

# ROUTE 460 & WAGNER ROAD

Petersburg, Virginia

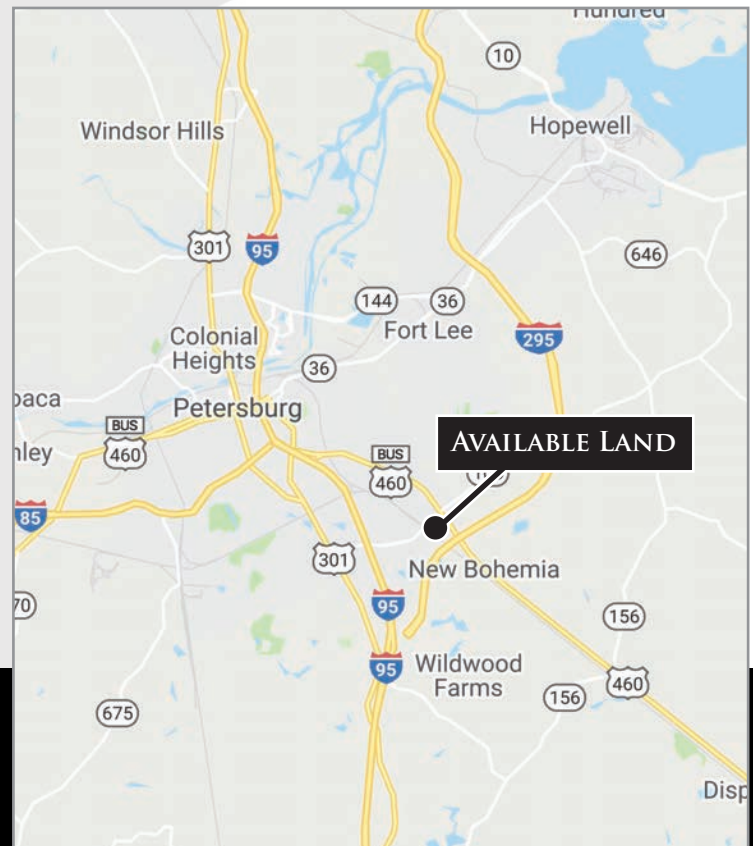
FOR LEASE



**+/-25 ACRES AVAILABLE AT SIGNALIZED INTERSECTION**

## PROPERTY HIGHLIGHTS:

- ▶ 25+/- acres with excellent development potential
- ▶ Signalized intersection of Route 460 & Wagner Road
- ▶ Located just off I-295 Exit 3 & I-95 Exit 48
- ▶ Near Fort Lee, Rolls-Royce, CCAM & Southpoint Business Park
- ▶ Route 460: 13,000 vpd; Wagner Rd: 10,000 vpd  
I-295: 23,000 vpd; I-95: 51,000 vpd
- ▶ Excellent potential with all public utilities available
- ▶ Currently zoned Industrial M-2 (Retail zoning potential)



