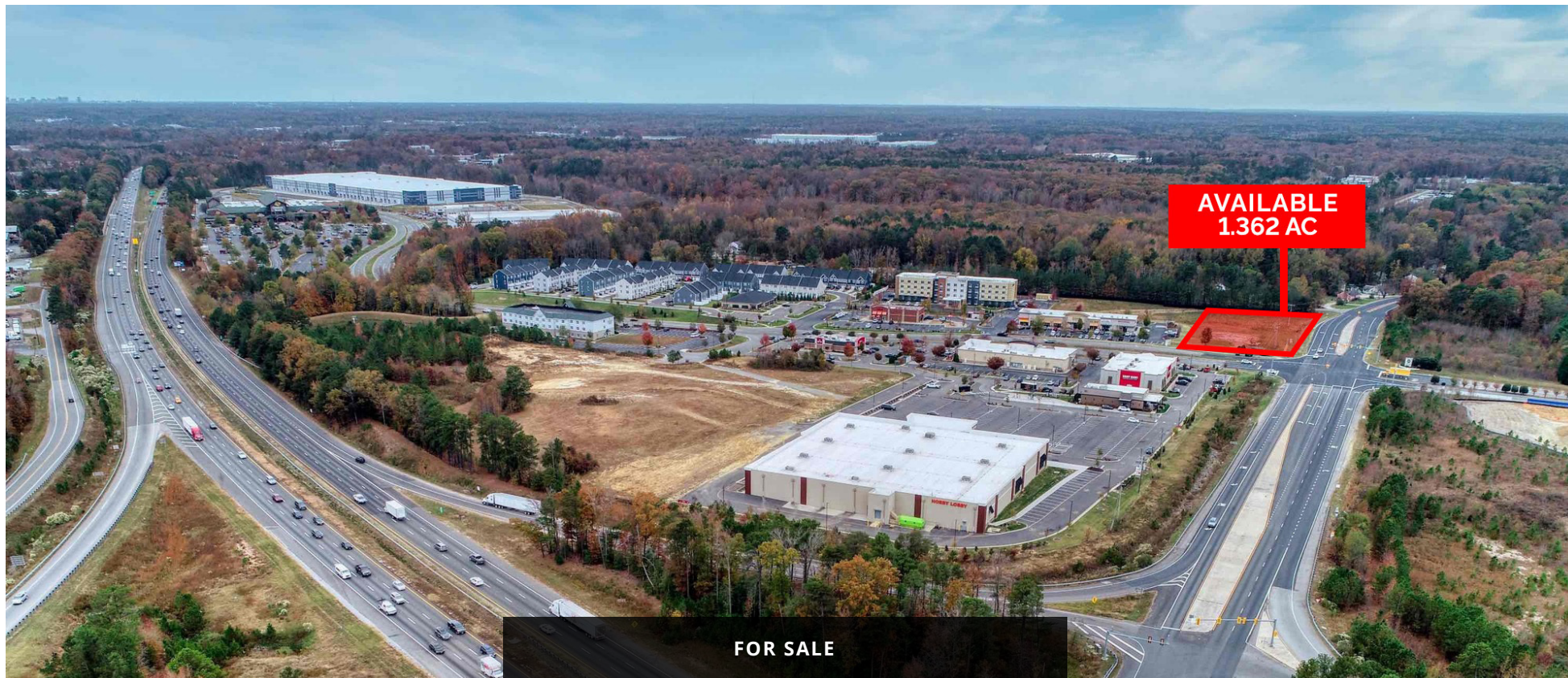




CORNER PARCEL AT WINDING BROOK

LAKERIDGE PARKWAY AND LEWISTOWN ROAD, ASHLAND, VA 23005



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

CORNER PARCEL AT WINDING BROOK FOR SALE

LAKERIDGE PARKWAY AND LEWISTOWN ROAD, ASHLAND, VA 23005

PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Winding Brook is a 185-acre mixed-use development incorporating retail, restaurants, entertainment, hospitality and residential (85 townhomes). Located in Ashland, VA in Hanover County along I-95 and 3 miles north of I-295.

