

OLD WAGNER ROAD

Petersburg, Virginia 23805

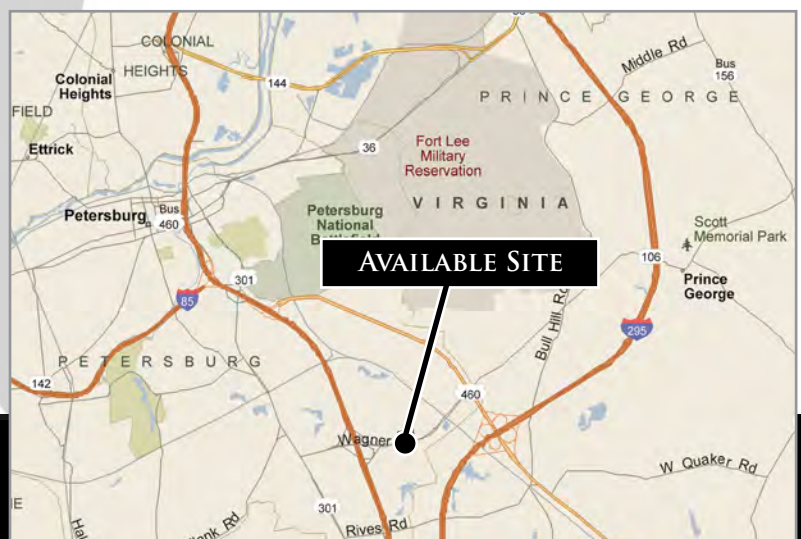
FOR SALE



MEDICAL OFFICE BUILDINGS & PAD SITES AVAILABLE

PROPERTY HIGHLIGHTS:

- ▶ Two medical buildings fully leased
- ▶ Three pad sites ready for development
- ▶ Excellent location just off I-95 Exit 48 (Wagner Road)
- ▶ Located near Southside Regional Medical Center
- ▶ Close proximity to Fort Lee & John Randolph Medical Center
- ▶ Please call for pricing



**DOMINION
COMMERCIAL**

Nathan S. Jones, IV

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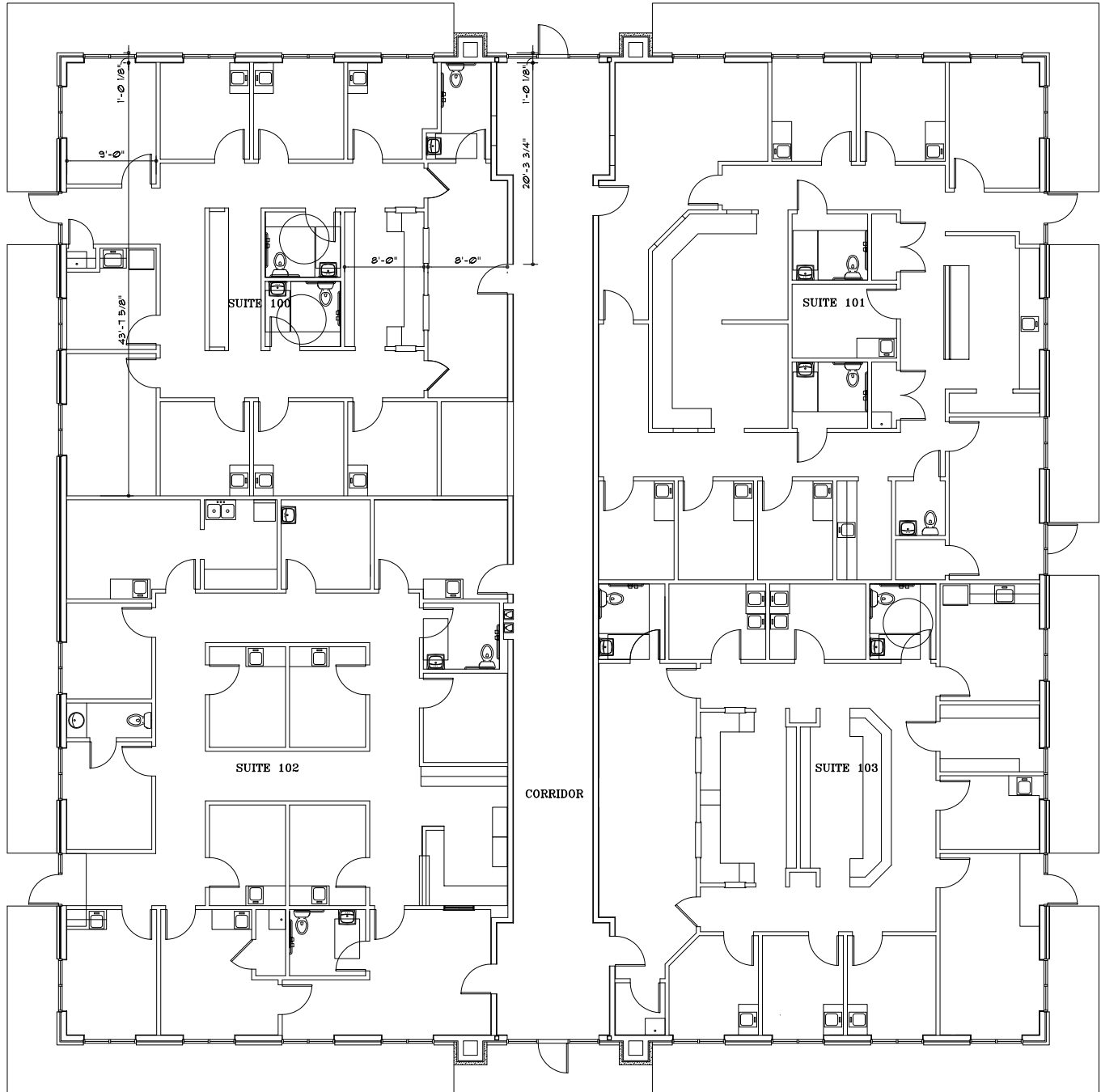
OLD WAGNER ROAD

