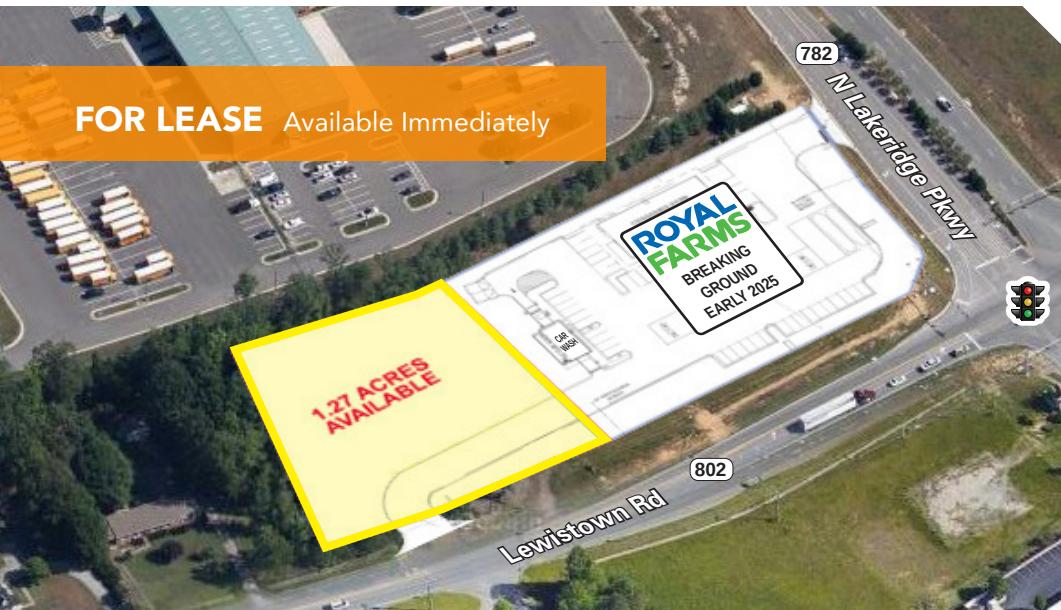


FOR LEASE Available Immediately



Lewistown Road

Ashland, VA 23005

Overview

- Prime pad site available for ground lease located just off I-95 on Lewistown Road
- Adjacent to Winding Brook, a 185-acre mixed-use development
- Surrounded by national retailers including Bass Pro Shops, Hobby Lobby, Boot Barn, Starbucks, and Dunkin'
- Proximity to Amazon distribution center (less than 1 mile north off Lakeridge Pkwy)
- Traffic: 11,000 AADT on Lewistown Road, 127,000 AADT on I-95
- Strong local demographics: \$132,537 average household income within 3 miles
- Nearby Dunkin' sees 194,500 annual visitors (ranks 27 out of 144 in Virginia)
- Future Bon Secours Ashland Emergency Center (17,000 SF) opening across Lakeridge Pkwy from Royal Farms in late 2025

Quick Facts

Availability	Immediate
Size	1.27 acres
Rental Rate	Negotiable
Net Charges	CAM: self-performed INS: self-performed or billed by LL TAX: paid by Tenant or billed by LL
Zoning	B-3: General Business
Tenant(s)	ROYAL FARMS COMING SOON!

2024 Demographics	3 mile	5 miles	7 miles
POPULATION	16,755	55,225	114,237
HOUSEHOLDS	6,327	20,441	43,738
AVG. HH INCOME	\$138,367	\$137,186	\$128,516
DAYTIME POPULATION	21,390	65,250	142,135
TRAFFIC COUNT	11,000 AADT (Lewistown Road)	127,000 AADT (I-95)	

