUM  
REALTY CO.



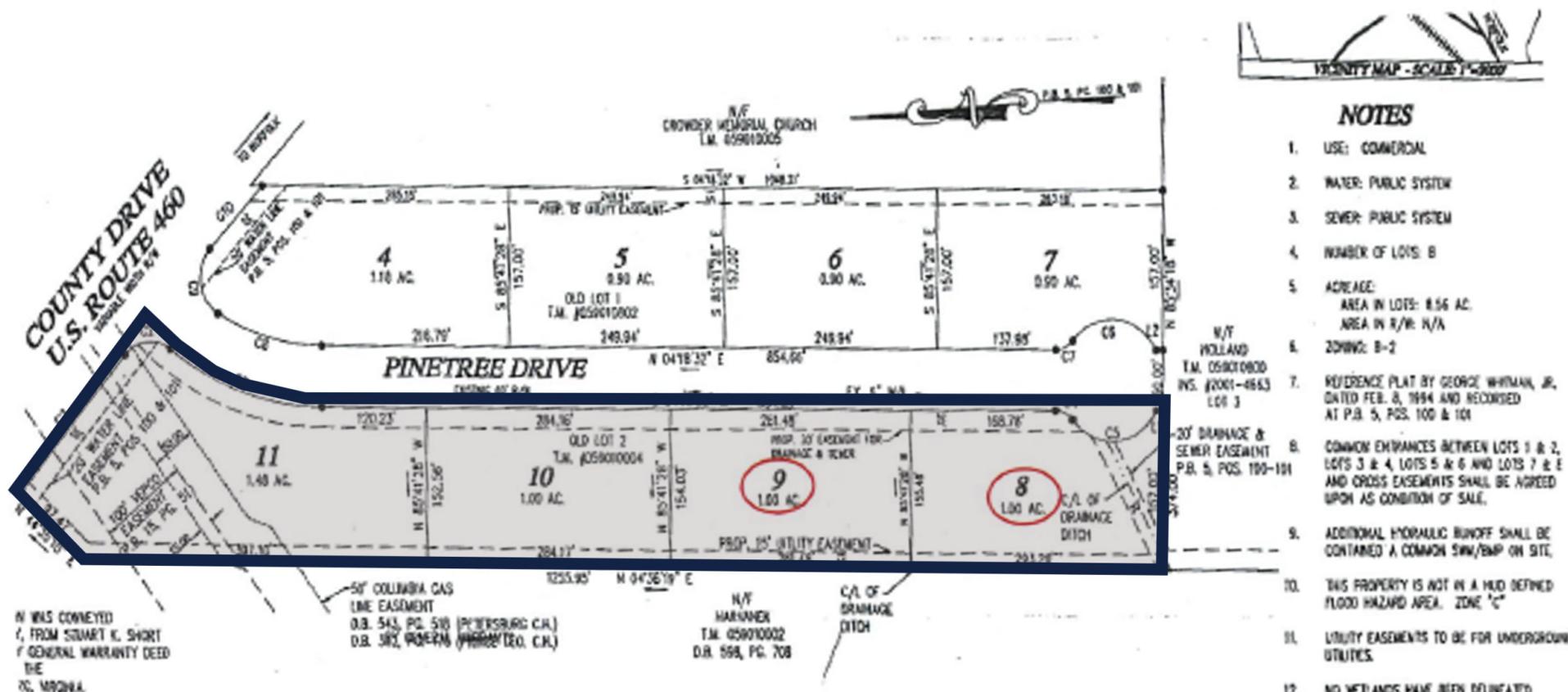
# SITE PLAN

## US 460 BUSINESS LAND

US Route 460 & Pinetree Drive | Petersburg, VA 23803



# S.L. NUSBAUM REALTY CO.



# CONTACT INFORMATION

## US 460 BUSINESS LAND

US Route 460 & Pinetree Drive | Petersburg, VA 23803



**S.L. NUSBAUM**

REALTY CO.

### ADAM SHOR

Senior Associate  
C. 804.332.3323  
O. 804.944.2437  
ashor@slnusbaum.com

### NATHAN SHOR

Senior Vice President | Partner  
C. 804.539.7404  
O. 804.944.2399  
nshor@slnusbaum.com

### COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

[CLICK HERE TO LEARN MORE](#)

### PROUD PARTNER



[CLICK HERE TO LEARN MORE](#)

### DISCLAIMER:

No warranty or representation, expressed 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 or the property's (or properties') compliance with applicable laws, regulations, and codes.