

FOR SALE | LEASE | BUILD-TO-SUIT

US 460 BUSINESS LAND

US Route 460 & Pinetree Drive | Petersburg, VA 23803



S.L. NUSBAUM
REALTY CO.



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XTEAM

RETAIL ADVISORS

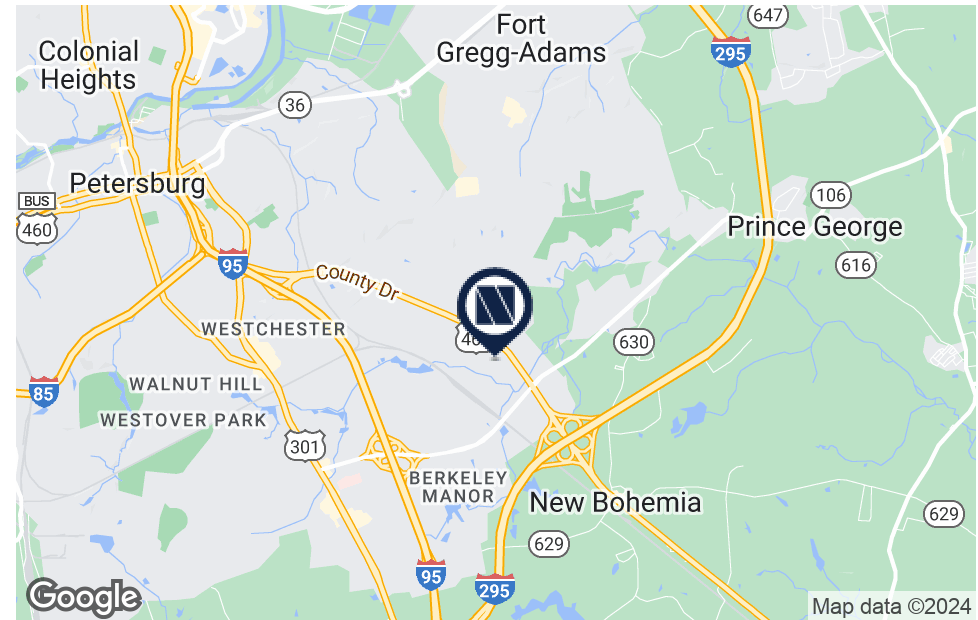
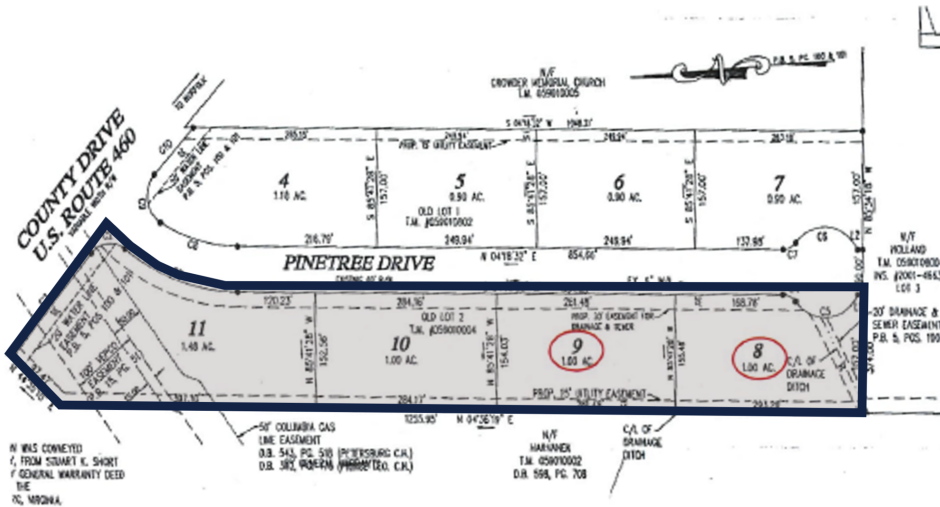
PROPERTY SUMMARY

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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

