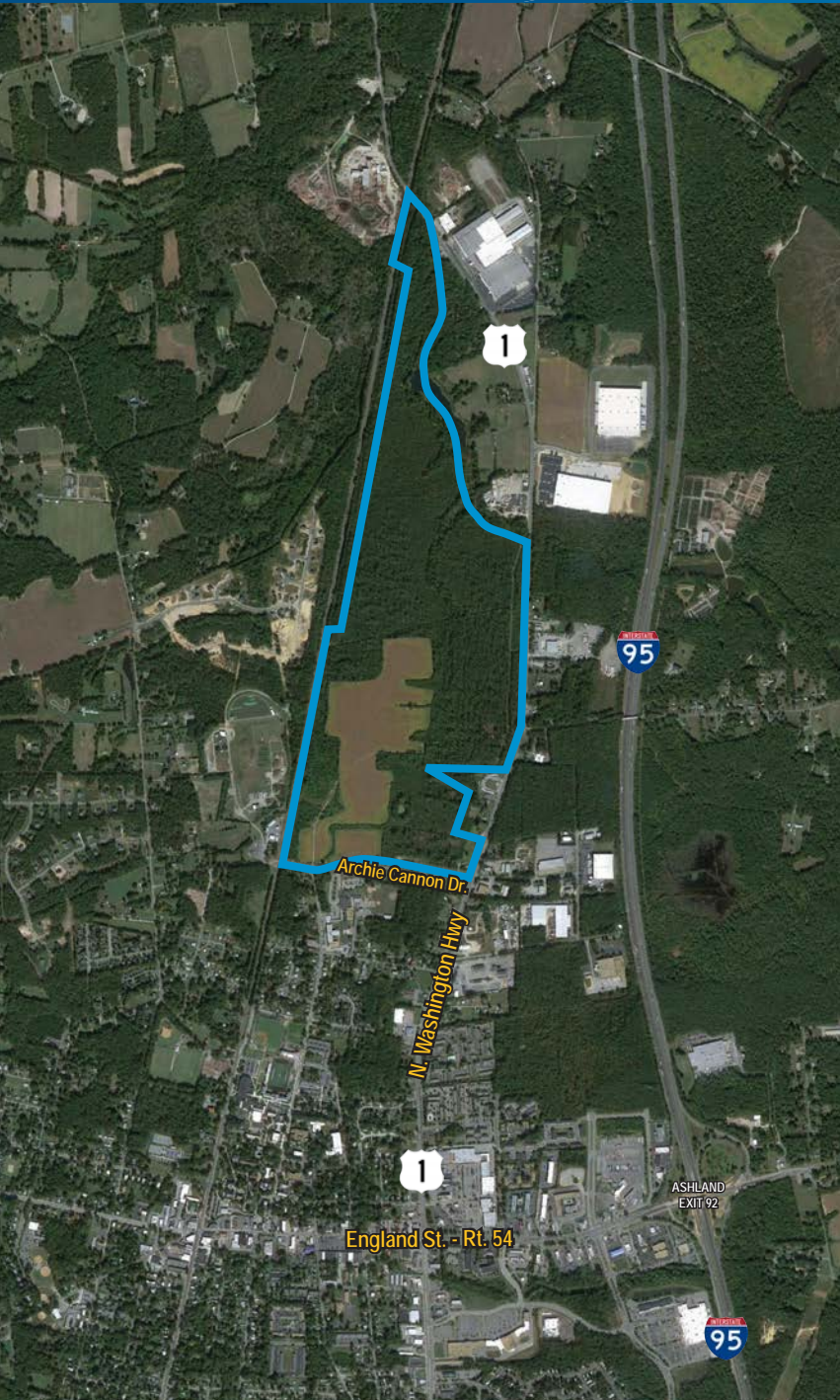


FOR SALE › LAND

286 acres - M-1 zoned

ASHLAND, VA 23005 | HANOVER COUNTY



Property Features

- 286± acres (277 usable)
- Adjacent to US Route 1 and Archie Cannon Dr.
- M-1 zoning
- Utilities at site
- Rail served by CSX on western side of property
- Prime location for medical campus, manufacturing and distribution space
- Just 1 ½ miles from I-95, Ashland Exit and 5 miles from Doswell Exit
- ±2,600 foot frontage along Route 1
- Call agent for pricing

STATISTICAL SNAPSHOT 3 MILE RADIUS



POPULATION

7,370

AVG. HH INCOME

\$63,049



TRAFFIC COUNTS

8,300 VPD

ARCHIE CANNON DRIVE

23,000 VPD

ROUTE 1 AT ROUTE 54



AREA DISTRIBUTION

SITES

REPUBLIC NATIONAL
DISTRIBUTING CO. &
THE VITAMIN SHOPPE

AGENT: CHIP LOUTHAN, SIOR
804 591 2417
RICHMOND, VA
chip.louthan@colliers.com

AGENT: MATT LOUTHAN
804 591 2411
RICHMOND, VA
matt.louthan@colliers.com

COLLIERS INTERNATIONAL
6606 W. Broad Street, Suite 400
Richmond, VA
www.colliers.com/richmond

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CONCEPTUAL SITE PLAN

| | |
|------------|------------|
| Building A | 275,000 SF |
| Building B | 350,000 SF |
| Building C | 300,000 SF |
| Building D | 400,000 SF |
| Building E | 500,000 SF |
| Building F | 175,000 SF |



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Overview

Conveniently located at the intersection of Route 1 and Archie Cannon Drive, this 286± acre development opportunity has been zoned M-1 in the City of Ashland located in Hanover County. This zoning allows for a wide variety of light manufacturing, fabricating, processing, wholesale distribution, and warehouse uses. In addition, business office/medical use is permitted; including data processing centers, sports instruction, and facilities necessary for rendering utility services. The Richmond MSA boasts a labor pool of more than 665,000 with a strong labor sector of highly skilled technical workers and white-collar workers.

Location

Dual access to I-95 from exits 92 (Ashland) and 98 (Doswell). Getting to the Hampton Roads region, as well as the Port of Virginia, is easy since the intersection of I-95 and I-295 is less than five miles south and is railed served by CSX. Strategically positioned, this site is within 500 miles of over half of the nation's manufacturing activity and sixty percent of its major corporate headquarters. In the near future, ground should be broken on the Outlets at Richmond which will bring in an additional 375,000 square feet of retail.



Northern Virginia - 58 minutes, 50 miles

Port of Richmond - 40 minutes, 25 miles

Port of Virginia - 2 hours, 103 miles



Traffic Counts

- 8,300 VPD Route 1 at Archie Cannon Drive
- 23,000 VPD Route 54 (England St) at Route 1
- 110,000 VPD I-95 at Exit 92 (Ashland)
- 96,000 VPD I-95 at Exit 98 (Doswell)

| DEMOGRAPHICS | 3 Mile | 5 Mile |
|----------------------|----------|----------|
| POPULATION | | |
| Current | 7,370 | 12,695 |
| 5 Year Forecast | 7,715 | 13,326 |
| HOUSEHOLDS | | |
| Current | 2,678 | 4,744 |
| 5 Year Forecast | 2,869 | 5,081 |
| Median HH Income | \$50,901 | \$67,899 |
| Average HH Income | \$63,049 | \$80,359 |
| Owner Occupied | 1,617 | 3,460 |
| BUSINESSES | | |
| Total Employees | 6,640 | 11,823 |
| Total Establishments | 634 | 2,594 |

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