

Ashcake Retail Center (Northeast Richmond MSA)

Delivering a First-Class Retail Development to the Mechanicsville Market in Hanover County, VA

Deploy Development Group and Strathmore Real Estate Group are co-developing 18 +/- commercial acres at the northwest corner of US 301 (Chamberlayne Rd) and New Ashcake Road in Mechanicsville, VA (northeast Richmond). The retail development will feature seven (7) Lots for Ground Lease, Build to Suit or Sale. This development project is currently referred to as the Ashcake Retail Center (ARC). ARC will have excellent visibility with over ¼ mile of frontage on US 301 and over 600 feet of frontage on New Ashcake Road.

ARC is currently surrounded by well established communities such as Kings Charter, Ashcreek, Knollwood, Milestone and Foxhead. Several upcoming new residential developments are underway which will result in 1,648 new units such as Caldwell Park's Ashbury 232 Luxury Apartments & 185 Townhomes, Stag's Leap & Stag's Trail of 144 Single Family Homes & Townhomes, Rutland Grove with 115 Single Family Homes and several more within the immediate area. ARC is also situated south and east of 4,277 public school students who attend 6 of Hanover County's School System all within a 1-mile radius. A planned Publix has been approved across the street in the mixed-use development project of Caldwell Park. The retail synergy of this signalized intersection is progressively expanding and will support the increasing population.

Within a 3-mile radius reflects a median household income of \$129,294 and is known for attracting growing families and homeowners who work and or desire easy access to Richmond yet reside to a quieter place they call home. These families look to this Mechanicsville Market for its highly rated school system, new residential developments and outdoor recreation. This Trade Area offers a mixture of urban and rural environments. I-295 is just within 2.5 miles southwest of the ARC project and I-95 is 3.5 miles west. Due to Hanover County excellent traffic infrastructure - downtown Richmond and other major employment centers, such as the new Wegmans distribution center of 1.2 million SF as well as the nearby Hanover Municipal Airport are all easy commutes.



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ASHCAKE RETAIL CENTER (Richmond MSA) 1 Mile Radius

RETAIL SITE – NORTHEAST RICHMOND / CENTRAL HANOVER COUNTY, VA
Ashcake Retail Center is located within several new residential developments and numerous public schools all within a 1-mile radius.

LOCATION:
The property is located in Mechanicsville, an unincorporated region of Hanover County. The site is at the northwest corner of the signalized intersection at US 301 and New Ashcake Road, which both are strong thoroughfares in this market.

PARCEL SIZE
18 +/- Acres

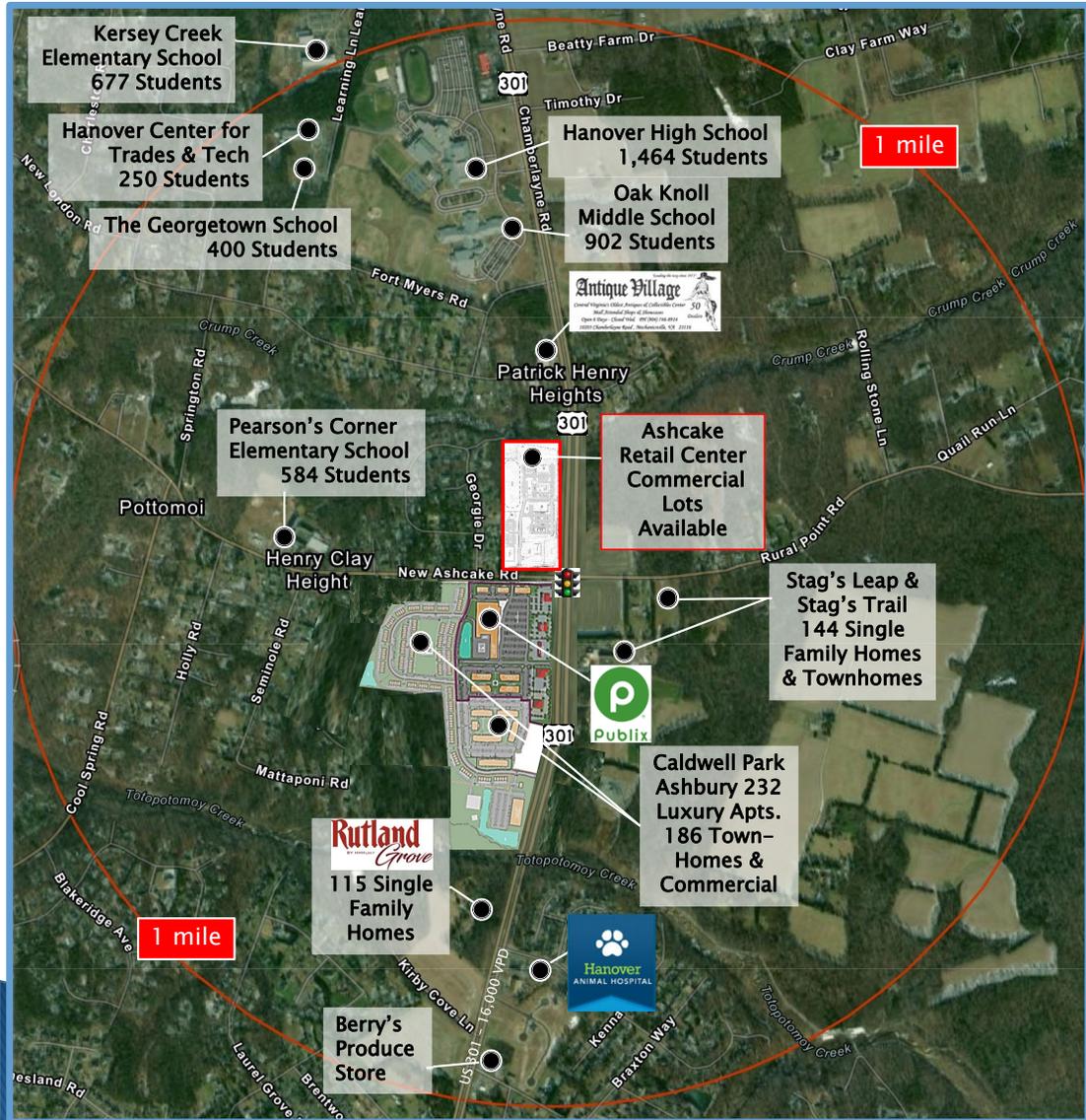
LOCAL PUBLIC SCHOOLS
Pearson's Corner Elementary School - .4 mile west (584 Students)
Oak Knoll Middle School – .5 mile north (902 Students)
Hanover High School – .7 mile north (1,464 Students)
Kersey Creek Elementary School – 1.9 miles northwest (677 Students)
The Georgetown School – 2 miles northwest (400 Students)
The Hanover Center for Trades & Technology – 2 miles northwest (250 Students)
Total 4,277 Students within 1 mile