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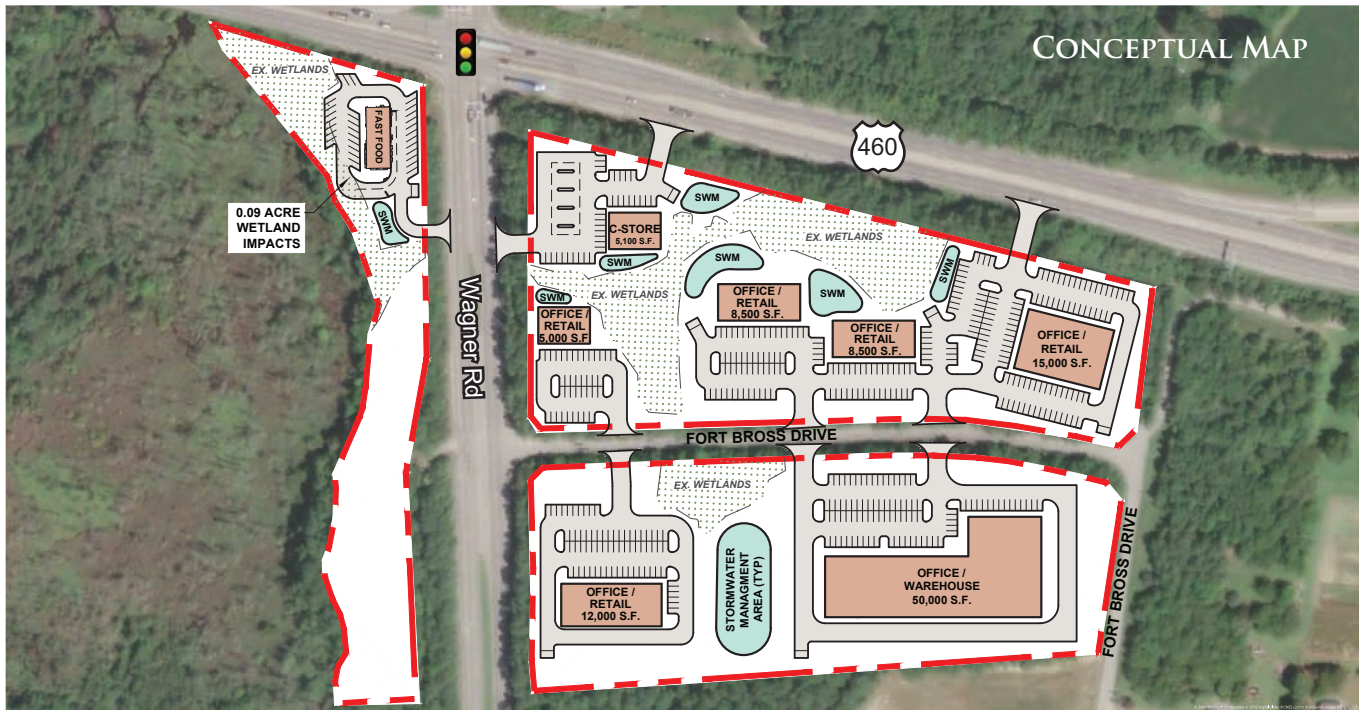
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## DEMOGRAPHICS:

	3 miles	5 miles	7 miles
<b>Census 2010 Summary</b>			
Population	15,055	47,389	96,109
Households	5,724	18,880	37,065
Families	3,847	11,967	23,992
Average Household Size	2.52	2.44	2.46
Owner Occupied Housing Units	3,038	9,871	21,150
Renter Occupied Housing Units	2,686	9,009	15,915
Median Age	33.4	36.9	36.9
<b>2019 Summary</b>			
Population	15,798	49,004	98,562
Households	5,954	19,553	38,180
Families	3,999	12,351	24,573
Average Household Size	2.56	2.45	2.47
Owner Occupied Housing Units	2,797	9,070	20,298
Renter Occupied Housing Units	3,157	10,483	17,881
Median Age	34.4	37.7	38.1
Median Household Income	\$50,792	\$42,887	\$45,851
Average Household Income	\$61,669	\$56,768	\$59,974
<b>2024 Summary</b>			
Population	16,036	49,560	99,730
Households	6,008	19,727	38,587
Families	4,044	12,468	24,809
Average Household Size	2.57	2.45	2.47
Owner Occupied Housing Units	2,852	9,329	20,903
Renter Occupied Housing Units	3,156	10,398	17,684
Median Age	35.5	38.7	39.1
Median Household Income	\$54,728	\$47,424	\$50,797
Average Household Income	\$68,590	\$63,839	\$67,384
<b>Trends: 2019-2024 Annual Rate</b>			
Population	0.30%	0.23%	0.24%
Households	0.18%	0.18%	0.21%
Families	0.22%	0.19%	0.19%
Owner Households	0.39%	0.56%	0.59%
Median Household Income	1.50%	2.03%	2.07%

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