**1.27 ACRES
AVAILABLE**

**CAR
WASH**

**ROYAL
FARMS**
BREAKING GROUND
EARLY 2025

FUELING CANOPY

35' FRONT
BUILDING
SETBACK

35' FRONT BUILDING
SETBACK

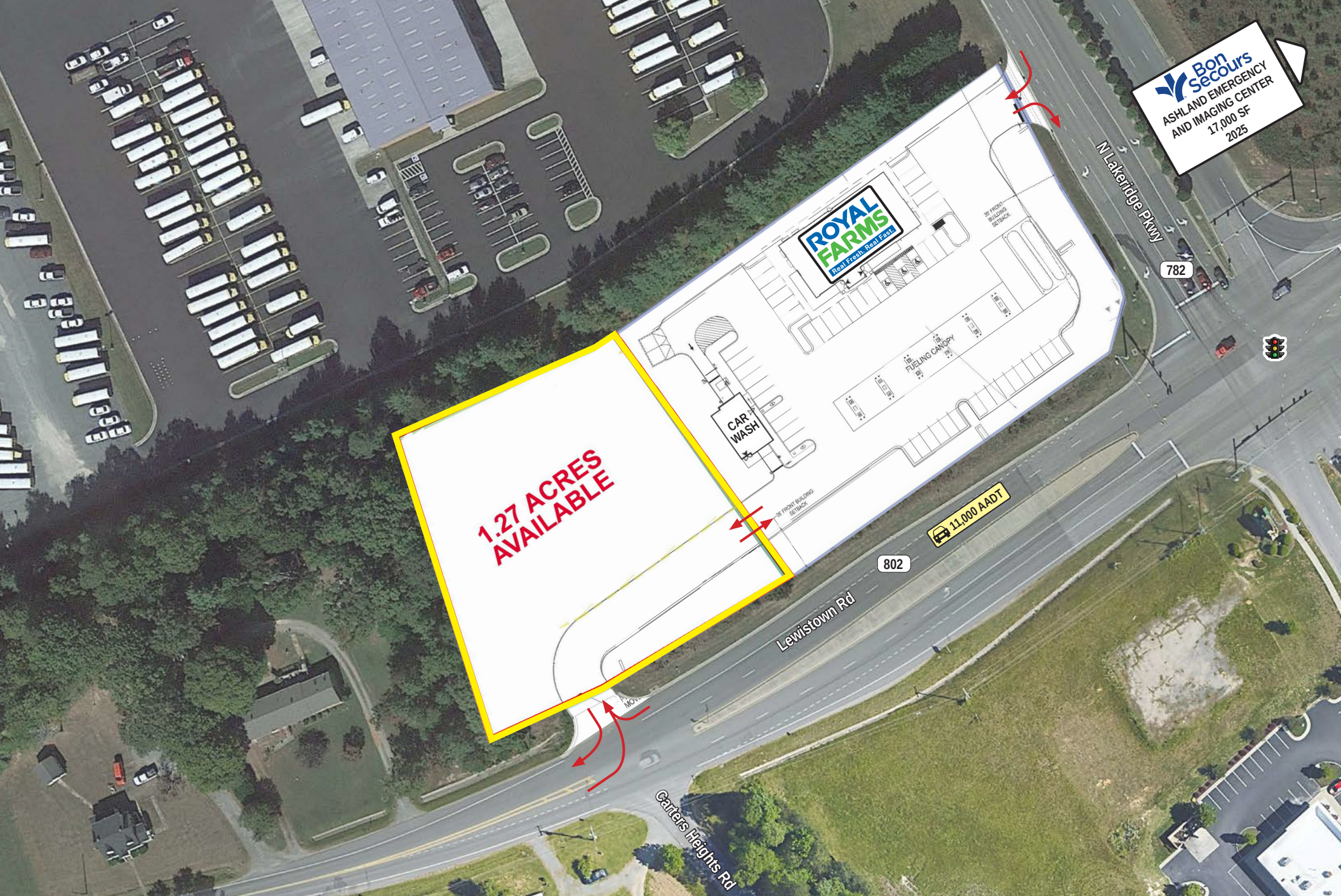
LAKERIDGE PARKWAY

LEWISTOWN ROAD

