

FOR LEASE Available Immediately



Lewistown Road

Ashland, VA 23005

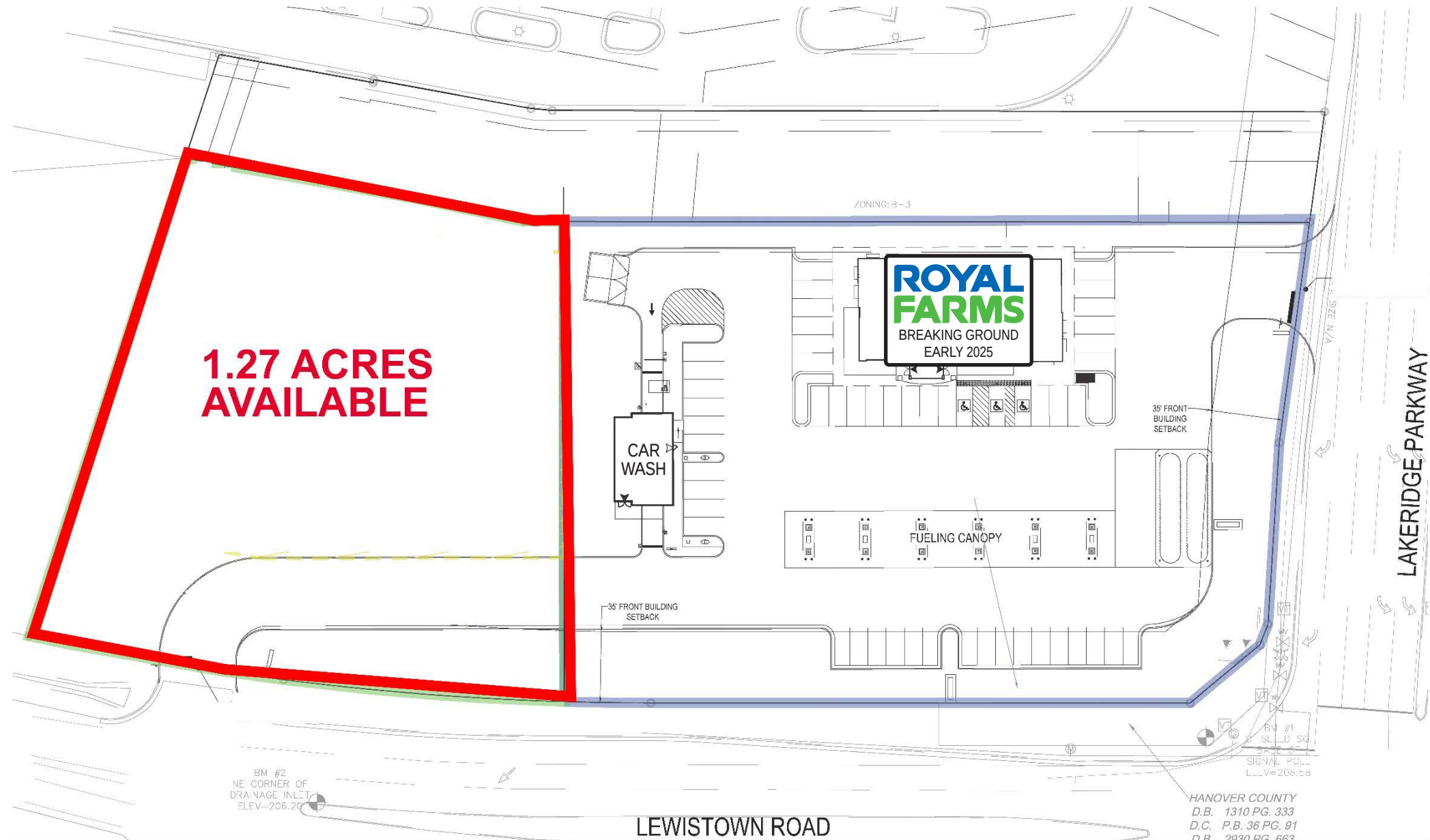
Overview

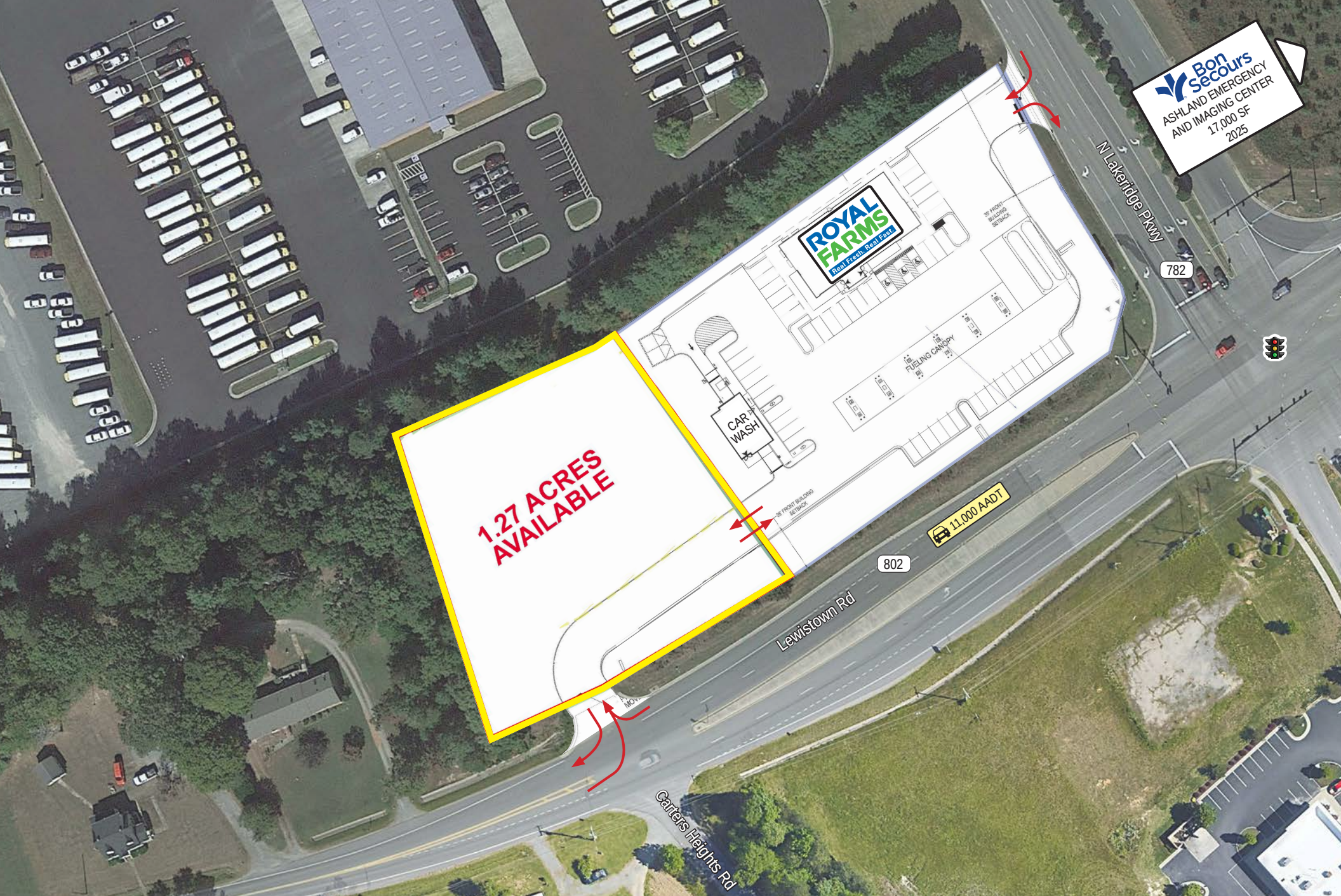
- Prime pad site available for ground lease located just off I-95 on Lewistown Road
- Adjacent to Winding Brook, a 185-acre mixed-use development
- Surrounded by national retailers including Bass Pro Shops, Hobby Lobby, Boot Barn, Starbucks, and Dunkin'
- Proximity to Amazon distribution center (less 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

