

EXCLUSIVE LISTING

# Partially Renovated Petersburg Retail/Office

10,578 SF Retail Center | Scalable Owner Occupant  
or Investment Opportunity

# FOR SALE



## 2825 SOUTH CRATER RD

PETERSBURG, VA 23805

 **\$1,300,000**

### PROPERTY HIGHLIGHTS

- ✓ IDEAL FOR OWNER OCCUPANT
- ✓ EXCELLENT PROXIMITY TO  
PETERSBURG'S NEW LIVE! CASINO
- ✓ POTENTIAL FOR CLIENT-FACING  
OFFICE/MEDICAL USER
- ✓ ADAPTABLE MODULAR LAYOUT
- ✓ EASY ACCESS TO I-95

20  08  
**ONE SOUTH  
COMMERCIAL**

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This 10,578 SF five-bay retail center located along highly traveled S Crater Road in Petersburg offers an outstanding opportunity for both investors and owner-occupants seeking visibility, flexibility, and long-term growth.

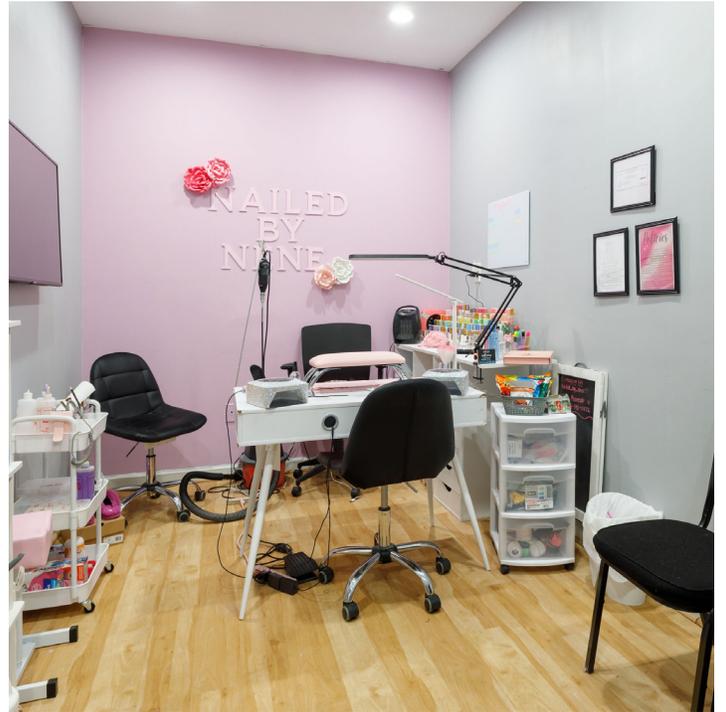
Currently approximately 50% leased, the property provides immediate income while allowing a future user to occupy a significant portion of the center. The versatile layout supports a wide range of uses including retail, restaurant, personal service, office, and medical office, making it well suited for businesses looking to expand or establish a strong presence in a dynamic and growing trade area. The center features easy walk-up access, prominent signage opportunities, and excellent frontage along one of the area’s primary commercial corridors.

