



WINDING BROOK PAD FOR SALE

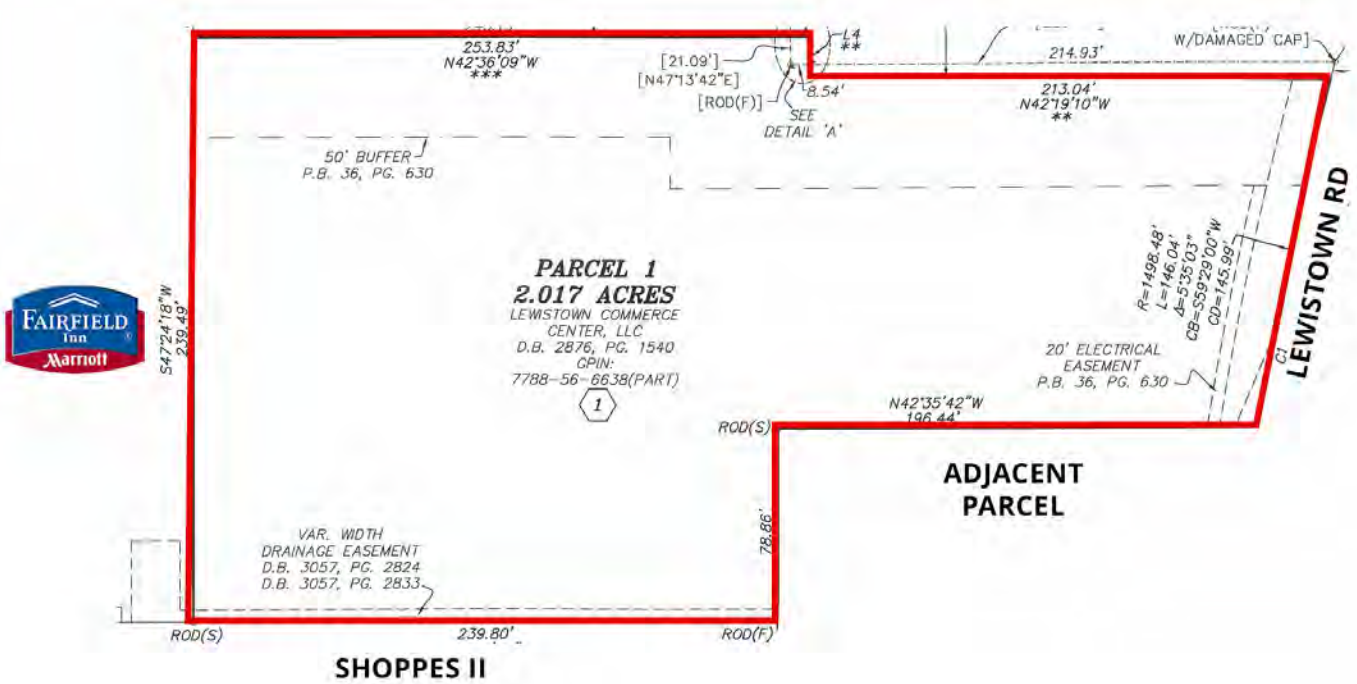
LEWISTOWN ROAD & LAKERRIDGE PARKWAY , ASHLAND, VA 23005