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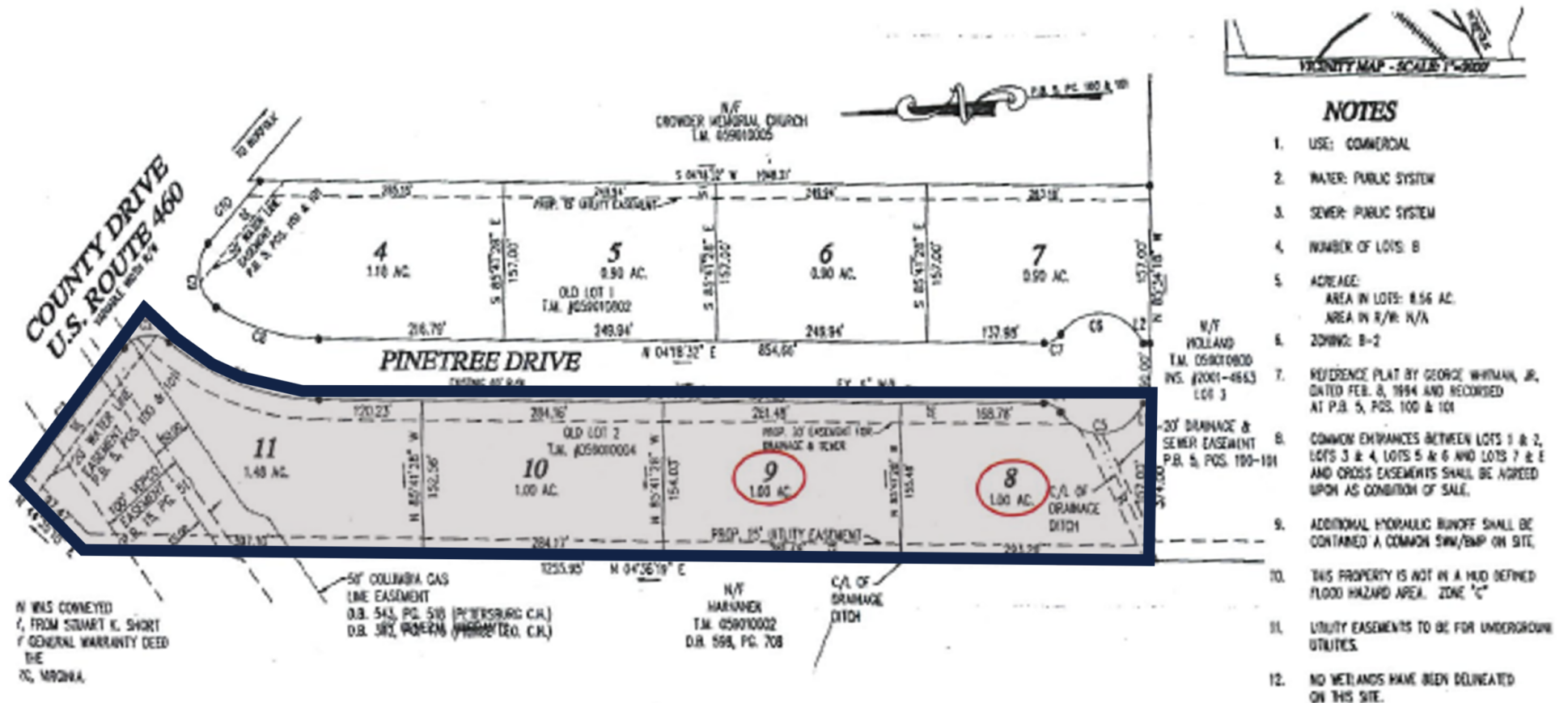
SITE PLAN

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NOTES

1. USE: COMMERCIAL
2. WATER: PUBLIC SYSTEM
3. SEWER: PUBLIC SYSTEM
4. NUMBER OF LOTS: 8
5. ACREAGE:
AREA IN LOTS: 8.56 AC.
AREA IN R/W: N/A
6. ZONING: B-2
7. REFERENCE PLAT BY GEORGE WHITMAN, JR. DATED FEB. 8, 1994 AND RECORDED AT P.B. 5, PGS. 100 & 101
8. COMMON ENTRANCES BETWEEN LOTS 1 & 2, LOTS 3 & 4, LOTS 5 & 6 AND LOTS 7 & 8 AND CROSS EASEMENTS SHALL BE AGREED UPON AS CONDITION OF SALE.
9. ADDITIONAL HYDRAULIC RUIOFF SHALL BE CONTAINED A COMMON SW/IMP ON SITE.
10. THIS PROPERTY IS NOT IN A HUD DEFINED FLOOD HAZARD AREA. ZONE "C"
11. UTILITY EASEMENTS TO BE FOR UNDERGROUND UTILITIES.
12. NO WETLANDS HAVE BEEN DELINEATED ON THIS SITE.

CONTACT INFORMATION

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