

**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

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

**1.27 ACRES  
AVAILABLE**

ZONING: B-3

**ROYAL  
FARMS**  
BREAKING GROUND  
EARLY 2025

CAR  
WASH

FUELING CANOPY

35' FRONT  
BUILDING  
SETBACK

35' FRONT BUILDING  
SETBACK

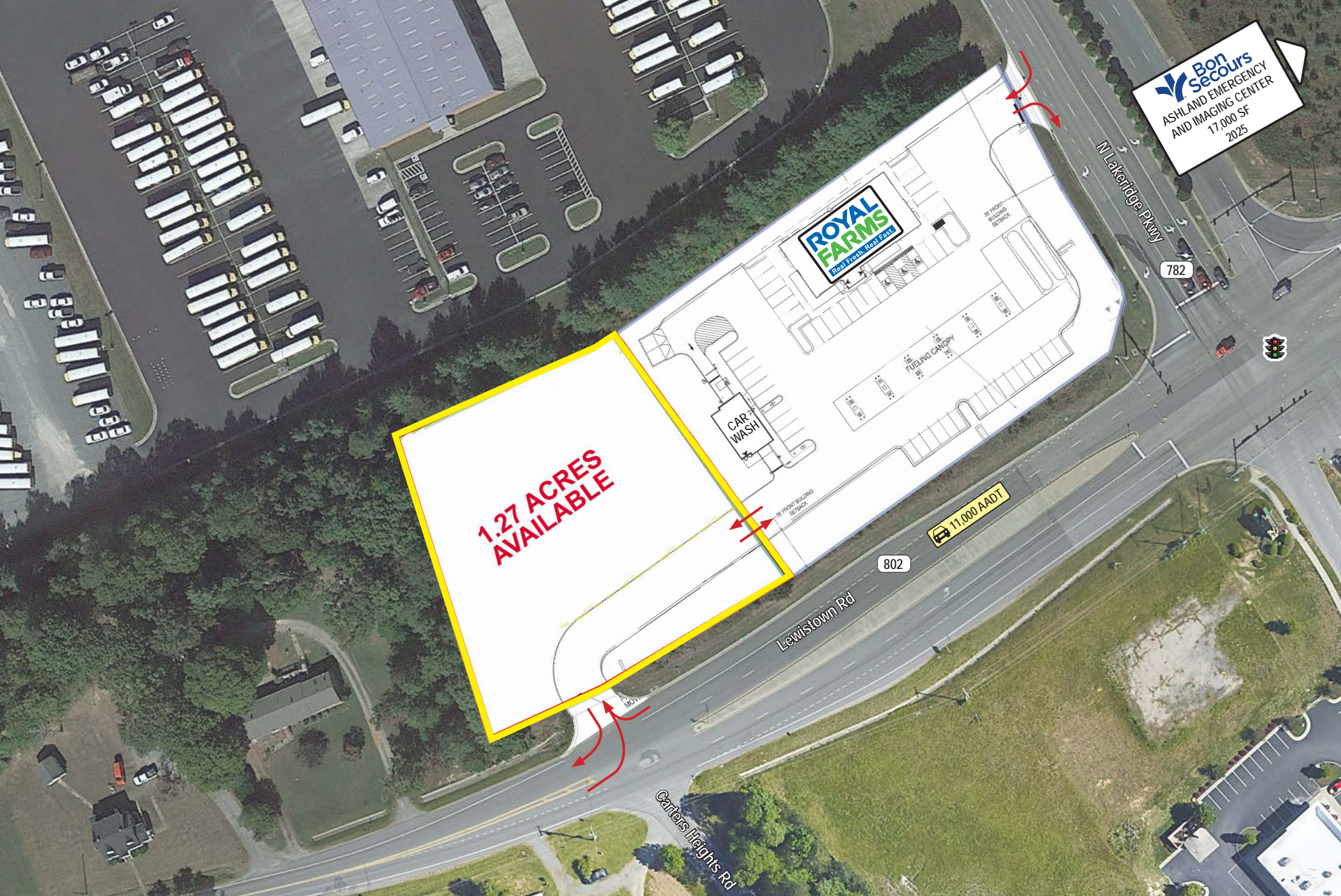
LAKERIDGE PARKWAY

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

SIGNAL POLE  
L.L.V.=208.55



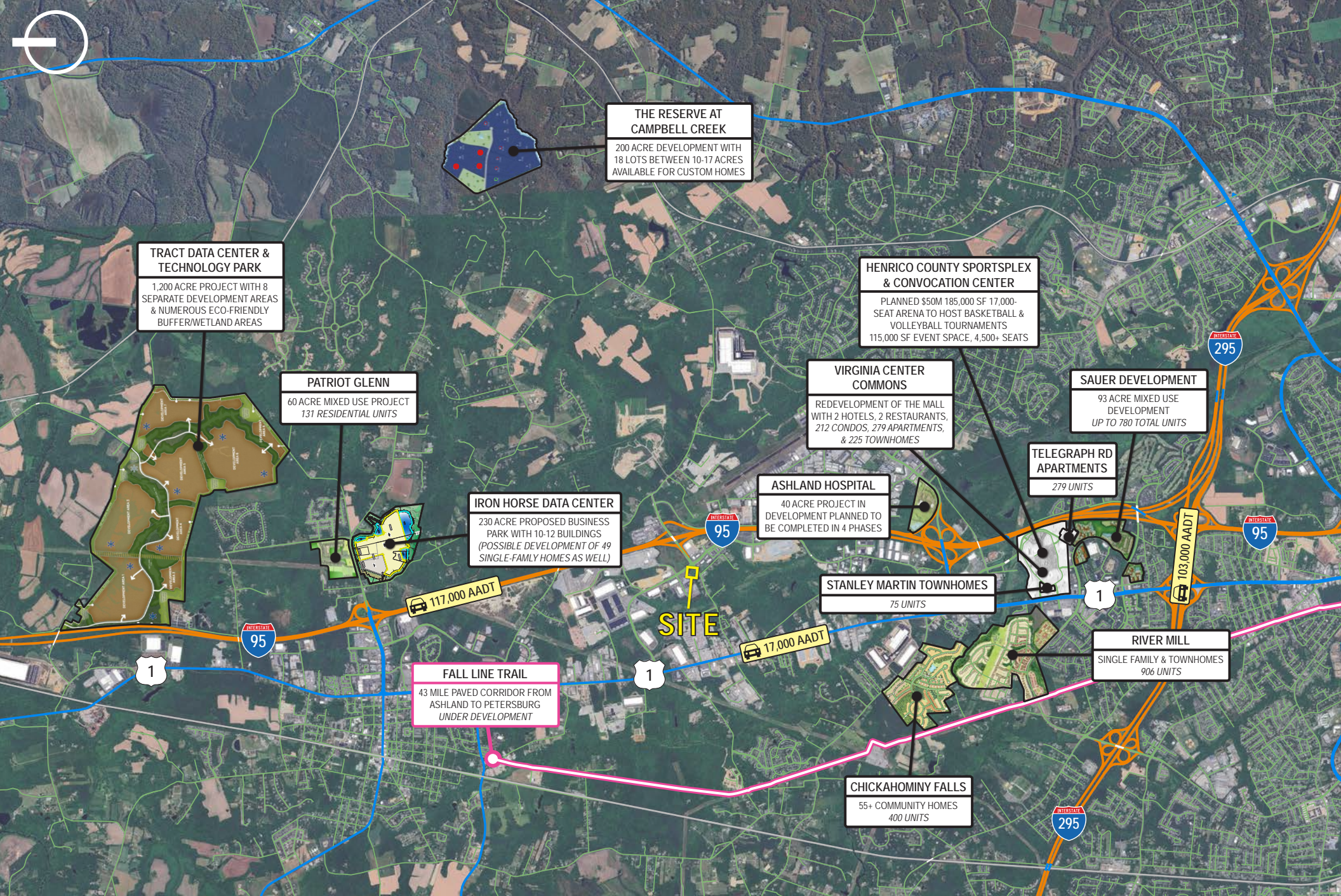
**Bon Secours**  
ASHLAND EMERGENCY  
AND IMAGING CENTER  
17,000 SF  
2025