BM #2
NE CORNER OF
DRAINAGE INLET
ELEV=206.20

BY #1
SLD SG
SIGNAL POLE
LLV=208.58

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



Bon Secours
ASHLAND EMERGENCY
AND IMAGING CENTER
17,000 SF
2025

**1.27 ACRES
AVAILABLE**

**ROYAL
FARMS**
Best Fresh. Roll Fast.

CAR
WASH

FUELING CANOPY

11,000 AADT

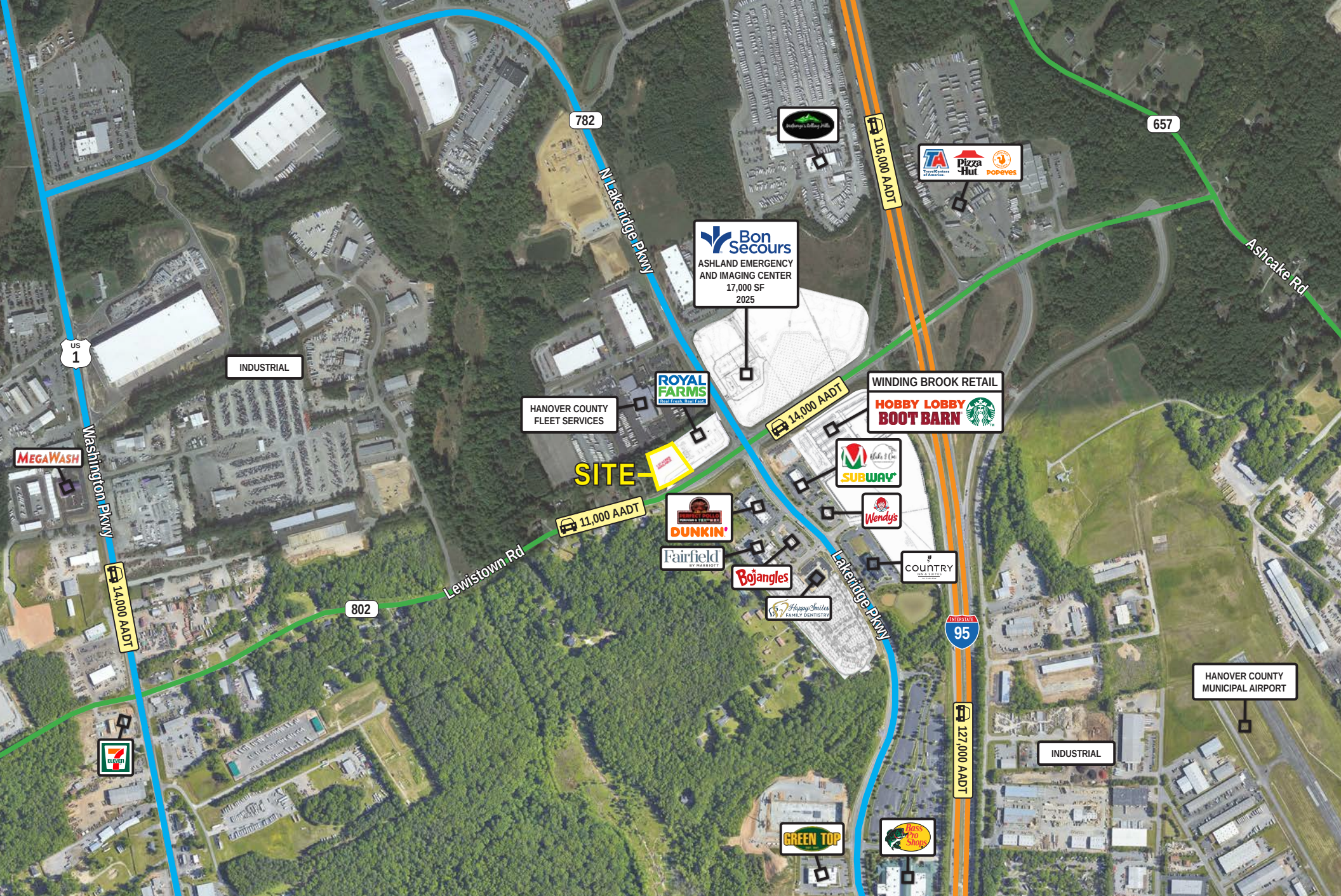
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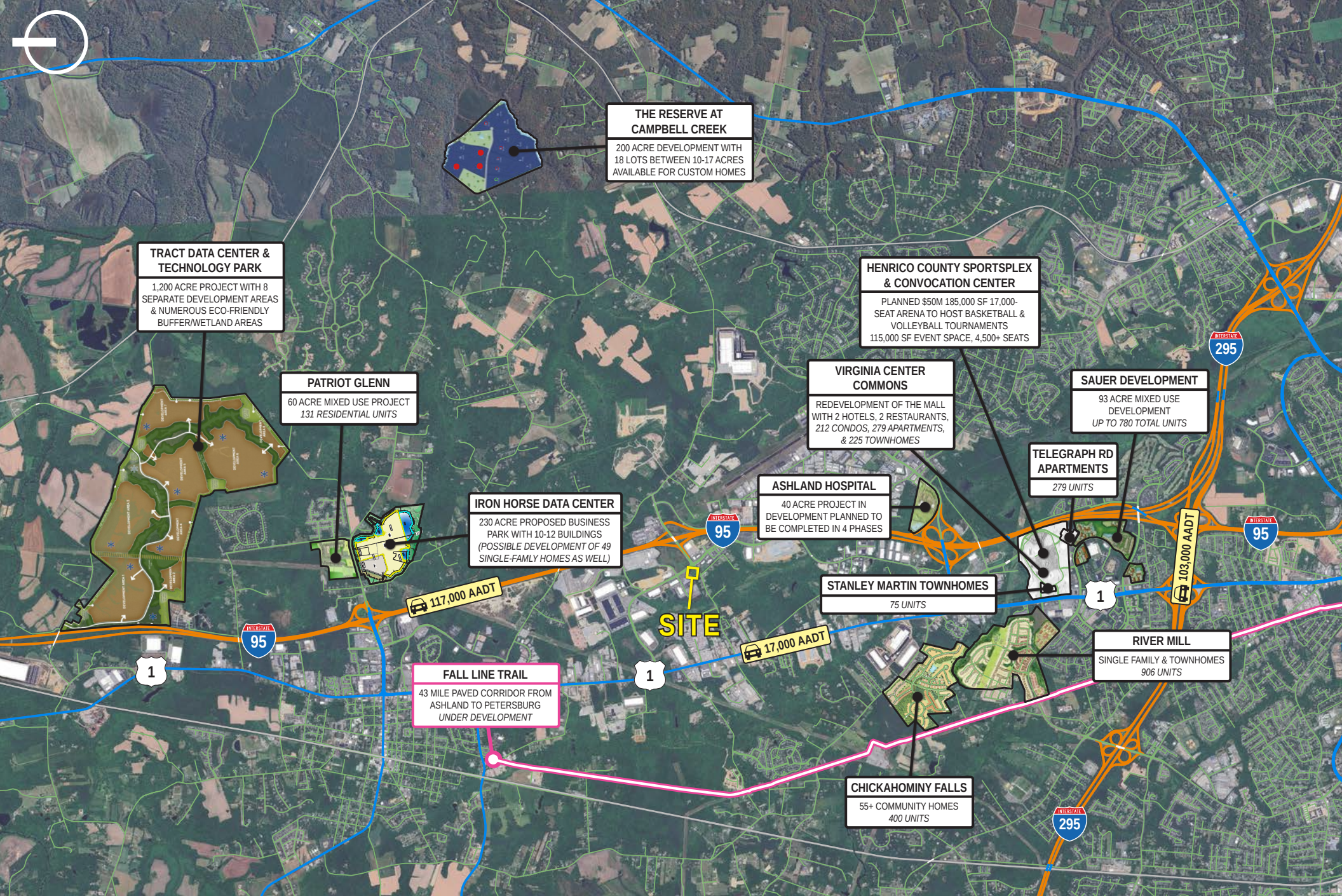
782

