



RETAIL SPACE FOR LEASE

# SHOPPES I AT WINDING BROOK

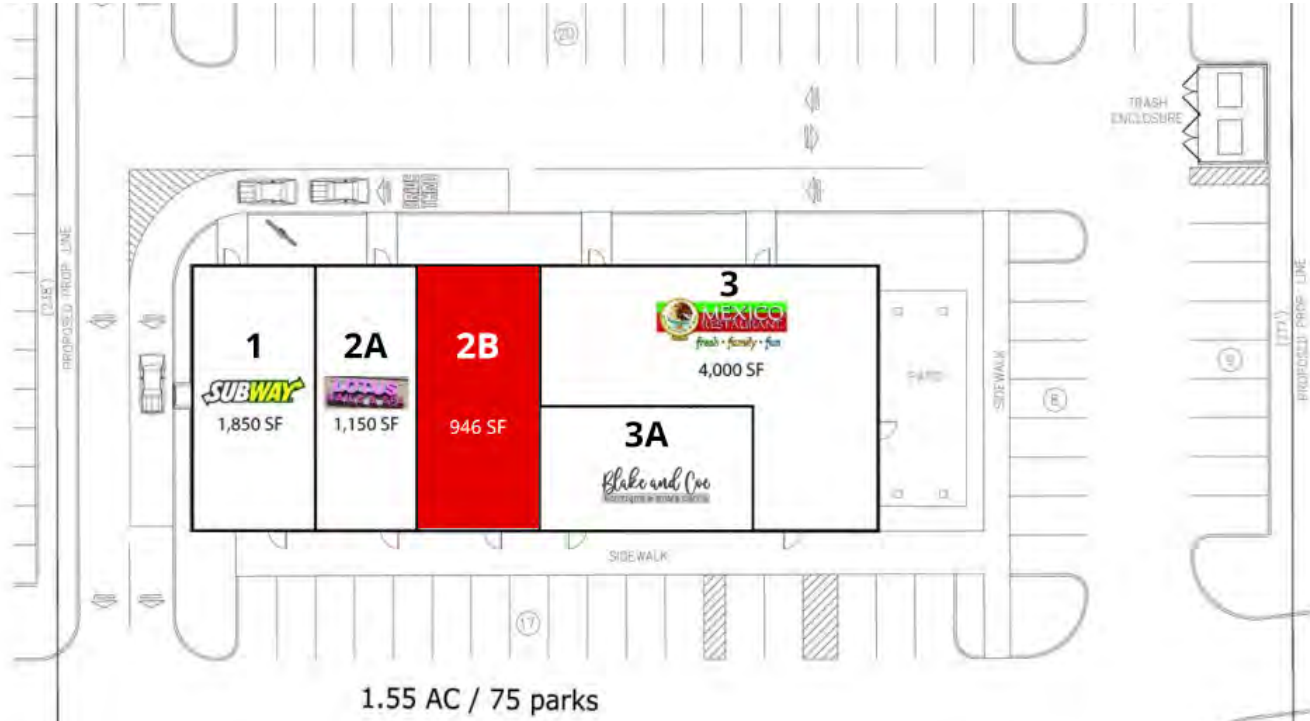
11670 LAKERIDGE PARKWAY, ASHLAND, VA 23005



# SHOPPES I AT WINDING BROOK

11670 LAKERIDGE PARKWAY, ASHLAND, VA 23005

## PROPERTY OVERVIEW



### PROPERTY SUMMARY

<b>Lease</b>	946 SF
<b>Availabilities:</b>	
<b>Rental Rate:</b>	Negotiable
<b>Traffic Counts:</b>	
<b>I-95</b>	134,000 VPD
<b>Lakeridge Pkwy</b>	5,600 VPD
<b>Lewistown Rd</b>	14,000 VPD

### PROPERTY OVERVIEW

Shoppes I is a 10,000 SF retail building located in Winding Brook, a 185-acre mixed-use development incorporating retail, restaurants, entertainment, hospitality, and residential (85 Townhomes). Winding Brook is conveniently positioned in Ashland, Virginia, along I-95 and 3 miles north of I-295.

Co-Tenants: Boot Barn, Bass Pro Shop, 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. Starbucks is now open and Hobby Lobby opening in 2023.

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





I-95 INTERCHANGE  
EXIT 89/LEWISTOWN RD

LEWISTOWN RD 14,000 VPD

I-95 SOUTH 134,000 VPD

LAKERIDGE PKWY 5,600 VPD

COMING  
2023

**HOBBY LOBBY**  
6.12 acres  
259 parking spaces

WINDING BROOK  
RETAIL

SHOPPES I

NOW  
OPEN

**STARBUCKS COFFEE**  
**BOOT BARN**

**RYAN HOMES**  
85 TOWNHOMES  
7.75 ACRES

WINDING BROOK  
OFFICE | MEDICAL  
8,003 SF

**Bojangles**

**FAIRFIELD Inn  
Marriott**

SHOPPES II

FUTURE  
RETAIL  
1.362 ACRES

FUTURE  
RETAIL  
2.1 ACRES

Carters Heights Rd

FUTURE  
RETAIL  
6.1 ACRES

**GREEN TOP**

UNDER  
CONSTRUCTION  
INDUSTRIAL SPACE  
500,000 SF

**MYGRANT  
GLASS**

**LENNOX**

NORTHLAKE  
INDUSTRIAL  
PARK

N Lakeridge Pkwy

782

802

743



1259



Progress Rd

Air Park Rd

Barrett Park Rd

Paterson Park Rd

Sunshade Ln

X-DR



**SHOPPES I**



MEXICO RESTAURANT



**WINDING BROOK MEDICAL/OFFICE**  
 8,003 SF





**NORTH LAKE BUSINESS PARK**  
 1,000 EMPLOYEES

**RYAN HOMES**  
 85 TOWNHOMES

**UNDER CONSTRUCTION**  
 500,000 SF INDUSTRIAL

**HANOVER COUNTY AIRPORT**

**HANOVER INDUSTRIAL AIRPARK**  
 2,500 EMPLOYEES

**WINDING BROOK**











COMING SOON

2023

**SOUTH LAKERIDGE BUSINESS PARK**  
 500 EMPLOYEES

**HANOVER SPORTS PARK**

**CHICKAHOMINY FALLS**  
 400 HOMES

**NORTH CROSS CENTER**





**VIRGINIA CENTER COMMONS**











**CREEKS AT VIRGINIA CENTRE**
















**VIRGINIA CENTER MARKETPLACE**









**RIVER MILL**  
 1,000 HOMES PLANNED

**BEST BUY**



**FedEx**



**STUART'S CROSSING**





**VIRGINIA CENTER STATION**



**91,000 VPD**



**WASHINGTON HWY**

**SLIDING HILL RD**

**23,000 VPD**

**136,000 VPD**

**134,000 VPD**

**LEWISTOWN RD**

**134,000 VPD**



