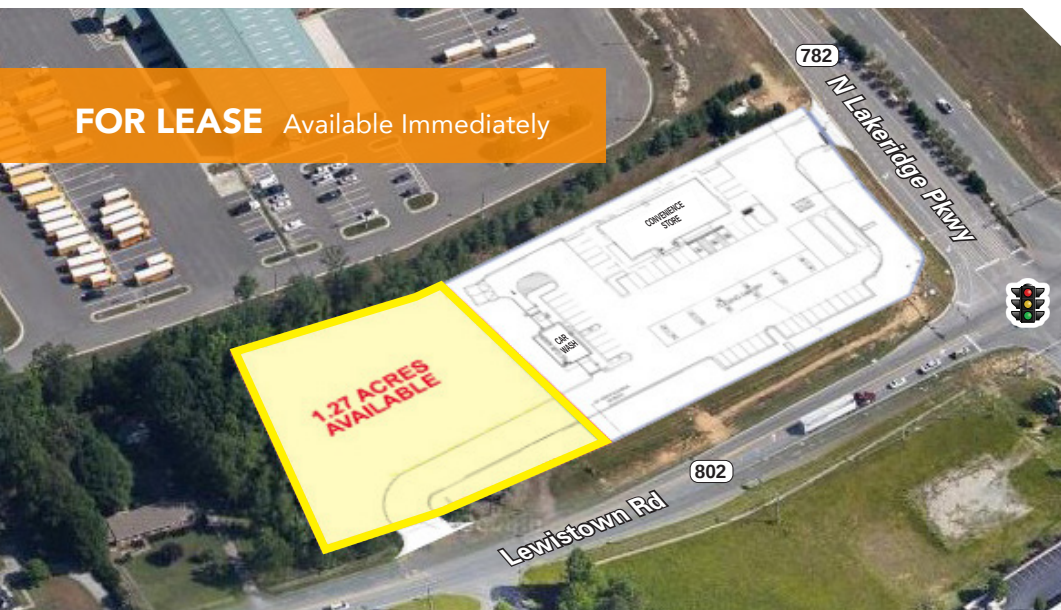


FOR LEASE Available Immediately



Lewistown Road

Ashland, VA 23005

Overview

Pad site opportunity just off I-95 on Lewistown Road. The property is conveniently located across from Winding Brook, a 185-acre mixed-use development anchored by national retailers Bass Pro Shops, Hobby Lobby (opening late 2023), and Boot Barn. The site features proximity to an Amazon distribution center, located less than a mile north off Lakeridge Parkway.

Quick Facts

Availability	Immediate
Size	1.27 acres
Rental Rate	TBD
Net Charges	TBD
Zoning	B-3: General Business

2022 Demographics	3 mile	5 miles	7 miles
 POPULATION	17,507	52,439	107,026
 HOUSEHOLDS	6,462	19,583	41,494
 AVG. HH INCOME	\$114,568	\$115,204	\$110,238
 DAYTIME POPULATION	24,327	67,676	132,862
 TRAFFIC COUNT	11,000 AADT (Lewistown Road)	127,000 AADT (I-95)	

segall
GROUP

COMMERCIAL REAL ESTATE

**1.27 ACRES
AVAILABLE**

**CAR
WASH**

**CONVENIENCE
STORE**

FUELING CANOPY

35' FRONT BUILDING
SETBACK

35' FRONT
BUILDING
SETBACK

LAKERIDGE PARKWAY

BM #2
NE CORNER OF
DRAINAGE INLET
ELEV=206.20

LEWISTOWN ROAD

SIGNAL POLE
L.V.=208.58

HANOVER COUNTY
D.B. 1310 PG. 333
D.C. P.B. 36 PG. 91
D.R. 2010 PG. 663