**1.27 ACRES AVAILABLE**

**11,000 AADT**







# Interested? Contact:

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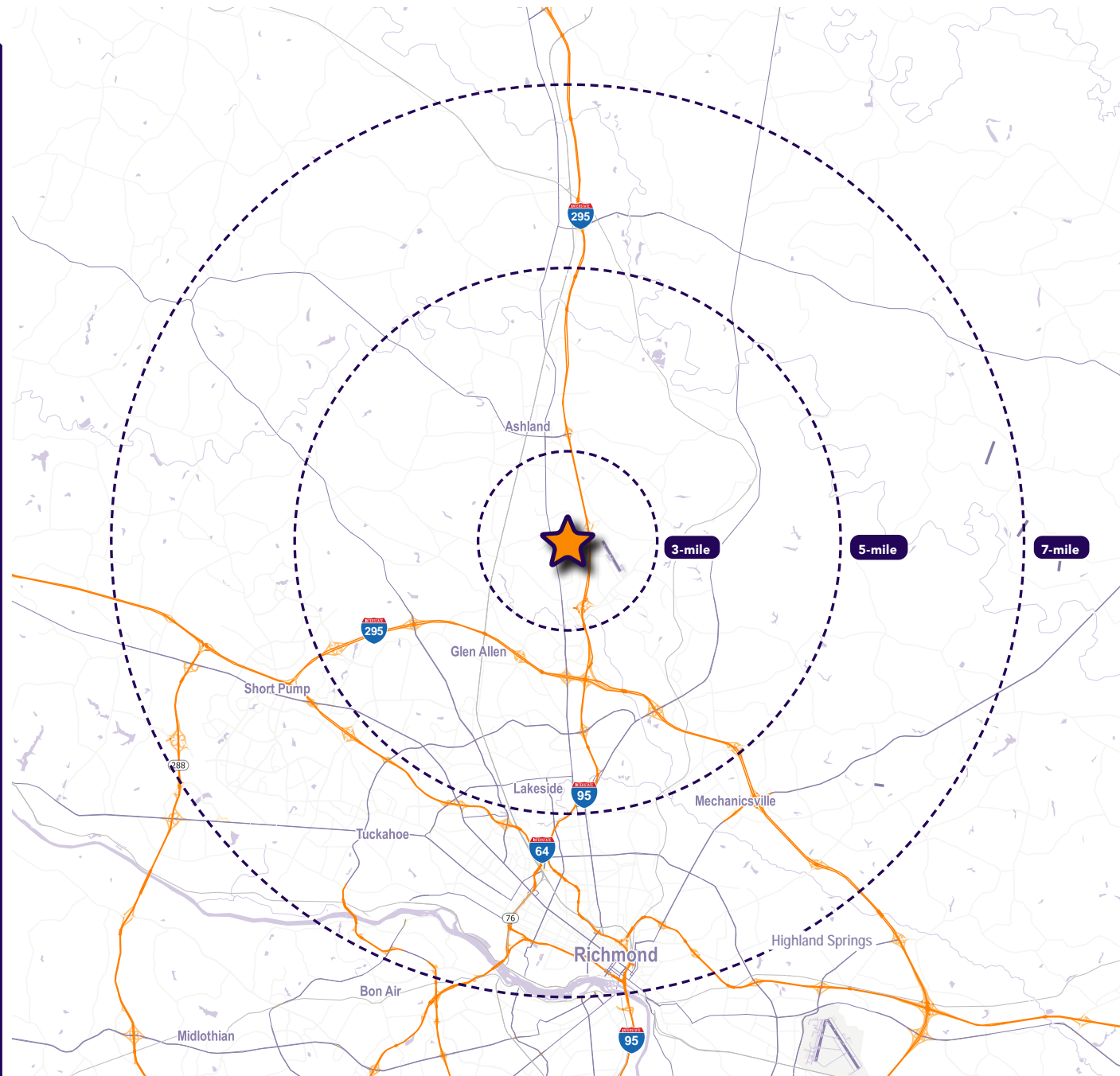
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