TRADE AREA
Several attractions to this immediate 3-mile radius include high median household incomes of \$129,294, growing families, a great transportation network, highly credited schools and up-scale housing.

Additional Local Interests within 1 mile:
Caldwell Park (Mixed-use development)

- 186 Townhomes & 232 Luxury Apartments
- 30 acres Commercial Development (Offices & Retail)
- New Publix approved

 Stag's Leap & Stag's Trail – 144 New Single Family Homes & Townhomes
 Rutland Grove – 115 Single Family Homes
 Hanover Animal Hospital
 Antique Village Mall
 Berry's Produce Store





Ashcake Retail Center

Richmond MSA

Total Acres	18
Commercial Lots	7
Available Lots	6
• Ground Lease	
• Build to Suit	
• For Sale	

Lots can be combined or adjusted	1 – 12 Acres MOL
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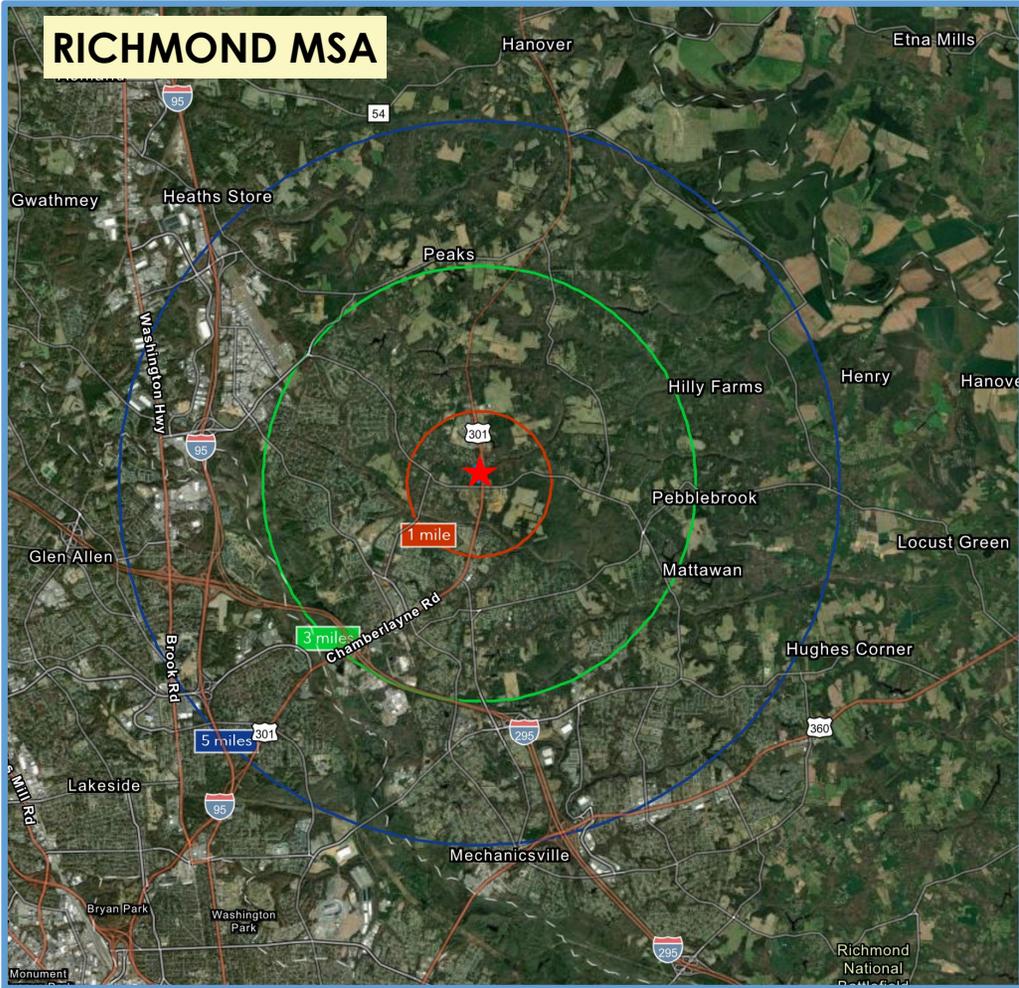
Zoned	Commercial B2
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Signalized Intersection	
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Vehicles Per Day (VPD)	
US 301	17,000+
New Ashcake Rd	4,400+



