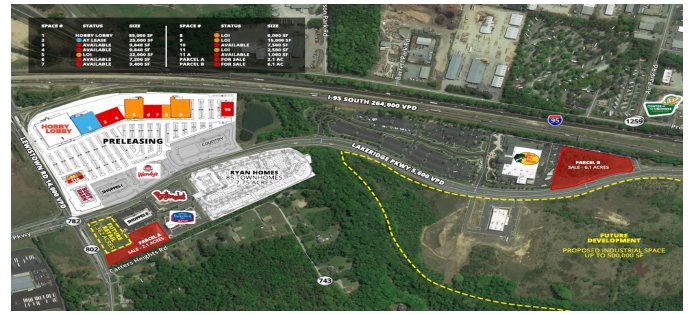


Winding Brook Shopping Centers

Lewistown Road
Ashland, VA 23005



Availability

| | | | |
|---------------------------|------------------------------------|--------------------------|-----------------------------|
| Total Building Space: | 180,280 sq. ft. / 16,748.56 sq. m. | Total Available Space: | 47776 sq. ft. /4,439 sq. m. |
| Maximum Contiguous Space: | 19,680 sq. ft. / 1,828.33 sq. m. | Minimum Available Space: | 946 |
| Lease: | Yes | Sale: | No |

Specifications

| | | | |
|---------------------------|------------------------|--------------------|-------------|
| Number of Floors: | 1 | Class A: | No |
| Construction Type: | Masonry, Metal & Glass | Construction Year: | 2020 |
| Zoning: | B-3; M-2 | Site Area: | 18.91 acres |
| Number of Parking Spaces: | 300 | Multi-Tenant: | No |

Utilities

| | |
|---------------------------------|---------------------------------|
| Electric Provider: | Dominion Energy |
| Natural Gas Provider: | Not Available |
| Water Provider: | Hanover County |
| Sewer Provider: | Hanover County |
| Fiber/Broadband Provider: | Comcast Business Communications |
| Other Fiber/Broadband Provider: | |

Transportation

| | |
|---------------------------|--|
| Interstate/Distance: | Interstate 95 /1.2 miles |
| 4-Lane Highway/Distance: | U.S. Highway 1 /0.0 miles |
| International Airport: | Washington-Dulles International Airport /104.5 miles /94 minutes |
| Commercial Airport: | Richmond International Airport /24.6 miles /26 minutes |
| General Aviation Airport: | Hanover County Municipal Airport /5.7 miles /7 minutes |

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Contact

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Comments

Outstanding retail opportunities available in Winding Brook, one of Hanover County's premiere and fastest growing mixed use communities. This retail center is located on Lewistown Road adjacent to I-95, which affords quick access to fast growing population centers in the Richmond metro region, as well as significant pass-through traffic in the interstate. There is an existing small shopping center with approximately 3,000 s.f. of space available; the new shopping center will be home to Hobby Lobby, with four other outstanding LOI's on space, and will have approximately 44,780 s.f. of space available ranging from 1,000 s.f. to 19,680 s.f. This is a fast growing area, with approximately 85 townhomes currently under construction, Bass Pro just down Lakeridge Parkway from the site, and plans for up to 700,000 s.f. of warehouse/industrial space to be constructed to the south of the retail center. Neighbors to the north include Northlake Industrial Area, home to Owens & Minor, Creative Office, Amazon, and numerous other businesses employing several thousand people.