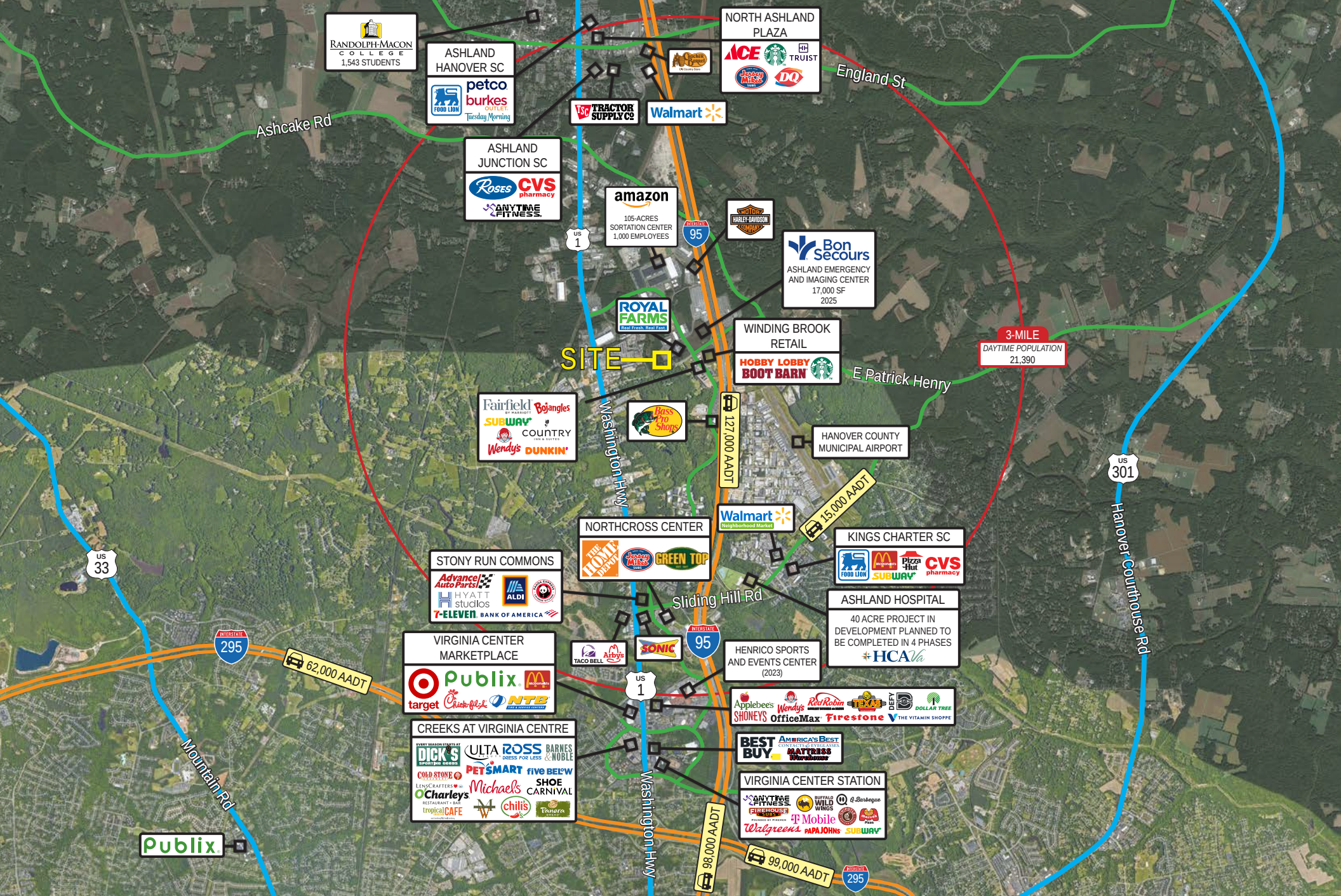
Availability	Immediate
Size	1.27 acres
Rental Rate	Negotiable
Net Charges	CAM: self-performed INS: self-performed or billed by LL TAX: paid by Tenant or billed by LL
Zoning	B-3: General Business
Tenant(s)	ROYAL FARMS COMING SOON!

