

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

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)	

**1.27 ACRES
AVAILABLE**

ZONING: B-3



CAR WASH

FUELING CANOPY

35' FRONT BUILDING SETBACK

35' FRONT BUILDING SETBACK

LAKERIDGE PARKWAY

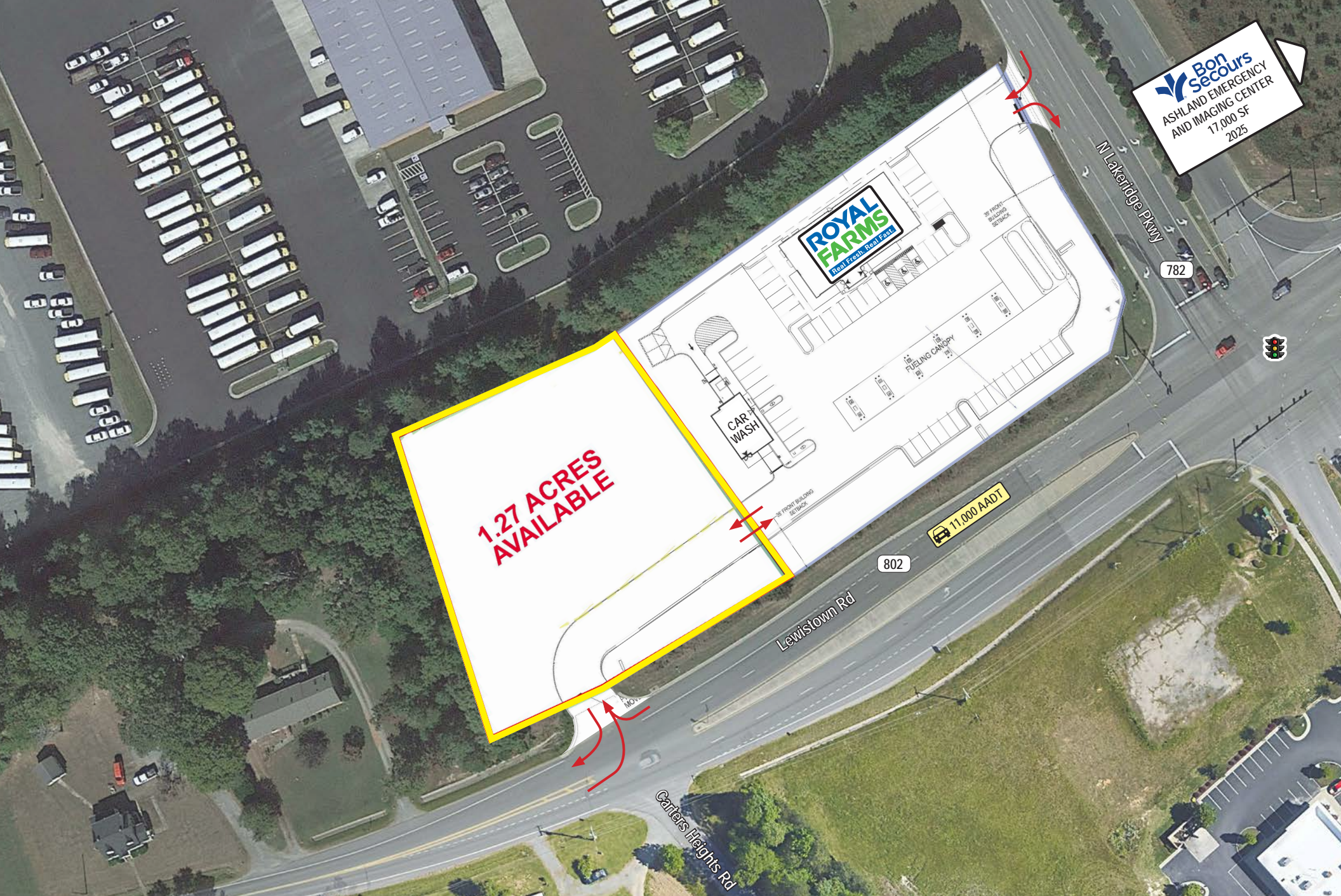
BM #2
NE CORNER OF
DRAINAGE INLET
ELEV=206.20