WINDING BROOK PAD FOR SALE

LEWISTOWN ROAD & LAKERIDGE PARKWAY , ASHLAND, VA 23005

PROPERTY SUMMARY



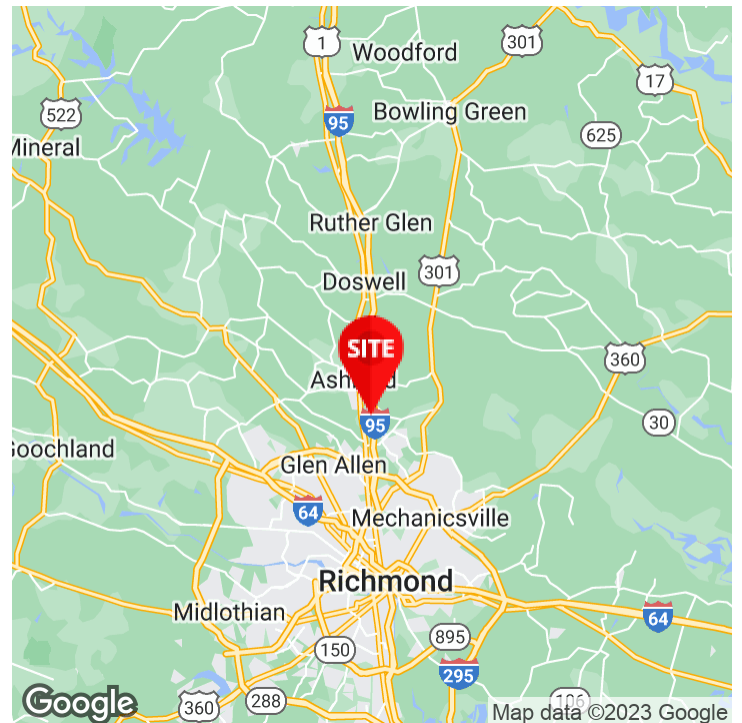
PROPERTY DESCRIPTION

Winding Brook is a 185-acre mixed-use development incorporating retail, restaurants, entertainment, hospitality and residential (85 town homes). Located in Ashland, VA in Hanover County along I-95 and 3 miles north of I-295.

Co-Tenants: 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, Starbucks and more. Hobby Lobby scheduled opening in 2023.

PROPERTY HIGHLIGHTS

- For Sale - 2.02 Utilities to the sites
- Join Boot Barn, Starbucks and Hobby Lobby opens in 2023
- Future Phase II - up to 177,000 SF
- Lewistown Rd - 14,000 VPD
- Lakeridge Pkwy - 5,600 VPD





LEWISTOWN RD 14,000 VPD

I-95 SOUTH 134,000 VPD

LAKERIDGE PKWY 5,600 VPD

COMING 2023

FUTURE DEVELOPMENT



NOW OPEN



SHOPPES I



WINDING BROOK OFFICE | MEDICAL 8,003 SF

RYAN HOMES 85 TOWNHOMES



SHOPPES II

1.362 ACRES FUTURE RETAIL

FOR SALE 2.02 ACRES

Carters Heights Rd



Progress Rd



COMING SOON



UNDER CONSTRUCTION INDUSTRIAL SPACE 500,000 SF



NORTHLAKE INDUSTRIAL PARK

N Lakeridge Pkwy



Sunshapel Ln

Paterson Park Rd

Barrett Park Rd

Air Park Rd

ox Dr

NORTH LAKE BUSINESS PARK
1,000 EMPLOYEES

LEWISTOWN RD

WINDING BROOK MEDICAL/OFFICE

RYAN HOMES
85 TOWNHOMES

UNDER CONSTRUCTION
500,000 SF INDUSTRIAL

HANOVER COUNTY AIRPORT

WINDING BROOK

COMING SOON 2023

134,000 VPD

SOUTH LAKERIDGE BUSINESS PARK
500 EMPLOYEES

HANOVER INDUSTRIAL AIRPARK
2,500 EMPLOYEES

HANOVER SPORTS PARK

CHICKAHOMINY FALLS
400 HOMES

WASHINGTON HWY

NORTH CROSS CENTER

SLIDING HILL RD

RIVER MILL
1,000 HOMES PLANNED

23,000 VPD

136,000 VPD

VIRGINIA CENTER COMMONS

CREEKS AT VIRGINIA CENTRE

VIRGINIA CENTER MARKETPLACE

BEST BUY

STUART'S CROSSING

VIRGINIA CENTER STATION

91,000 VPD

INTERSTATE 295

BROOK RD