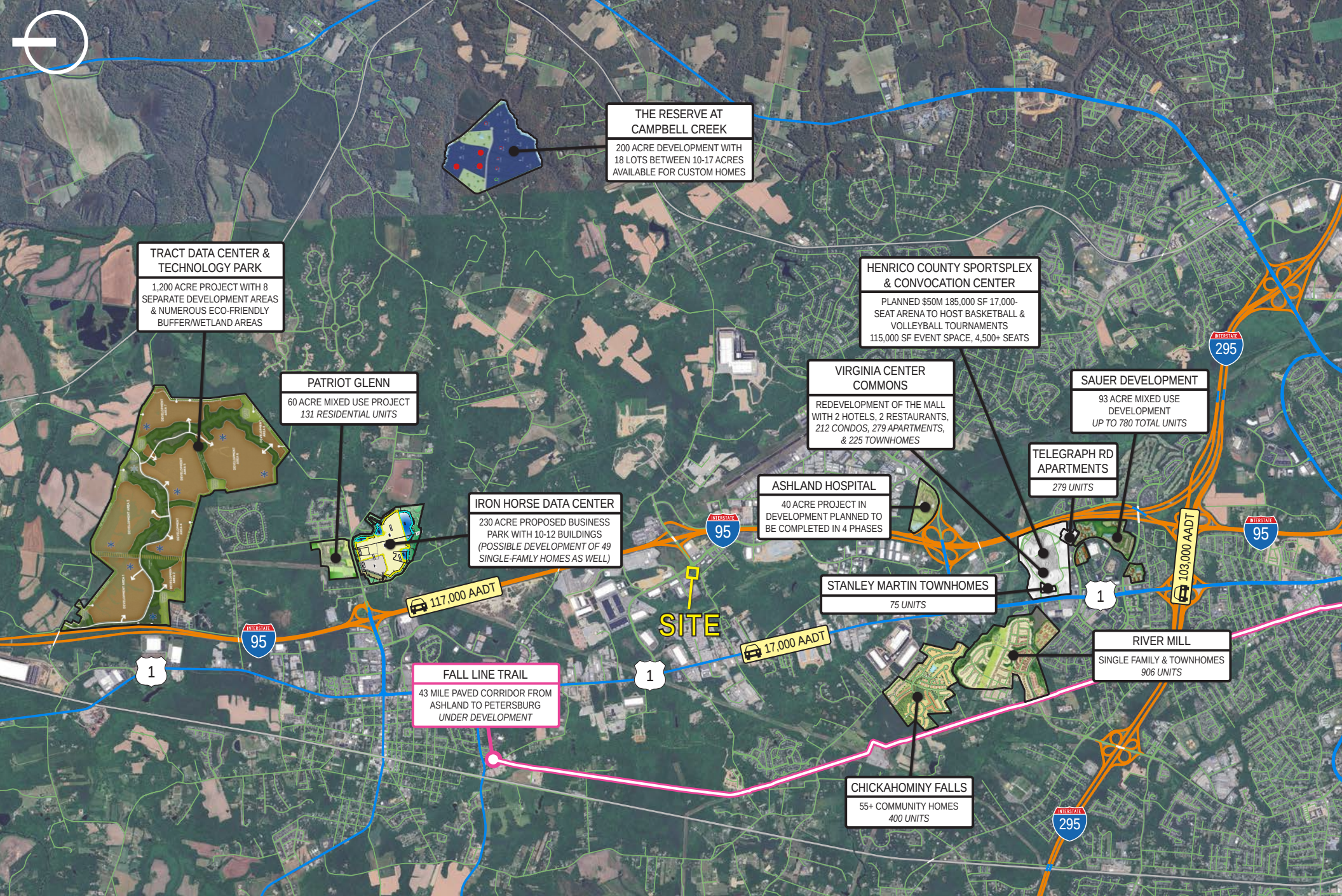
2023 Demographics	3 mile	5 miles	7 miles
POPULATION	17,788	54,406	111,897
HOUSEHOLDS	6,650	20,132	42,785
AVG. HH INCOME	\$132,537	\$131,539	\$122,724
DAYTIME POPULATION	21,390	65,250	142,135
TRAFFIC COUNT	11,000 AADT (Lewistown Road)	127,000 AADT (I-95)	











