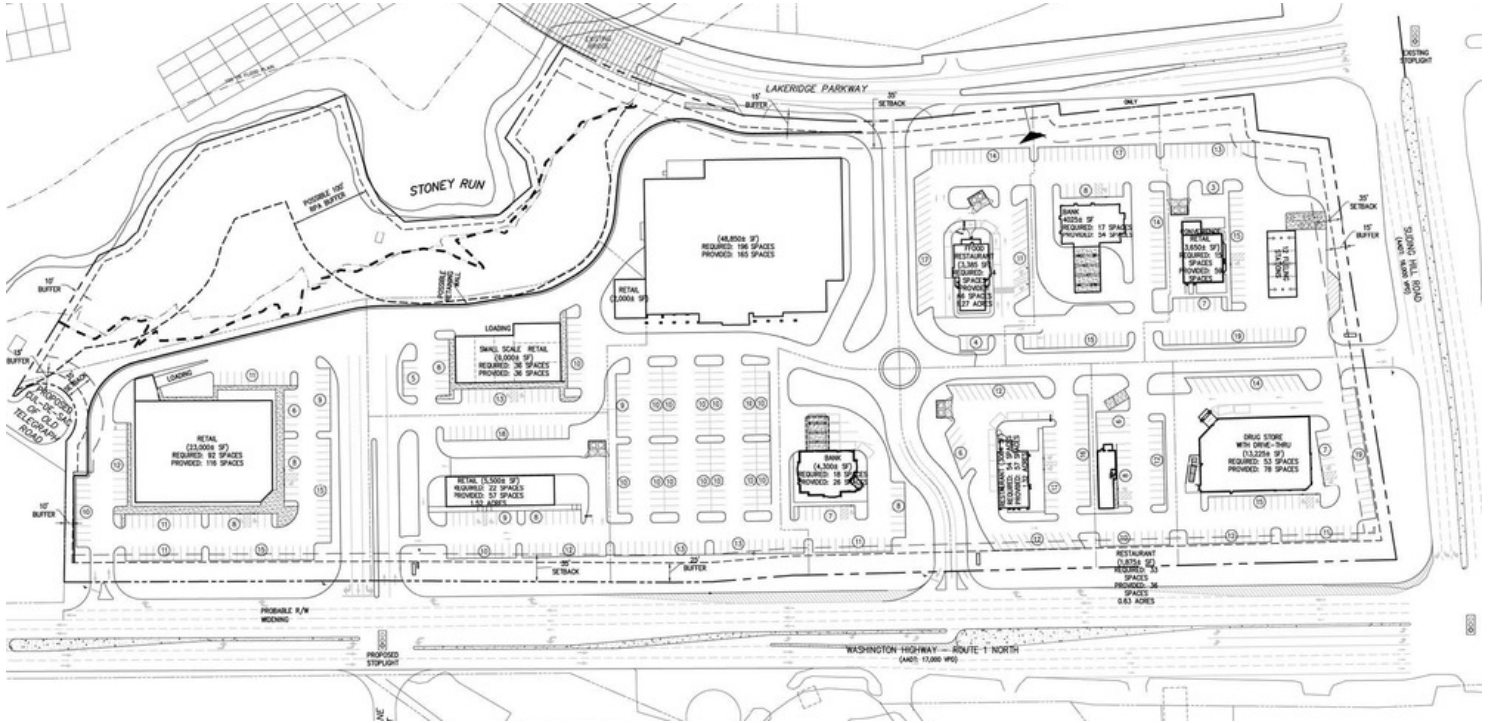


STONEY RUN SQUARE

SLIDING HILL ROAD AT WASHINGTON HIGHWAY, ASHLAND, VA 23005

PROPERTY OVERVIEW



OFFERING SUMMARY

Land Available: 22 Acres
Zoning: B-3
Traffic Counts
I-95: 113,000 VPD
Washington Hwy: 24,000 VPD
Sliding Hill Rd: 19,000 VPD

PROPERTY OVERVIEW

Stoney Run Square lies at the epicenter of the Virginia Center Commons Mall area and the 500,000 sf Northcross power center to the south and the 675,000 sf Winding Brook Center anchored by Bass Pro Shops to the North.

PROPERTY HIGHLIGHTS

- Pad sites for sale
- 1,450' road frontage on Rt. 1
- Less than ½ mile from I-95
- High visibility
- Two signalized intersections
- Five access points

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	661	29,523	156,682
Total Population:	1,748	75,616	383,192
Average HH Income:	\$83,148	\$82,566	\$75,667