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FOR SALE

SPACE PLAN (10,000 SF BUILDING)

Fully Leased



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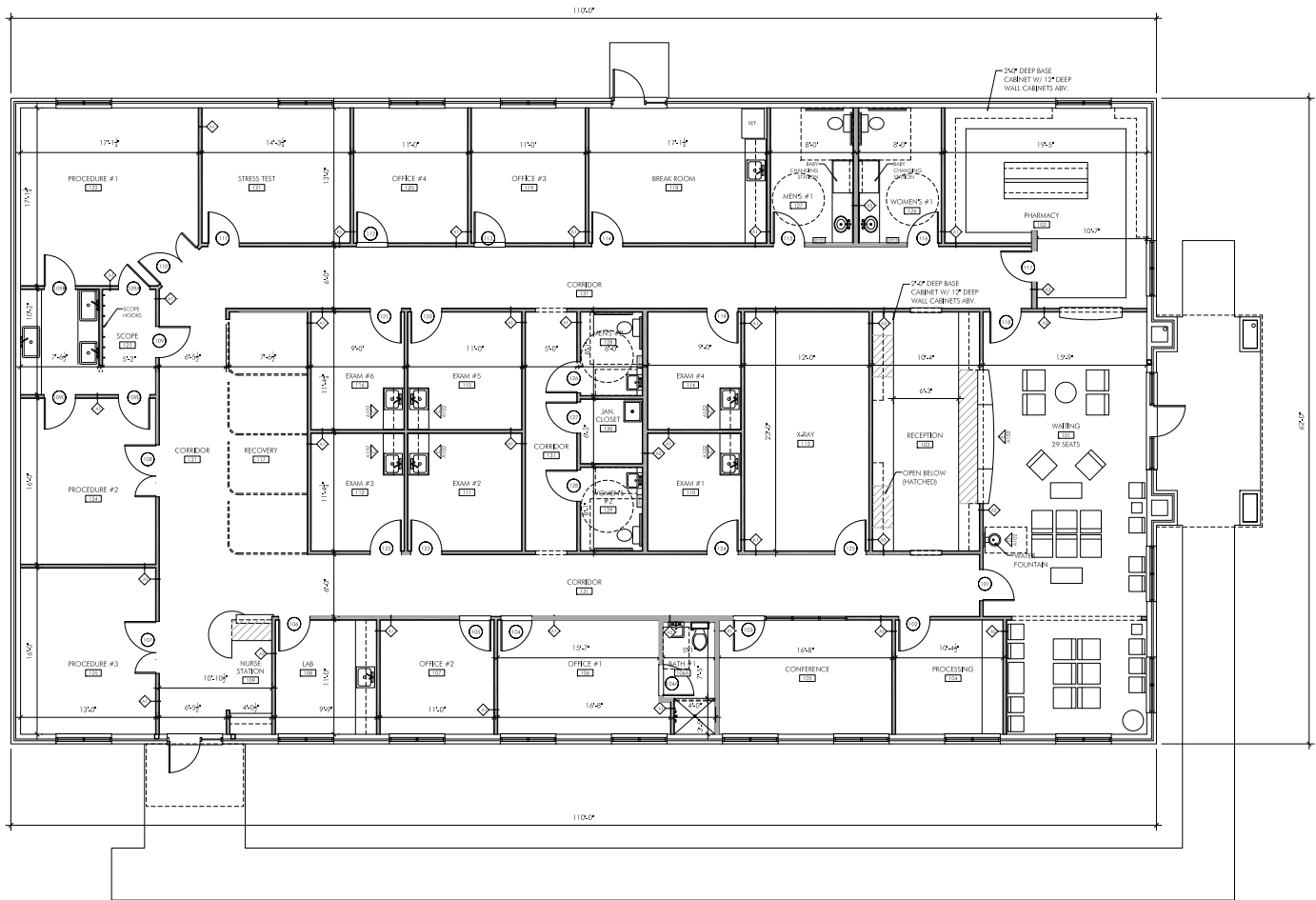
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OLD WAGNER ROAD

