

FOR SALE

±1.2 AC DEVELOPMENT SITE

26114 W. Washington St | Petersburg, VA 23803



S.L. NUSBAUM
REALTY CO.



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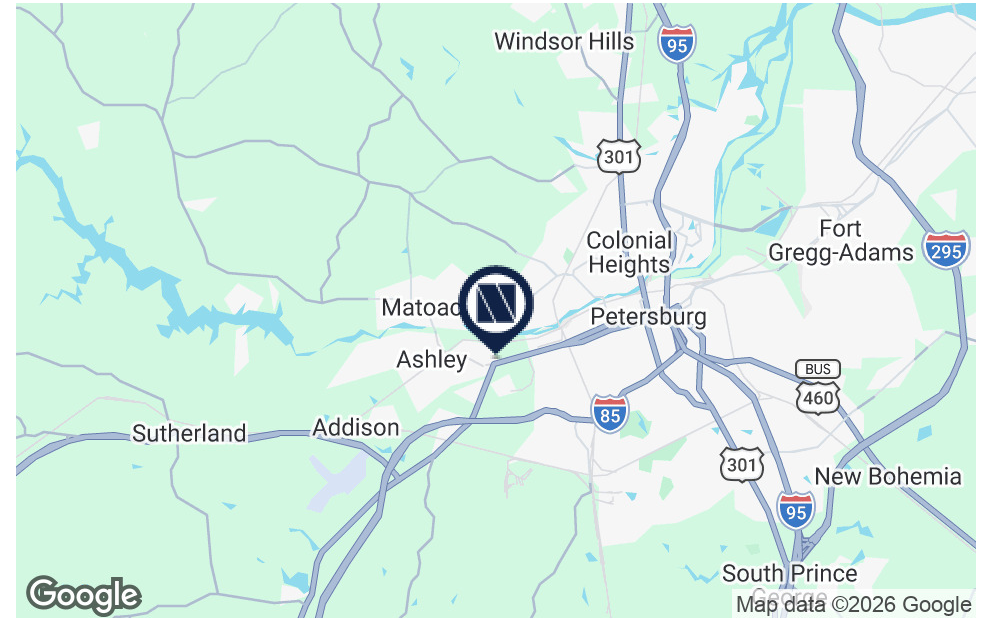
PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	Contact Agent
Lot Size:	1.2 Acres
Zoning:	B-2

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Population	33,436	67,213	99,276
Daytime Population	31,278	67,410	100,442
Total Households	12,963	27,270	38,086
Average HH Income	\$66,031	\$71,516	\$79,575

PROPERTY OVERVIEW

±1.2 Acres between Walgreens & O'Reilly Auto Parts in the Edge Hill trade area

PROPERTY HIGHLIGHTS

- Adjacent to Dominion Energy Locks Yard Campus - See link for more information
- Rough graded with all access points in place
- Utilities: Public Water/Sewer Available
- Only available commercial development site between the I-85 interchange and Petersburg City limit with Rt 1 frontage
- Popular Commuter Route - 17,000 VPD

TRADE AREA

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CONTACT INFORMATION

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