Join Hobby Lobby, Boot Barn, Bass Pro Shop, Starbucks, Islamorada Fish Company Restaurant, Country Inn & Suites, Fairfield Inn & Suites, Wendy's, Bojangles, Mexico Restaurant, Subway, Dunkin Donuts, Green Top Indoor Shooting Range, and more. Coming Soon: Bon Secours Urgent Care center in 2025 & Royal Farms in 2026

OFFERING SUMMARY

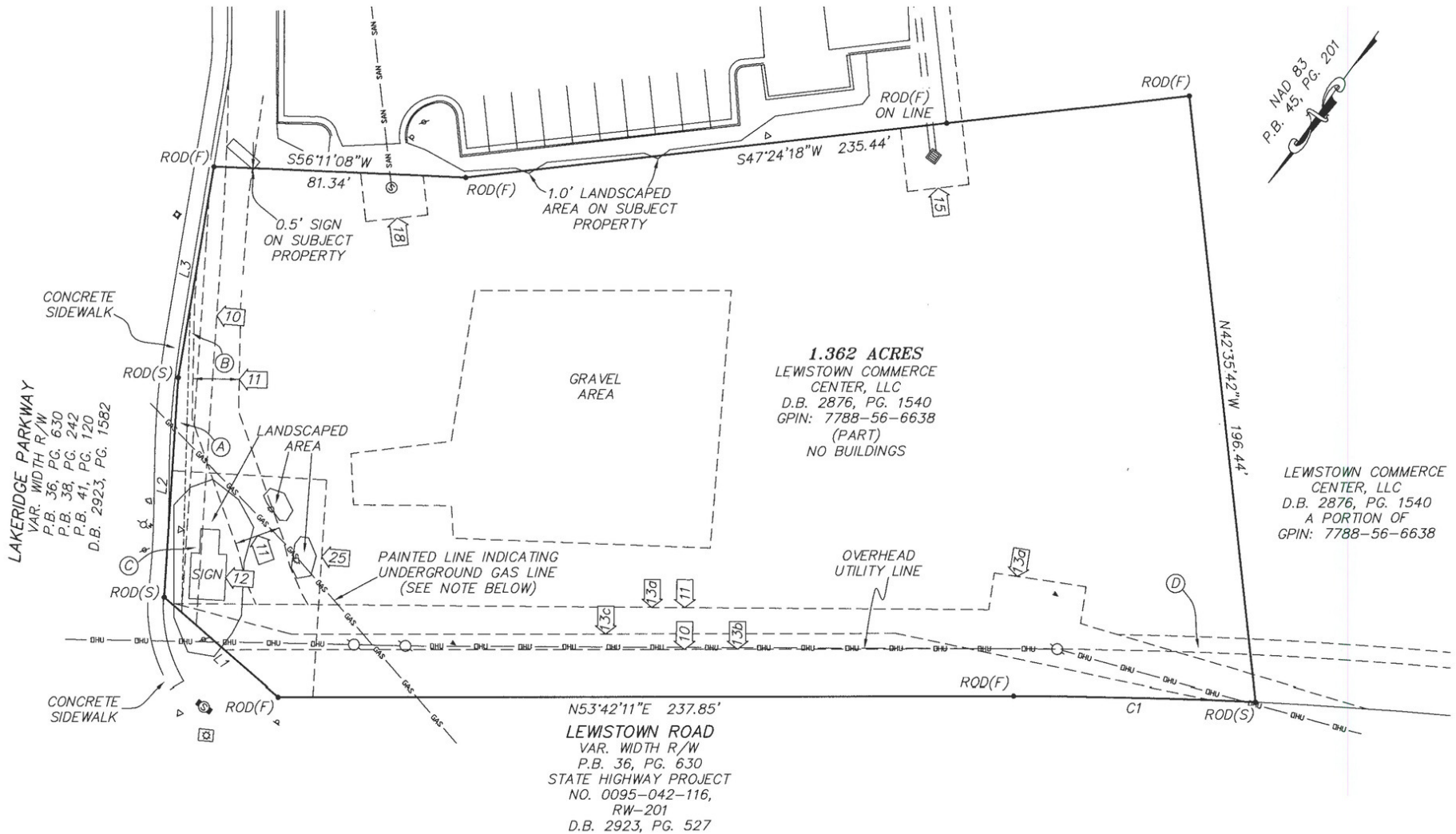
Available:	1,362 Acres
Zoning:	B-3
Utilities:	To the Site
Traffic Counts:	
Lewistown Rd	14,000 VPD
Lakeridge Pkwy	2,600 VPD
I-95	134,000 VPD