Interested? Contact:

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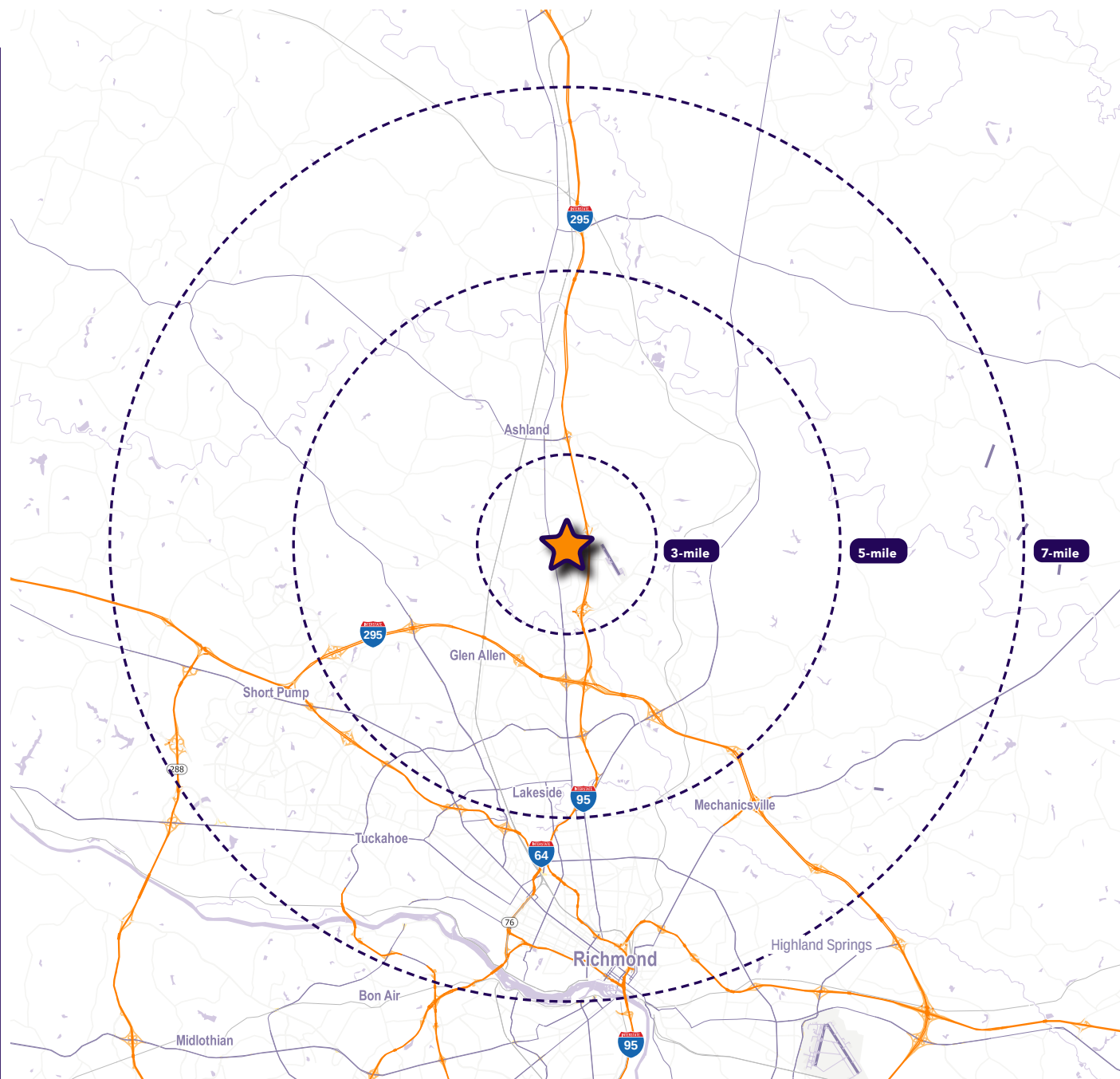
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