



INDUSTRIAL PROPERTY FOR SALE

110,008 SF on 10.73 AC

2340-2400 East Washington Street
Petersburg, VA 23803



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- **Building Size:** 110,008 SF
2340 E. Washington Street: 20,555 SF
2400 E. Washington Street: 89,453 SF
- **Zoning:**
M-1 (Light Industrial)
- **Lot Size:** 10.73 AC
2340 E. Washington Street: 2.06 AC
2400 E. Washington Street: 8.67 AC
- **Location:**
2340–2400 E Washington Street is located along a major commercial corridor in eastern Petersburg, Virginia, offering excellent regional access. The property is approximately 0.2 miles from Route 36, 2 miles from I-95, 3 miles from I-85, and 3.5 miles from I-295, providing convenient connectivity throughout Central Virginia and the Mid-Atlantic region.
- **Use:**
Redevelopment/Repositioning Opportunity



ADDITIONAL PHOTOS



LOCATION MAP

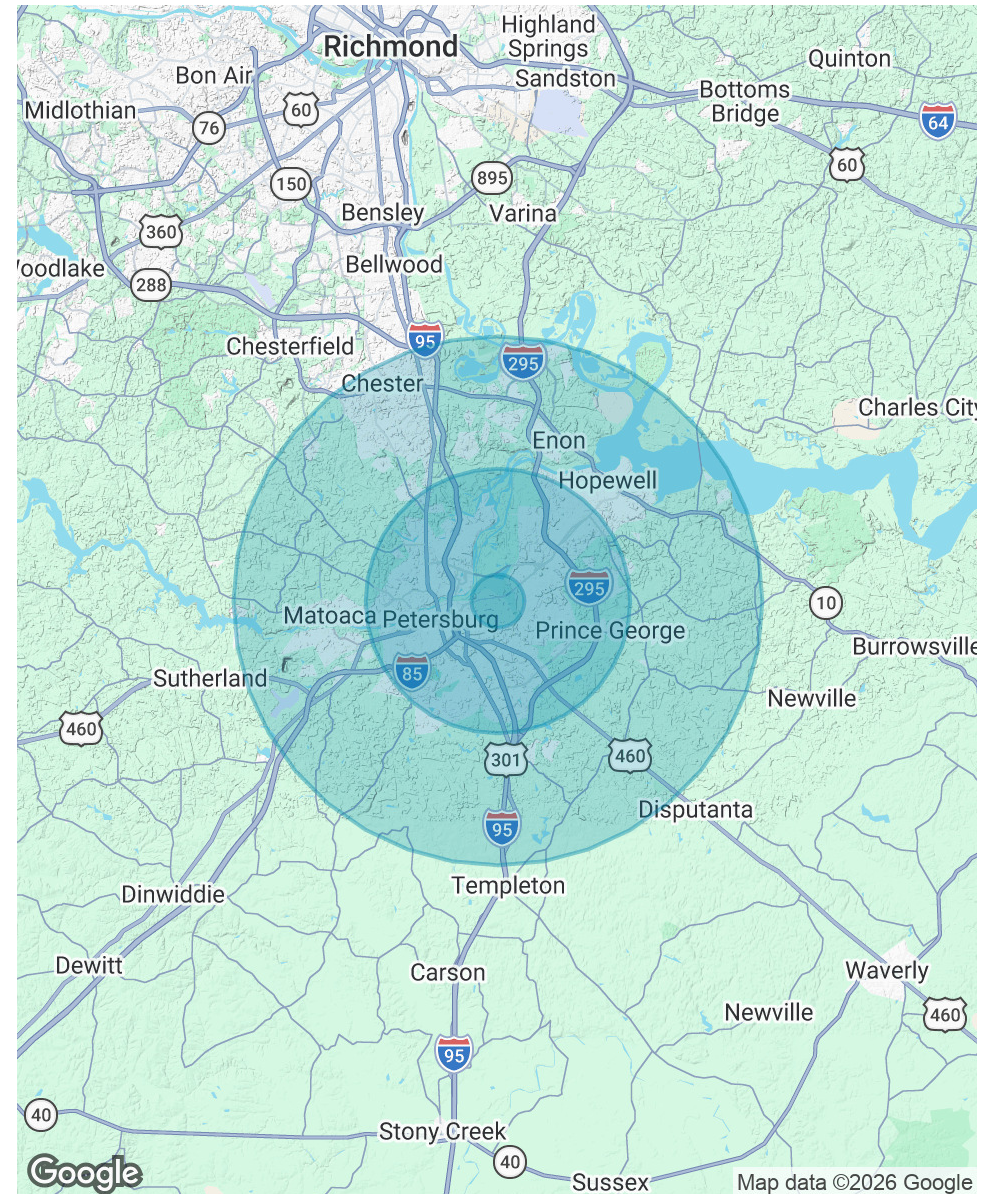


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,559	95,975	185,146
Average Age	26.5	36.2	37.9
Average Age (Male)	20.8	33.7	35.9
Average Age (Female)	31.6	38.9	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	497	35,964	69,480
# of Persons per HH	3.1	2.7	2.7
Average HH Income	\$41,912	\$77,319	\$89,387
Average House Value	\$148,118	\$214,545	\$267,456

2023 American Community Survey (ACS)



PRIMARY CONTACTS



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