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SPACE PLAN (6,820 SF BUILDING) *Fully Leased*



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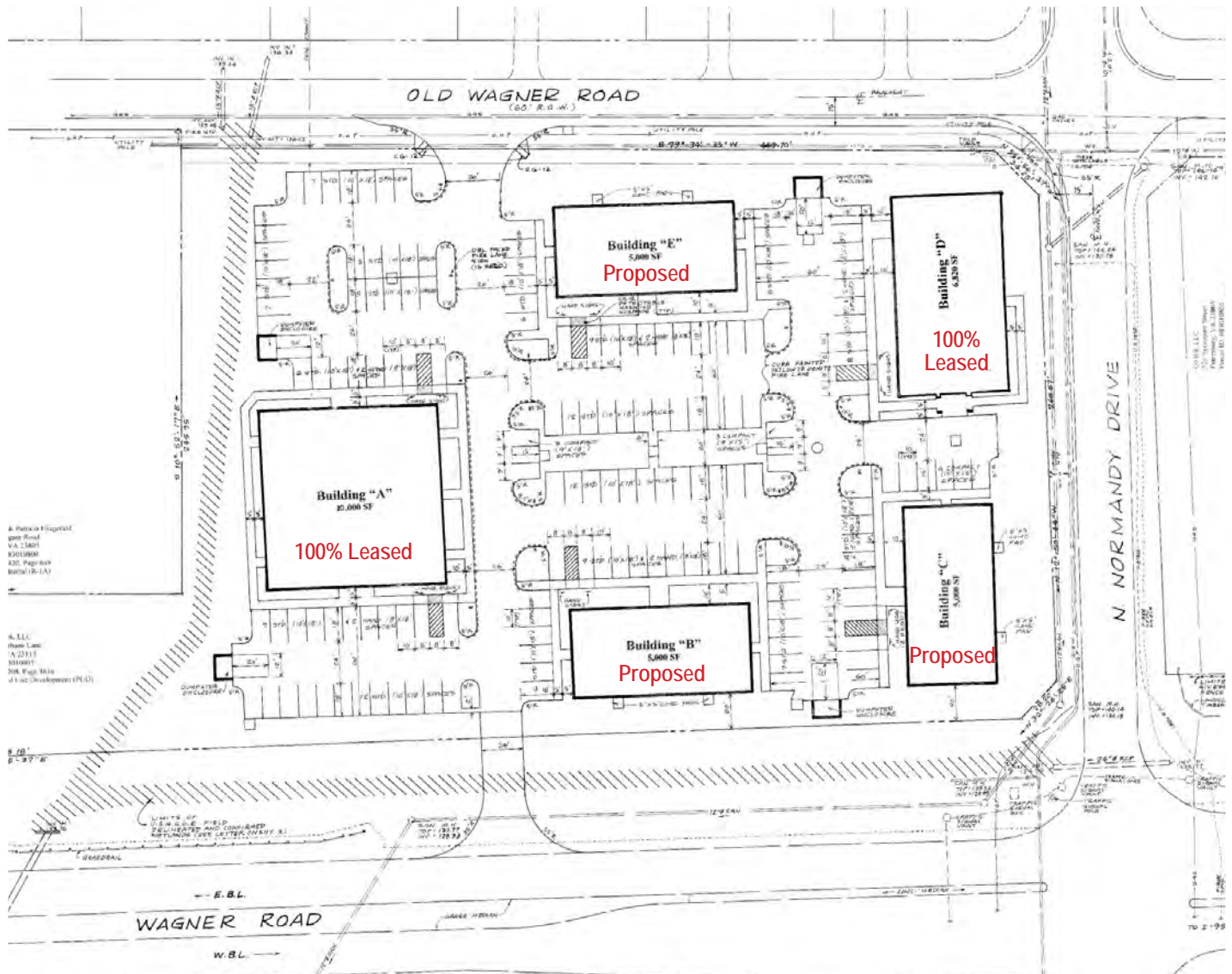
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OLD WAGNER ROAD