Lewistown Rd

Carters Heights Rd

N Lakeridge Pkwy





Interested? Contact:

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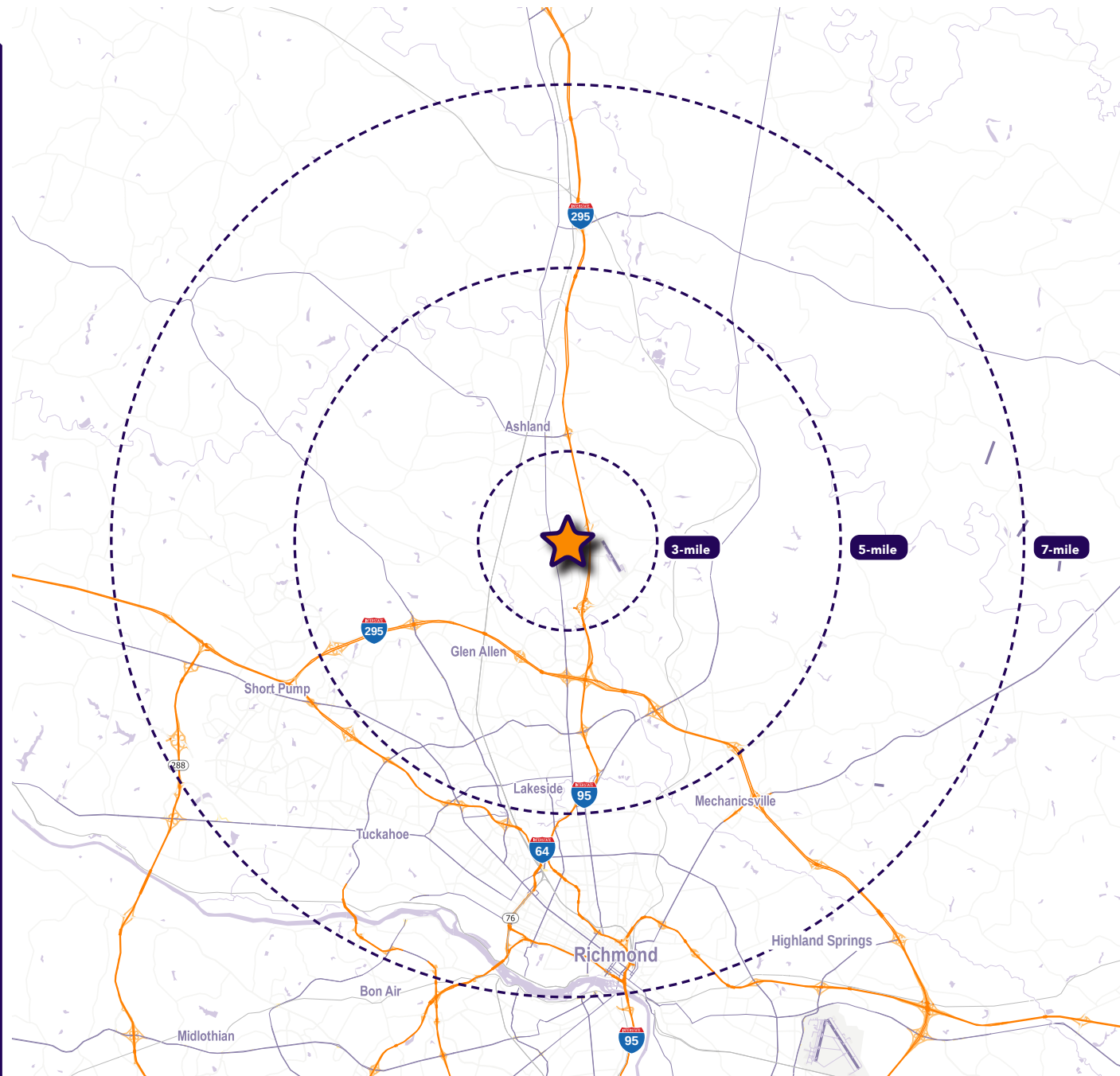
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