

According to Southern living magazine:

# Lake Anna, Virginia Named No. 1 Place To Buy A Beach Home

## About Lake Anna

Centered around an enormous freshwater lake a little more than 70 miles south of Washington D.C., Lake Anna crosses three counties, Louisa, Orange, and Spotsylvania. Lake Anna is an area of pristine beauty. With a colorful history rooted in the Gold Rush of the 1800s, Lake Anna now counts as one of Virginia's favorite vacation destinations. Traveling in and around the Lake Anna area is easy as well, with Interstates 64 and 95 near Lake Anna, VA, and linking to Charlottesville-Albemarle Airport, Richmond, VA, Washington, D.C., and beyond.

Lake Anna's most beloved attraction is the lake itself. Spanning some 13,000 acres, Lake Anna is one of the largest lakes in Virginia. Here you can sail, canoe, kayak, jet-ski, or soak up the scenic lake views from dry land on the banks of Lake Anna State Park. Keen anglers can fish for largemouth bass and hikers can wander the 15 miles of trails, while beach-bums can bask on the sandy shores in the warm summer months. Several wineries are located throughout this Northern Virginia region, the Virginia Wine Trail featuring two prominent wineries: Cooper Vineyards and the Lake Anna. The regular wine tasting events held throughout the season offer a lovely way to sample a selection of local vintages. Fine-dining establishments and numerous casual restaurants also draw visitors from both Washington, DC and Richmond. Pleasants Landing is a choice location for company picnics, family reunions, and church gatherings. The Lake Anna Sunset Concert series also draws large crowds during the summer, as well as numerous sports events. The lake's economy continues to grow, the local demographics (see table below) are largely upper-middle class.

## About Pleasants Landing

Pleasants Landing is a stunning waterfront venue, this is the only commercial outdoor venue on the entire lake, spanning three counties. The venue is equip with a 24' x 28' outdoor stage. Pleasants landing is a premier marina along Lake Anna. The majority of Lake Anna is in Louisa & Spotsylvania counties with a small portion lying in Orange County, VA. Pleasants Landing serves as a park, a marina and a restaurant. Shaped like Florida with over 2,600 feet of Lake Frontage, there is lots of room for all lake activities. Pleasants Landing is one of two beaches available to the public on Lake Anna with the other being at Lake Anna State Park. We are the only marina in Louisa county.

- Private beach & volleyball court
- Convenience store
- Marina
  - Boat Sales
  - Boat Rentals

- Boat slips and storage
- Boat repairs and service
- Boat Launch/Fuel dock
- Restaurant
- Picnic area and pavilion
- Outdoor covered stage

This marina was purchased by the Vallerie family in 2015 with the aim of creating a modern event space for the local community. They sought to enhance the natural beauty of the area by adding somewhere to host cultural events or offer dining amenities. Pleasants Landing regularly holds fun community gatherings, from triathlons in the summer months to outdoor concerts and festivals. Richmond International Airport is roughly an hour's drive from the property, and there are various nearby hotels for guests from out of town. Pleasants Landing is a popular destination by visitors from Washington, DC, Richmond, and Charlottesville.

The purchase of this property includes both the property owned by VHOV and the assets of PLM. The gross net annual income of these two entities is 330,000.

## Demographics (2023)

Income	2 mile	5 mile	10 mile
	Avg Household Income	\$128,020	\$112,815
Median Household Income	\$92,377	\$84,819	\$78,765
< \$25,000	33	292	1,353
\$25,000 - 50,000	64	483	2,377
\$50,000 - 75,000	63	397	1,599
\$75,000 - 100,000	82	415	1,693
\$100,000 - 125,000	29	222	1,201
\$125,000 - 150,000	54	317	1,128
\$150,000 - 200,000	20	139	599
\$200,000+	89	405	1,218

### Pleasants Landing Income Streams

- Boat Sale Income
- Tritoon Rental Income
- Boat Storage Income
- Recreational Park Income, Boat launch Income
- Fuel Income
- Outdoor Entertainment
- Lease Tenant #1, Mid Atlantic Water Sports, (MAWS)
- Lease Tenant #2, El Gran Patron, Mexican Restaurant)
- Lease Tenant #3, Freedom Boat Club
- Lease Tenant #4 University of Virginia Sailing Club
- Lease Tenant #5 Iwisp Internet provider