



11670 LAKERIDGE PARKWAY, ASHLAND, VA 23005

SHOPPES I AT WINDING BROOK



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

SHOPPES I AT WINDING BROOK

11670 LAKERIDGE PARKWAY, ASHLAND, VA 23005

PROPERTY SUMMARY



PROPERTY SUMMARY

Traffic Counts:

I-95	134,000 VPD
Lakeridge Pkwy	11,000 VPD
Lewistown Rd	14,000 VPD

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	7,194	20,512	113,763
Total Population	20,662	55,130	282,928
Average HH Income	\$135,923	\$115,741	\$99,517

PROPERTY DESCRIPTION

Shoppes I is a 10,000 SF retail building located in Winding Brook, a 185-acre mixed-use development incorporating retail, restaurants, entertainment, hospitality and residential. Winding Brook is conveniently positioned in Ashland, Virginia, along I-95 and 3 miles north of I-295.

Existing Tenants: Mexico Restaurant, Subway, Blake & Coe and Lotus Nails.

Co-Tenants: Hobby Lobby, Boot Barn, Starbucks, Bass Pro Shop, Wendy's, Bojangles, Dunkin Donuts, Islamorada Fish Company Restaurant, Country Inn & Suites, Fairfield Inn & Suites, Winding Brook Indoor Shooting Range and more.

AVAILABLE SPACES

2B

SPACE SIZE

946 SF

SHOPPES I AT WINDING BROOK

11670 LAKERIDGE PARKWAY, ASHLAND, VA 23005

ADDITIONAL PHOTOS



SHOPPES I AT WINDING BROOK

11670 LAKERIDGE PARKWAY, ASHLAND, VA 23005

MARKET AERIAL

