



LAND FOR SALE

CORNER PARCEL AT WINDING BROOK

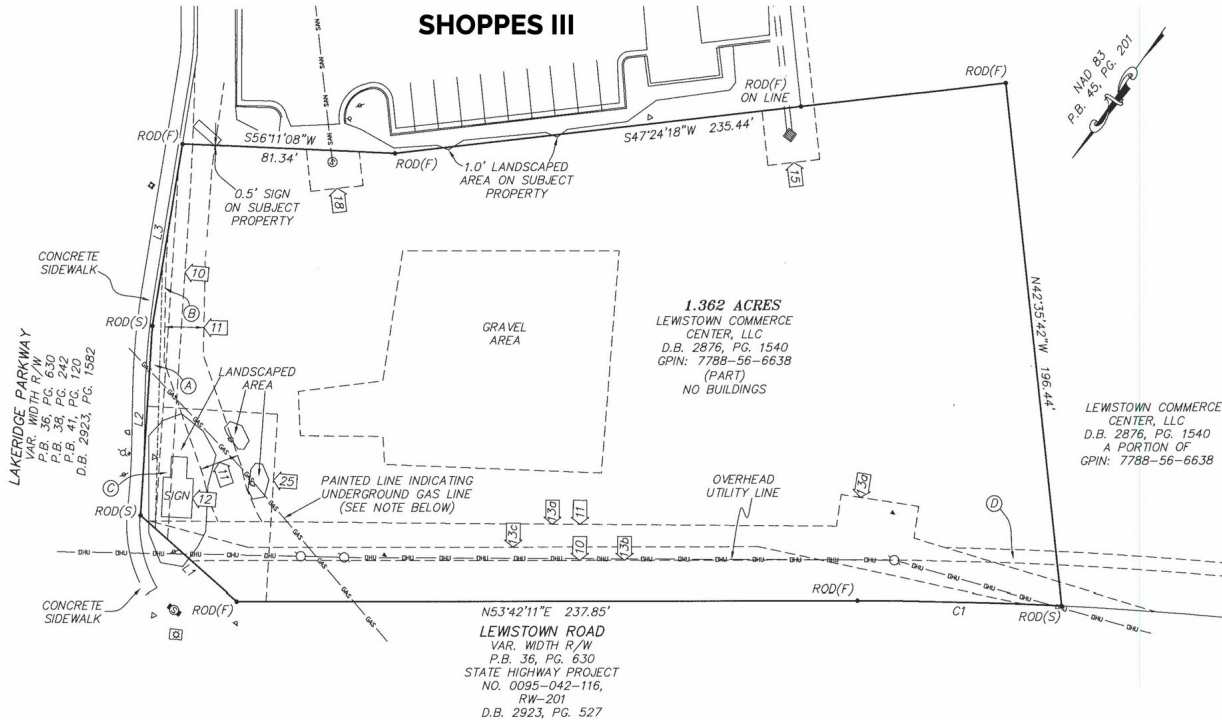
LAKERIDGE PARKWAY AND LEWISTOWN ROAD, ASHLAND, VA 23005



CORNER PARCEL AT WINDING BROOK

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PROPERTY OVERVIEW



PROPERTY SUMMARY

Sale/Lease	1.362 acres
Availabilities:	
Pricing:	Negotiable
Zoned:	B-3
Utilities:	To the Site
Traffic Counts:	

I-95	134,000 VPD
Lakeridge Pkwy	2,600 VPD
Lewistown Rd	14,000 VPD

PROPERTY OVERVIEW

Pad opportunity located at the corner of Lakeridge Parkway and Lewistown Road within Winding Brook, a 185-acre mixed-use development incorporating retail, restaurants, entertainment, hospitality and residential (85 Townhomes are now complete). Winding Brook is conveniently positioned in Ashland, Virginia, along I-95 and 3 miles north of I-295.

