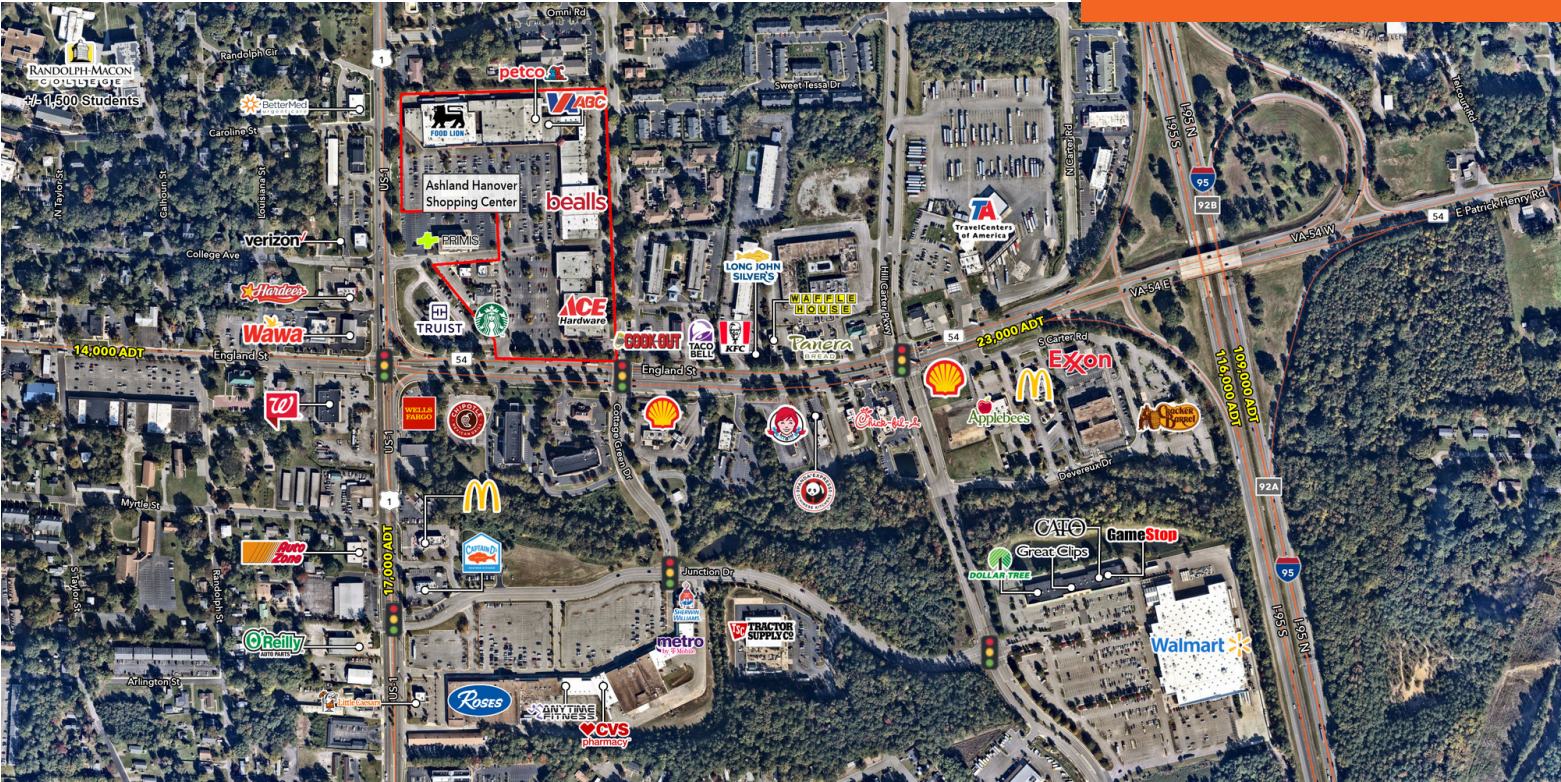


ASHLAND HANOVER SHOPPING CENTER

251 NORTH WASHINGTON HIGHWAY, ASHLAND, VA 23005

FOR LEASE



LOCATION DESCRIPTION

Close proximity to I-95 in vibrant submarket near Randolph Macon College (+/- 1,500 students)

PROPERTY HIGHLIGHTS

- Available Spaces: 12,925 SF, 6,689 SF, 3,780 SF, 3,600 SF, & 1,500 SF
- Dominant center in the submarket
- Center anchored by top performing Food Lion
- Diverse mix of national, regional and local retailers
- Traffic Counts (ADT): US 1 - 23,000, VA 54E - 23,000



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,878	12,405	22,074
Households	2,202	4,679	8,261
Median HH Income	\$64,820	\$88,255	\$103,166
Average HH Income	\$94,633	\$121,334	\$132,224



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SUITE	TENANT NAME	SPACE SIZE
103	El Azteca	4,120 SF
105	Ace Hardware	23,541 SF
105A	TMobile	2,500 SF
105B	Carytown Tobacco	1,900 SF
107	NY Nails	2,000 SF
109	Subway	2,000 SF
111	Anthony's Pizza	2,000 SF
113	Available	6,689 SF
113A	US Renal Care	8,869 SF
115	Fire & Chicken	1,840 SF
117	Sea's Bounty Seafood & Chicken	2,185 SF
203	Ashland Physical Therapy	5,524 SF
205	Beall's Outlet	27,476 SF
207	Bruno Boy	2,000 SF
209	Available	3,600 SF
211	River City Metals	2,000 SF
215	Total Access Games	3,500 SF

SUITE	TENANT NAME	SPACE SIZE
219	Xtra Suite Salon Studios	2,500 SF
221	Available	1,500 SF
225	Rise Martial Arts	4,000 SF
229	Available	3,780 SF
245A	Epic Personnel	2,000 SF
245B	Virginia ABC	6,000 SF
247	Available	12,925 SF
251A	Five Below	12,240 SF
251B	Buddy's	10,260 SF
252A	Virginia DMV	10,274 SF
252B	Heritage Insurance Partners	1,200 SF
253	Food Lion	43,144 SF
257	Ashland Chiropractic Center	2,200 SF
259	Best Cleaners	1,800 SF
704	Starbucks	7,582 SF
708	Jersey Mike's	1,500 SF



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