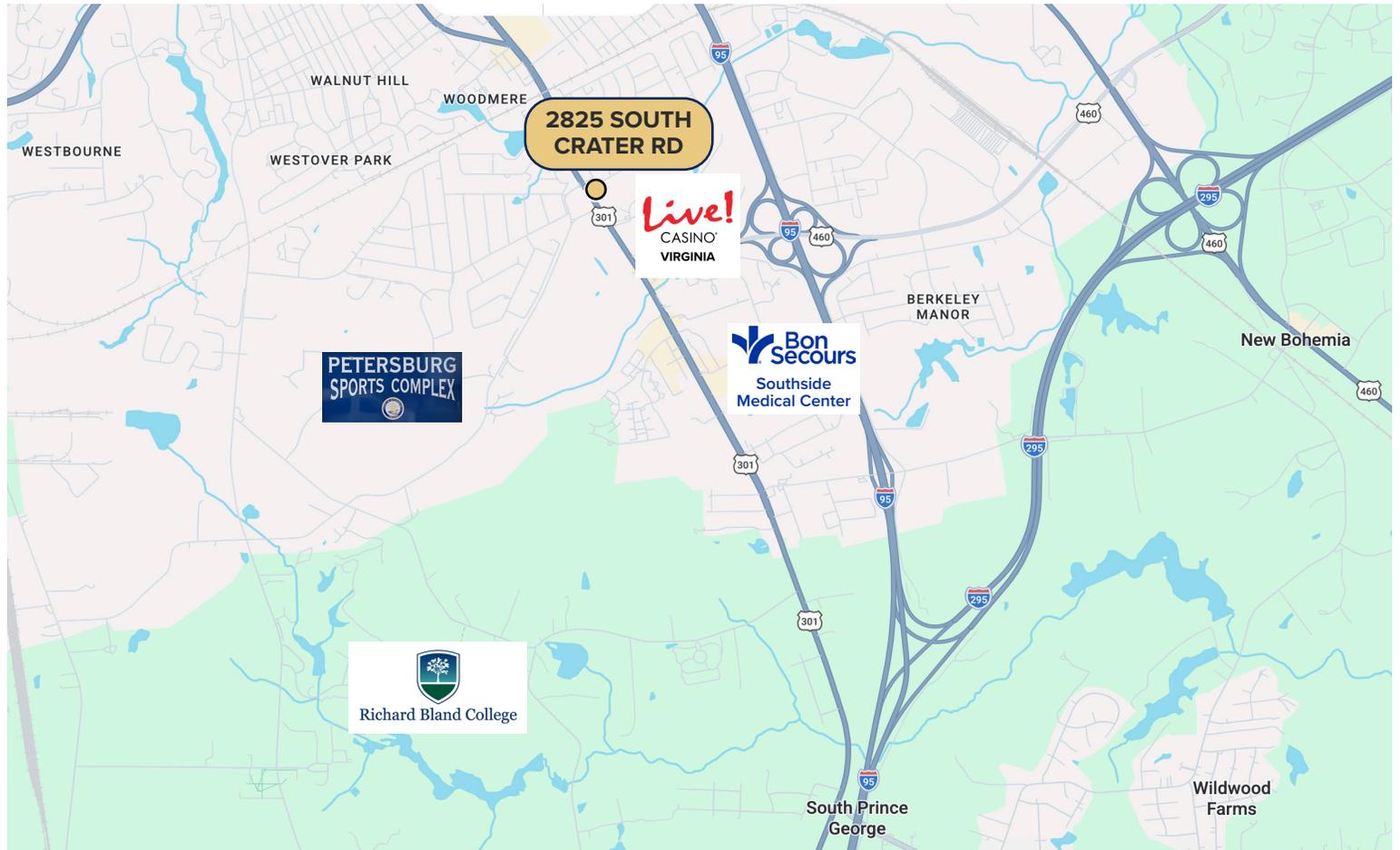
Ideally positioned less than a mile from the highly anticipated Live! Casino & Hotel Virginia and in close proximity to Fort Gregg-Adams, the property benefits from strong daytime population, workforce density, and increasing regional investment. Located within an Opportunity Zone and offering convenient access to I-95 and downtown Petersburg, this asset presents a compelling combination of stable income, upside through lease-up, and long-term appreciation potential. This is an exceptional opportunity for a company seeking growth, high visibility, and accessibility in a market poised for continued revitalization.

QUICK FACTS	
<b>ADDRESS</b>	2825 South Crater Road, Petersburg, VA 23805
<b>PID</b>	065-110002
<b>ZONING</b>	B-2
<b>AC</b>	0.5055
<b>GLA</b>	10,578 SF
<b>YEAR BUILT</b>	1950
<b>PRICE</b>	\$1,300,000









# PETERSBURG

Petersburg, Virginia, is a city rich in history, character, and opportunity. Its convenient location at the crossroads of I-95 and I-85 puts it within easy reach of Richmond and other major hubs, making it an ideal spot for growth and investment. The city’s beautiful historic architecture, walkable neighborhoods, and revitalized downtown area create a unique and inviting atmosphere. Coupled with a strong sense of community and ongoing redevelopment efforts, Petersburg offers a solid foundation for those looking to be part of its bright and promising future.



**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

## MEET YOUR AGENTS



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