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

DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Total Households:	7,194	20,512	113,763
Total Population:	20,662	55,130	282,928
Average HH Income:	\$135,923	\$115,741	\$99,517

NORTH LAKE BUSINESS PARK
1,000 EMPLOYEES

WINDING BROOK MEDICAL/OFFICE

FOR SALE
1.362 AC

SHOPPES I

RYAN HOMES
85 TOWNHOMES

HANOVER COUNTY AIRPORT

PLANNED
552,000 SF INDUSTRIAL

WINDING BROOK

HANOVER SPORTS PARK

SOUTH LAKERIDGE BUSINESS PARK
500 EMPLOYEES

HANOVER INDUSTRIAL AIRPARK
2,500 EMPLOYEES

STONY RUN COMMONS

CHICKAHOMINY FALLS
400 HOMES

SLIDING HILL RD

PROPOSED NEW DEVELOPMENT

NORTH CROSS CENTER

PROPOSED NEW DEVELOPMENT

RIVER MILL
1,000 HOMES PLANNED

HENRICO SPORTS & EVENT CENTER
185,000 SF W/
115,000 SF COURT SPACE

VIRGINIA CENTER MARKETPLACE

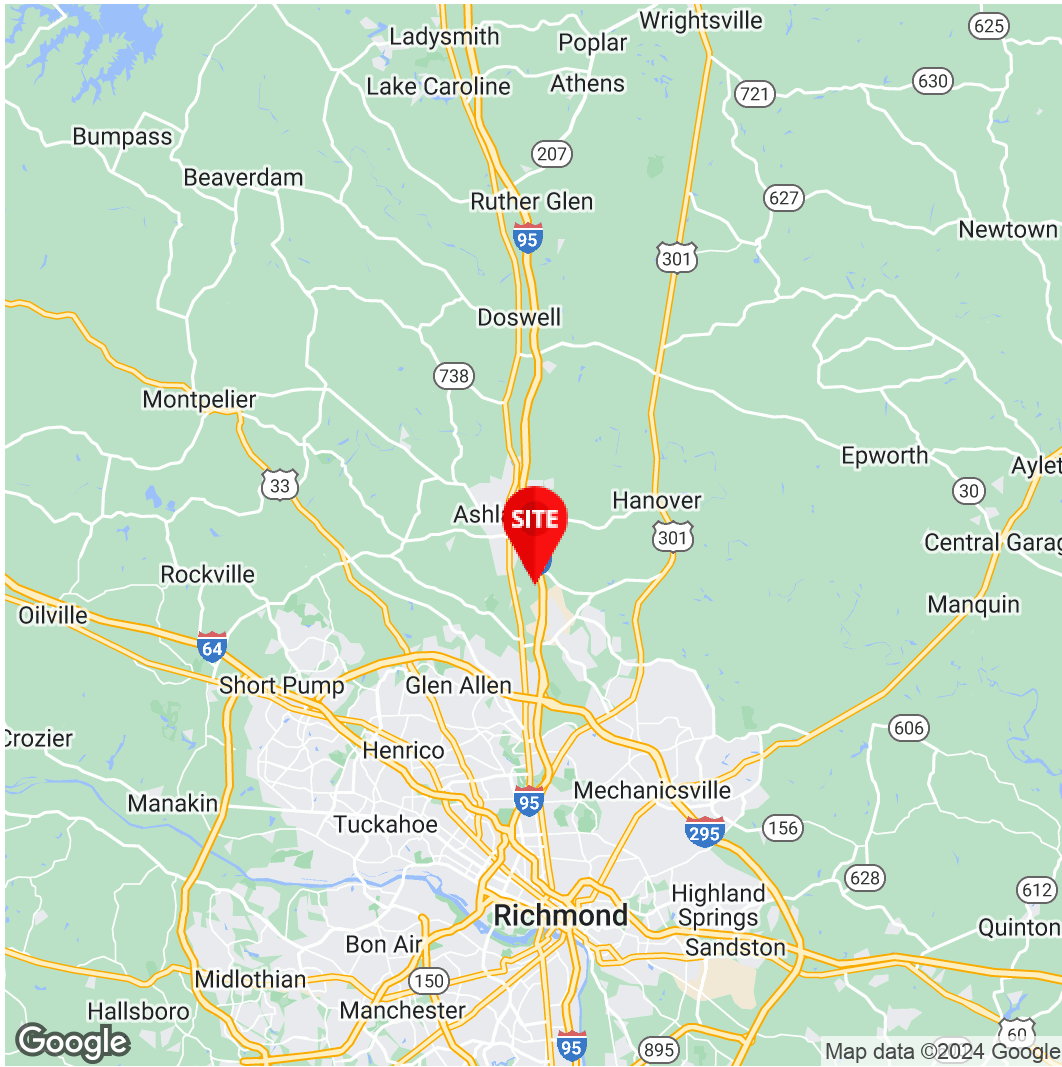
WOODMAN ROAD EXPANSION

VIRGINIA CENTER COMMONS

CREEKS AT VIRGINIA CENTRE

STUART'S CROSSING

VIRGINIA CENTER STATION



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