

Winding Brook Commercial Land

Lakeridge Pkwy and Lewistown Rd
Ashland, VA 23005



| Availability | | | |
|---------------------------------|--|--------------------------|-------|
| Total Site Area: | 9.52 ac / 3.808 ha | Available Land: | 9.52 |
| Largest Contiguous: | 6.1 ac / 2.44 ha | Subdividable: | Yes |
| Built-To-Suit: | No | Range of Site Sizes: | acres |
| Specifications | | | |
| Topography: | Level | Zoning: | B-3 |
| Industrial Park: | No | Outside Storage Allowed: | Yes |
| Pad Ready: | No | | |
| Utilities | | | |
| Electric Provider: | Dominion Energy | | |
| Natural Gas Provider: | Not Available | | |
| Water Provider: | Hanover County | | |
| Sewer Provider: | Hanover County | | |
| Fiber/Broadband Provider: | Verizon | | |
| Other Fiber/Broadband Provider: | | | |
| Transportation | | | |
| Interstate/Distance: | Interstate 95 /1.2 miles | | |
| 4-Lane Highway/Distance: | Sliding Hill Rd /1.9 miles | | |
| International Airport: | Washington-Dulles International Airport /107.2 miles /97 minutes | | |
| Commercial Airport: | Richmond International Airport /21.0 miles /23 minutes | | |
| General Aviation Airport: | Hanover County Municipal Airport /3.1 miles /5 minutes | | |
| Port of Virginia: | 88.2 miles /79 min | | |
| Port of Virginia (Inland Port): | 21.3 miles / 24 min | | |
| Rail Served : | No | | |

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Contact

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Comments

Outstanding retail opportunities available at Winding Brook, fast becoming one of Hanover County's most desired retail, industrial, and commercial communities. Located adjacent to I-95 near the Lewistown Road interchange, the Winding Brook commercial area affords quick access to a large and growing residential and business population, and convenient access to major markets in the Richmond area. I-95 provides significant pass-through traffic for businesses choosing to locate here. Already home to several hotels, restaurants, and Bass Pro Shops, this area is home to a thriving business community; in addition, residential townhomes are under construction, and up to 700,000 s.f. of industrial/warehouse space is proposed just to the south of these properties. Opportunities in this area include: Parcel A (2.1 acres) and Parcel B (6.1 acres) for sale, and Pad Site (1.36 acres) for land lease.