

# WINDING BROOK DEVELOPMENT

LEWISTOWN ROAD AND LAKERIDGE PARKWAY, ASHLAND, VA 23005

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Winding Brook is a 185-acre mixed-use development incorporating retail, restaurants, entertainment, industrial, hospitality and residential. Located in Ashland, VA in Hanover County with easy direct access to I-95 and 3 miles north of I-295.

Co-Tenants: Hobby Lobby, Boot Barn, Starbucks, Bass Pro Shop, Islamorada Fish Company Restaurant, Country Inn & Suites, Fairfield Inn & Suites, Wendy's, Bojangles's, Subway, Dunkin Donuts, Green Top Indoor Shooting Range and more.

### PROPERTY HIGHLIGHTS

- Join Hobby Lobby, Boot Barn, and Starbucks and more!
- Seeking anchor space, restaurant and in-line space
- Retail pads with drive thru & patio
- **FOR SALE** - Utilities to the sites

### LOCATION DESCRIPTION

Hobby Lobby - Under Construction Coming 2nd Quarter 2023

### AVAILABILITIES

**For Sale or Ground Lease**

**For Sale**

**For Lease**

**Retail Pads**

### SIZE

**2.02 Acres**

**11.25 Acres**

**Up to 100,000 SF**

**3,000 - 6,000 SF**

### DEMOGRAPHICS

**Total Households**

**Total Population**

**3 MILES**

7,194

20,662

**5 MILES**

20,512

55,130

**10 MILES**

113,763

282,928



# WINDING BROOK DEVELOPMENT

LEWISTOWN ROAD AND LAKERIDGE PARKWAY, ASHLAND, VA 23005

SITE PLAN



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

SITE PLAN // 2

LORETTA CATALDI  
804.335.0232  
LORETTA.CATALDI@DIVARIS.COM

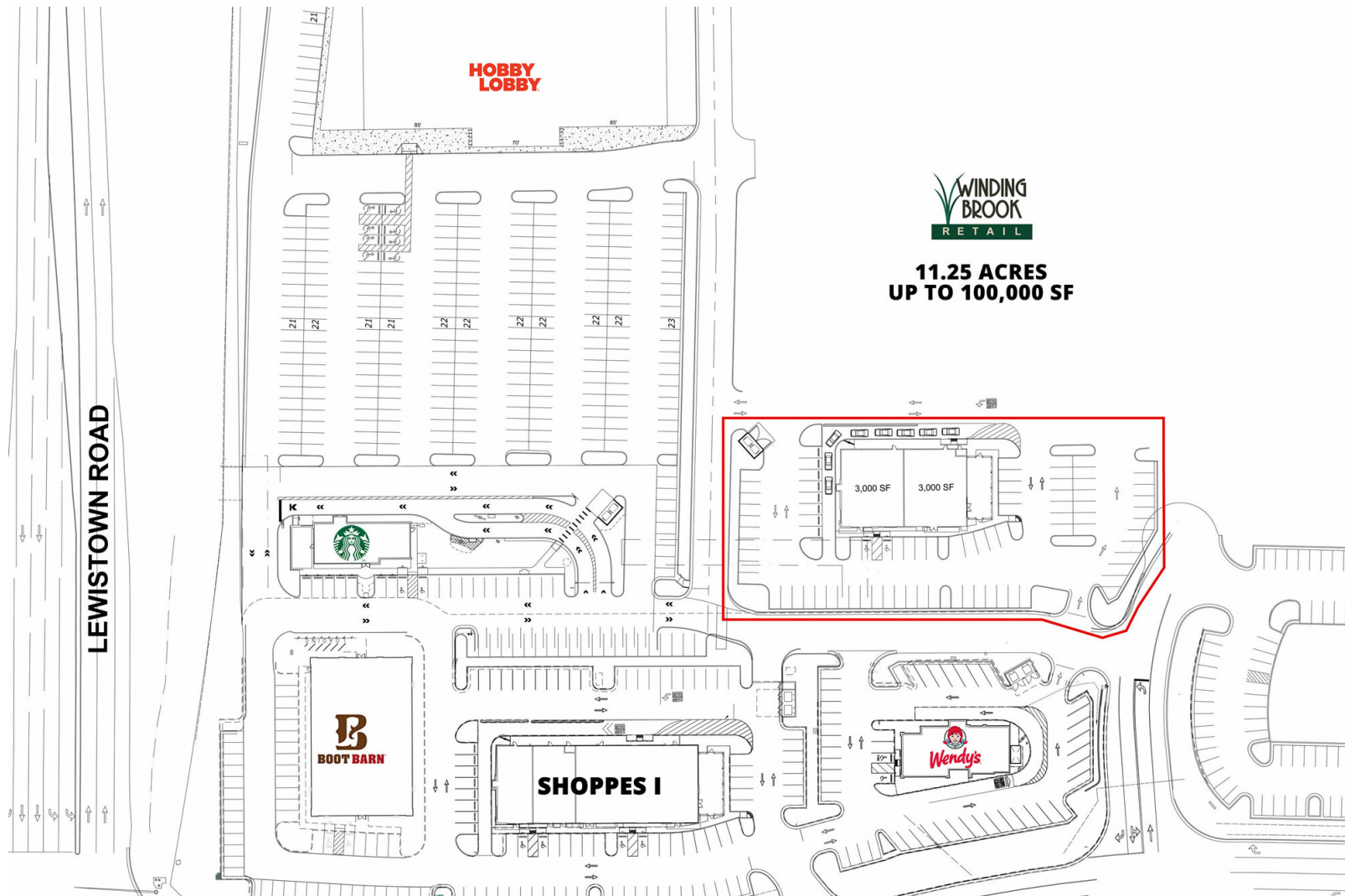
CHRIS MESSERSMITH  
804.616.3434  
CHRIS.MESSERSMITH@DIVARIS.COM



# WINDING BROOK DEVELOPMENT

LEWISTOWN ROAD AND LAKERIDGE PARKWAY, ASHLAND, VA 23005

AVAILABLE RETAIL PADS



**11.25 ACRES  
UP TO 100,000 SF**



# WINDING BROOK DEVELOPMENT

LEWISTOWN ROAD AND LAKERIDGE PARKWAY, ASHLAND, VA 23005

MARKET AERIAL







**Loretta Cataldi**  
Principal  
804.335.0232  
Loretta.Cataldi@Divaris.Com

**Chris Messersmith**  
Associate  
804.616.3434  
Chris.Messersmith@Divaris.Com