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

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PLAT / SURVEY



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PLAT / SURVEY // 3

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CORNER PARCEL AT WINDING BROOK FOR SALE

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SITE PLAN



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SITE PLAN // 4

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ZOOMED AERIAL



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ZOOMED AERIAL // 5

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MARKET AERIAL



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MARKET AERIAL // 6

LORETTA CATALDI

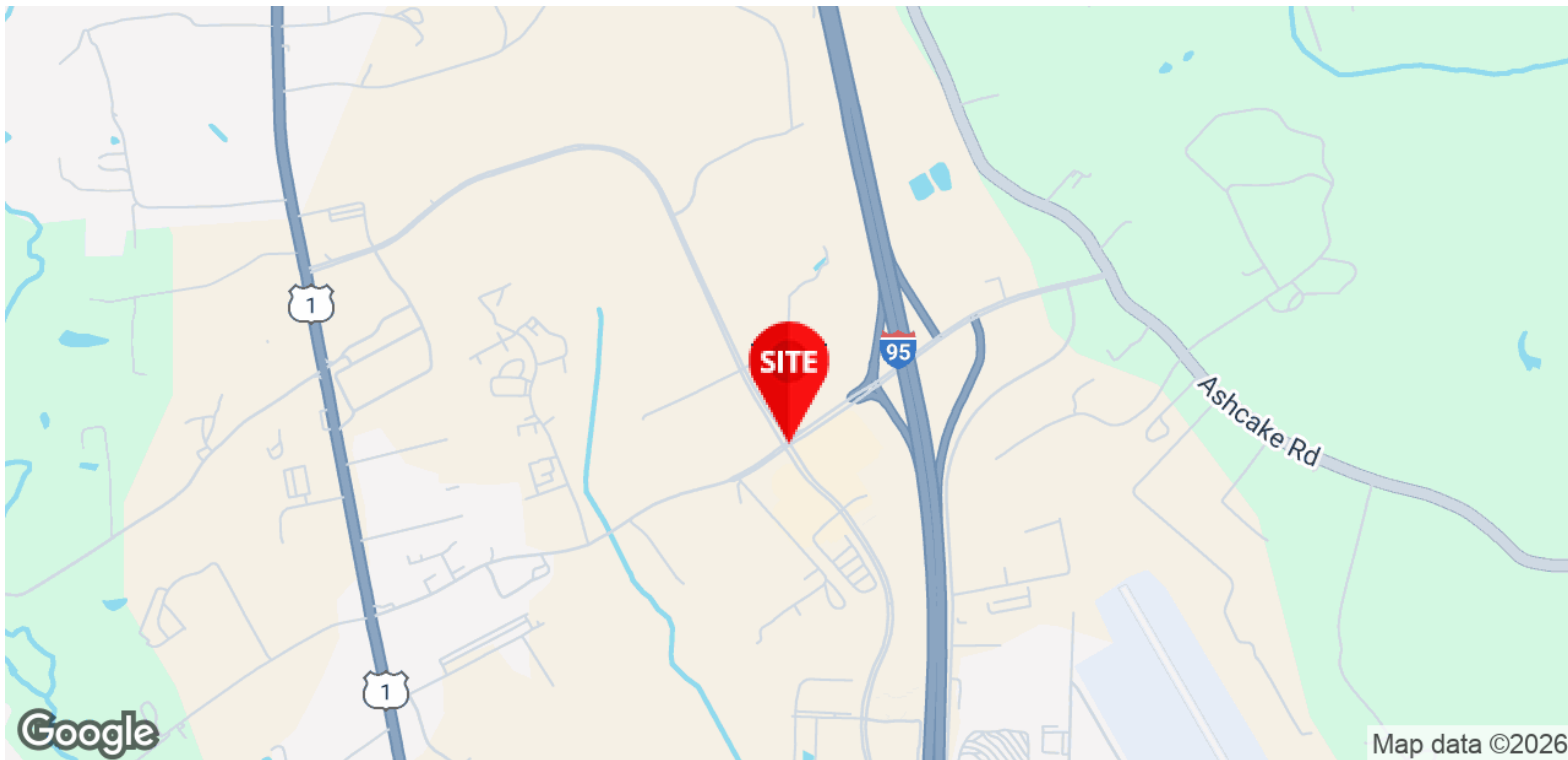
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