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SITE PLAN



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MARKET INFO

The independent city of Petersburg consists of 23.1 square miles and is located in south-central Virginia. Petersburg is bordered on the north by the Appomattox River. The city, strategically located at the junction of Interstates 85 and 95 and the site of two mainline railroads, enables industries to easily access the markets of the East and Midwest. Petersburg is 23 miles south of Richmond and 125 miles south of Washington, D.C. The Port of Hampton Roads is 80 miles southeast. The city of Petersburg is located in the Richmond Metropolitan Statistical Area (MSA).

Petersburg has two hospitals that provide medical services to residents. Southside Regional Medical Center is a 468-bed acute care facility with a staff of over 1,300 employees and 185 physicians representing all major specialties. Medical services at this center include 24-hour emergency care, surgery, trauma center, home health care, rehabilitation unit, physical therapy and nuclear medicine. Poplar Springs Hospital, a 100-bed private psychiatric facility provides treatment programs for adults, adolescents and the chemically dependent. John Randolph Hospital in Hopewell is easily accessible to Petersburg residents. This 150-bed facility also offers a full range of medical services including 24-hour emergency care, surgery, physical and occupational therapy, nuclear medicine, and intensive and coronary care.

In addition to these facilities, the Richmond area has 13 major service and five specialized hospitals with a total of more than 5,100 beds. Included within the Richmond area is the internationally renown Virginia Commonwealth University Medical Center. Because of the numerous and outstanding medical facilities located in the metropolitan area, Richmond has been designated as a "Prime Medical Center" by the American Medical Association. The city of Petersburg has three facilities that provide nursing home care. With a total of 258 beds, these facilities offer long-term and intermediate care, as well as rehabilitative services. There are over 185 physicians and 36 dentists who maintain practices in the city.



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ABOUT DOMINION COMMERCIAL

At Dominion Commercial, we are passionate about two things, commercial real estate and delivering an exceptional customer experience. From brokerage, property management and asset services, we have a complete suite of services that were developed to navigate you through the often complex world of commercial real estate. We are a multi-state, regional commercial real estate firm that serve clients and communities across the coastal southeast states from Virginia to Florida. Our local knowledge and the uncommon ability to really listen to you, our client, has earned us a level of trust and respect that we bring to every interaction.

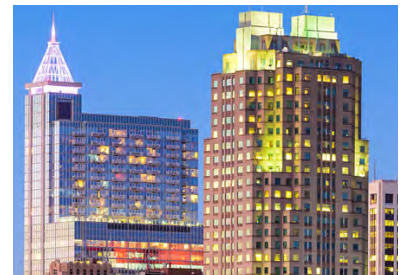


**For Your Commercial
Real Estate Needs**
*Throughout the
Coastal Southeast*

VIRGINIA: 7400 Beaufont Springs Dr, Suite 300 | Richmond, VA 23225

SOUTH CAROLINA: 75 Port City Landing, Suite 110 | Mount Pleasant, SC 29464

FLORIDA: 841 Prudential Dr, Suite 1200 | Jacksonville, FL 32207



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