

# 118± ACRES

## CEDAR LANE & ROUTE 1

ASHLAND, VA 23005



## DEVELOPMENT OPPORTUNITY

- > 118± acres
- > Just north of Sliding Hill Road (Atlee/Elmont Exit)
- > Utilities at site
- > Zoned M-2
- > Within in one mile of I-95
- > ±1,900' frontage on Route 1

### Contact Information

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## Overview

Conveniently located at the intersection of Cedar Lane and Route 1, and within one mile of I-95, this 118± development opportunity has been zoned M-2 in Hanover County. This zoning allows for a wide variety of light manufacturing, fabricating, processing, wholesale distribution, and warehouse uses. In addition, business office 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.

## Site Details

- 118± acres
- Zoned M-2
- Within one mile of I-95
- ±1,900' frontage on Route 1
- ±2,512' frontage on Cedar Lane
- Public water and sewage

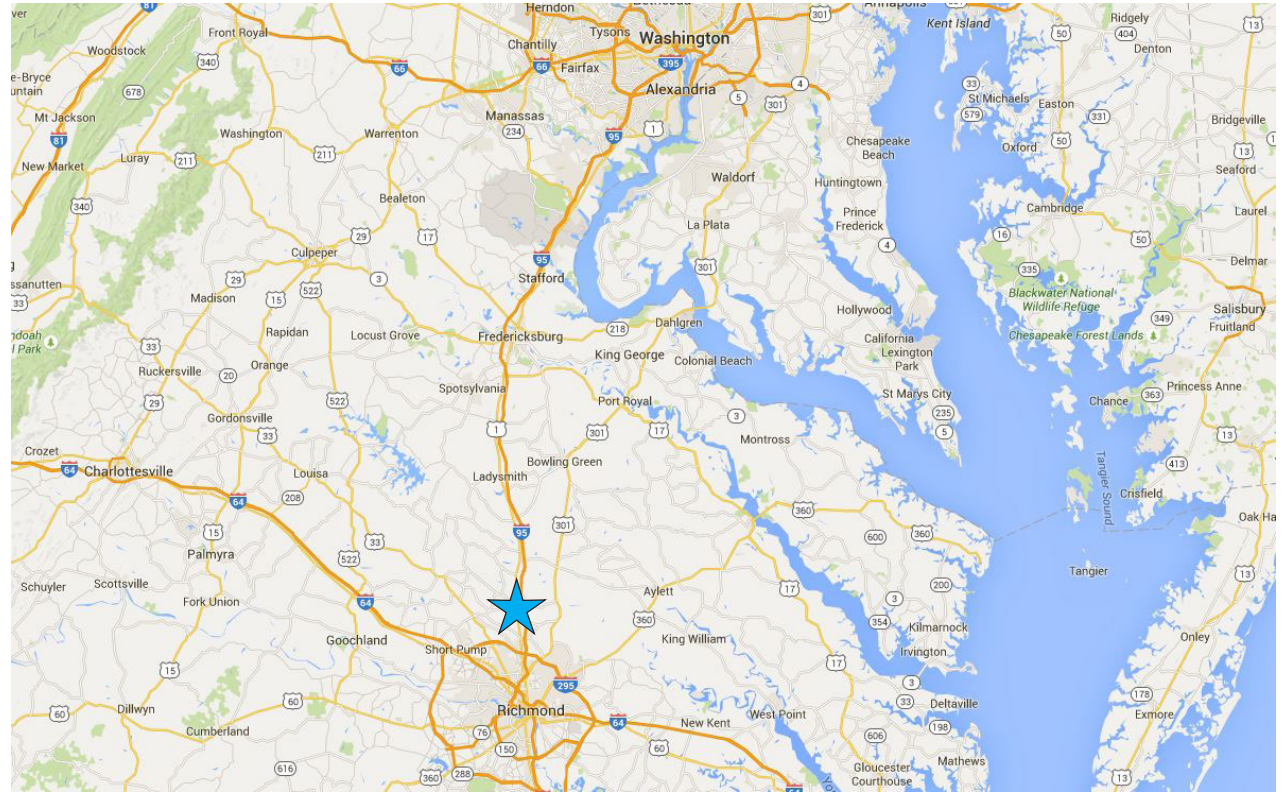
## Location

Access to Interstate 95 is less than a mile away as is the 1.3± million square foot Northlake Business Park. Getting to the Hampton Roads region as well as the Port of Virginia is easy due to the intersection of I-95 and I-295 is less than five miles south. 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 near future, ground should be broken on the Outlets at Richmond which will bring in an additional 375,000 square feet of retail.

## Traffic Counts

15,000 VPD just north of Route 1/Cedar Lane

15,000 VPD just south of Route 1/Cedar Lane



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
Current	2,294	24,920	69,703
5 Year Forecast	2,433	26,552	74,233
<b>HOUSEHOLDS</b>			
Current	952	8,976	27,039
5 Year Forecast	1,019	9,527	28,575
Median HH Income	\$75,912	\$97,309	\$83,133
Avg HH Income	\$87,501	\$104,017	\$91,097
Owner Occupied	737	7,516	22,591
<b>BUSINESSES</b>			
Total Employees	384	12,776	53,342
Total Establishments	36	634	2,594

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