RICHMOND MSA



1-2-3 MILE DEMOGRAPHICS

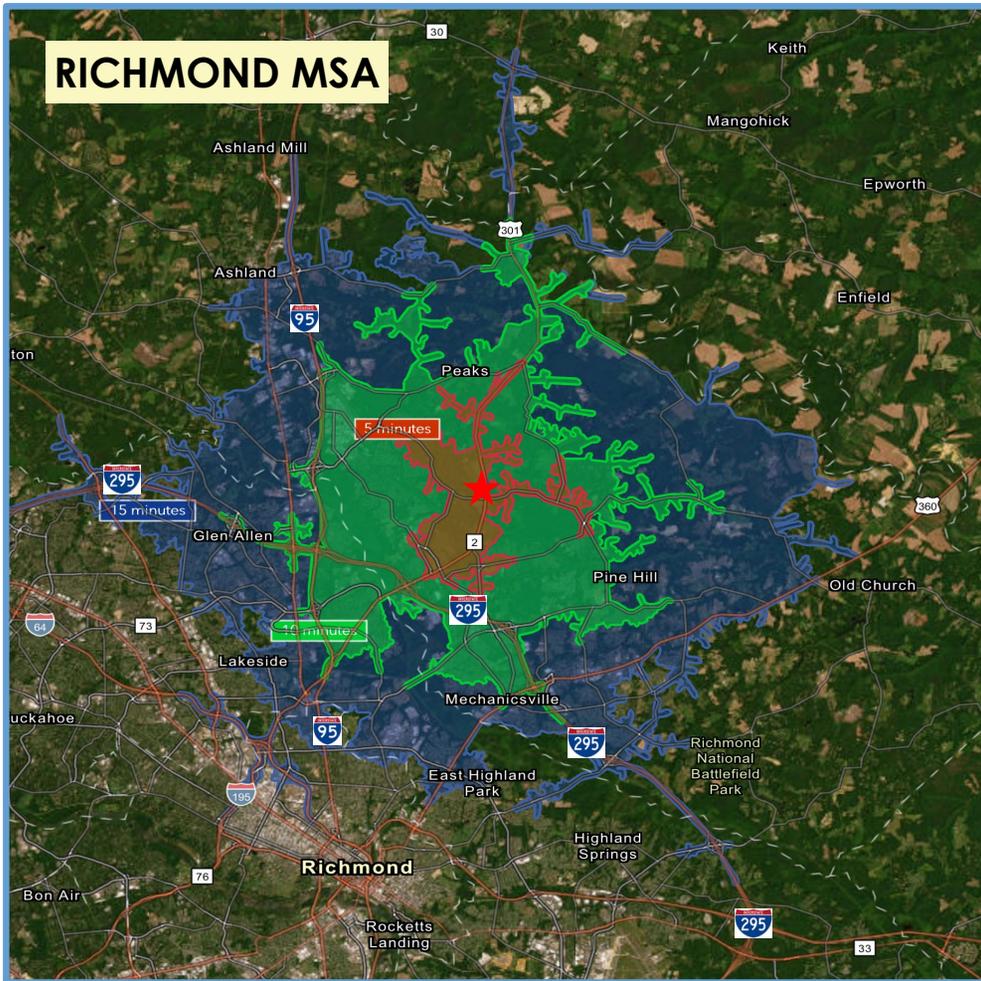
2024 Esri Community Profile	1 Mile	3 Mile	5 Mile
Total Population	1,743	12,499	28,668
Daytime Population	1,597	10,311	24,830
Med. HH Income	\$96,504	\$113,167	\$110,503
Average HH Size	2.81	2.78	2.85



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5-10-15 MINUTE DRIVE TIME RADIUS DEMOGRAPHICS

2024 Esri Community Profile	5 Minutes	10 Minutes	15 Minutes
Total Population	7,459	48,373	139,532
Daytime Population	5,175	41,576	126,913
Med. HH Income	\$126,872	\$113,881	\$91,401
Average HH Size	2.73	2.63	2.49



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