LEWISTOWN ROAD

HANOVER COUNTY
D.B. 1310 PG. 333
D.C. P.B. 36 PG. 91
D.R. 2990 PG. 663

Site Plan

Lewistown Road / Ashland, VA 23005



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

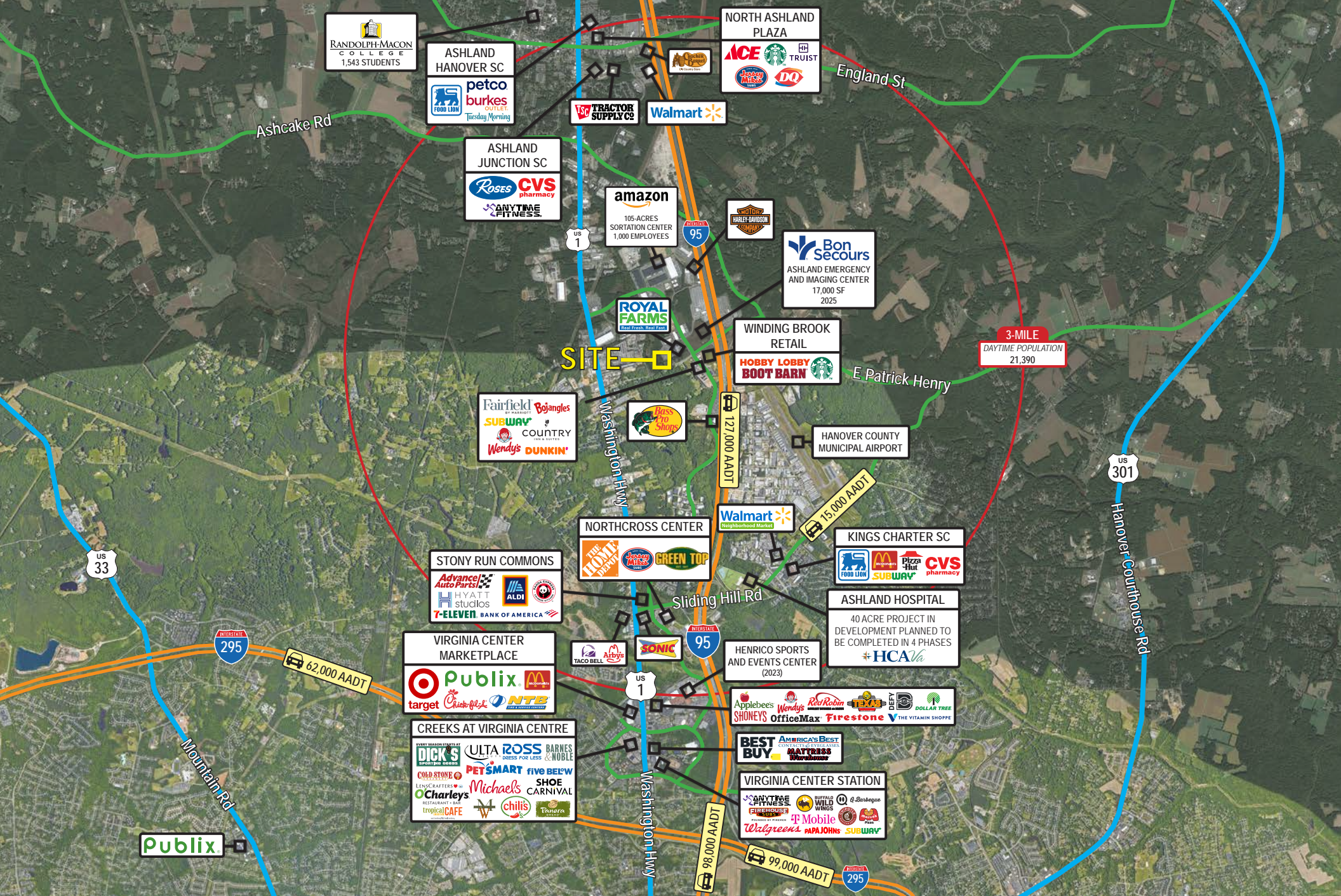
**1.27 ACRES
AVAILABLE**

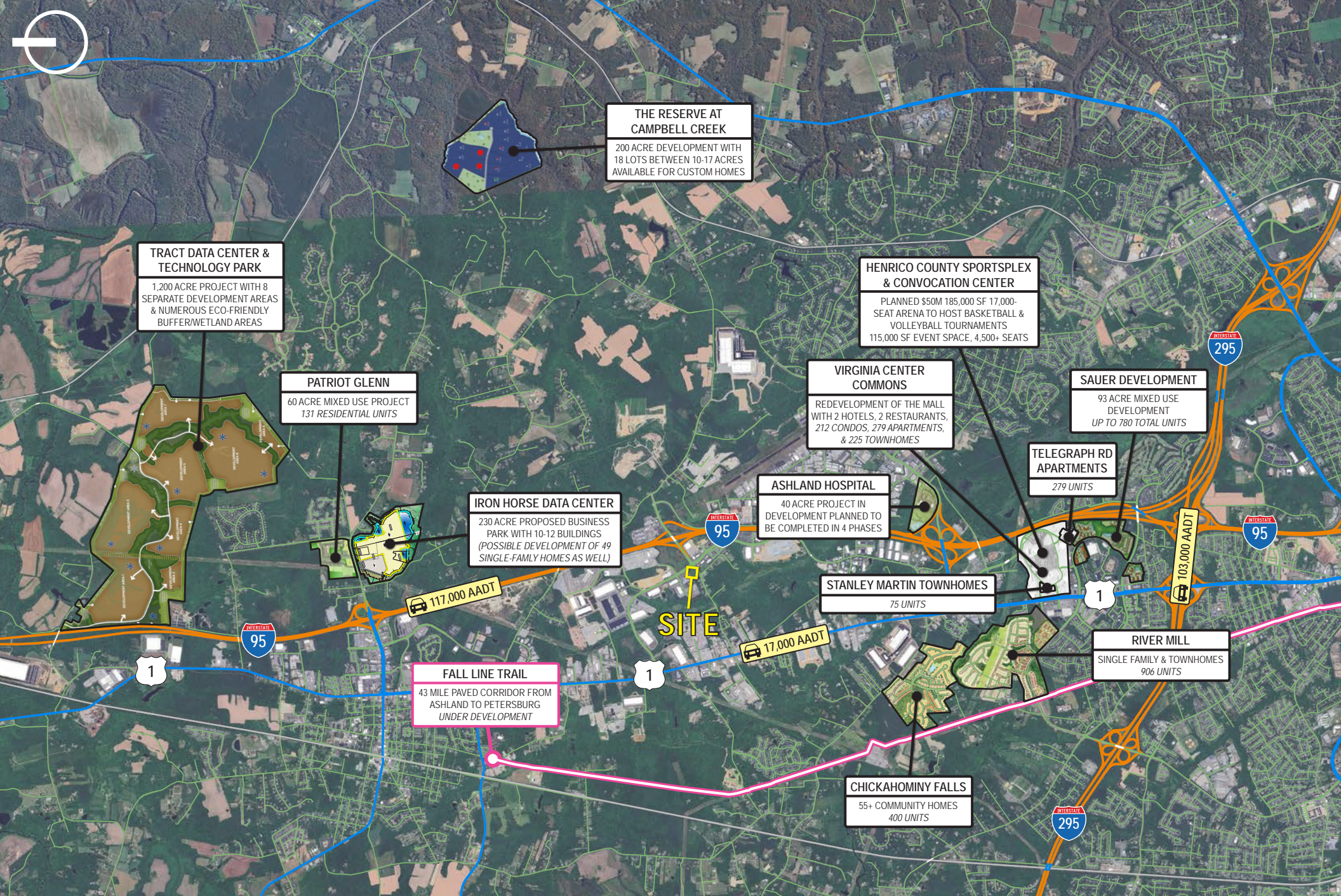
11,000 AADT

802

782







Interested? Contact:

Trey Blankinship

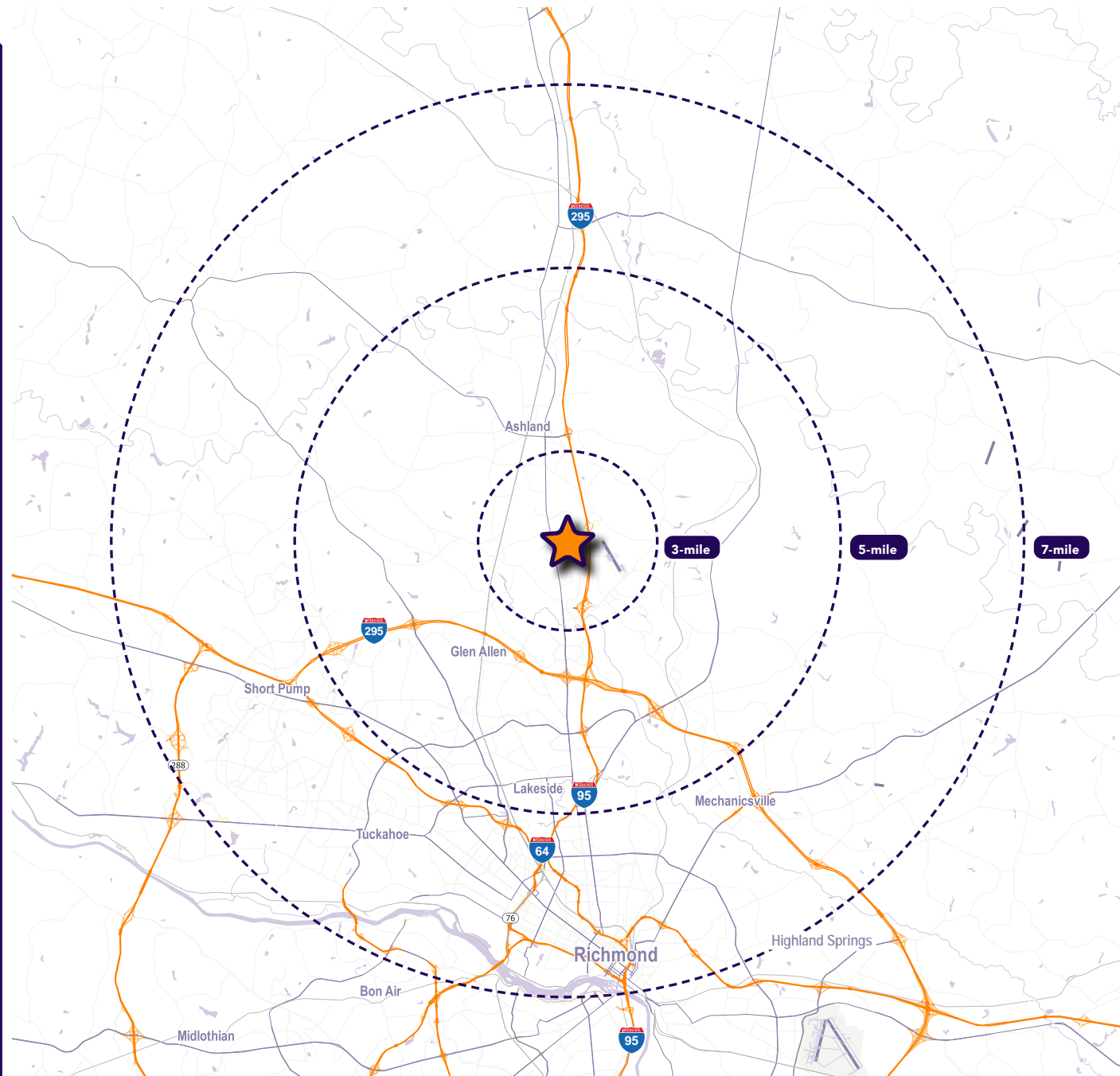
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