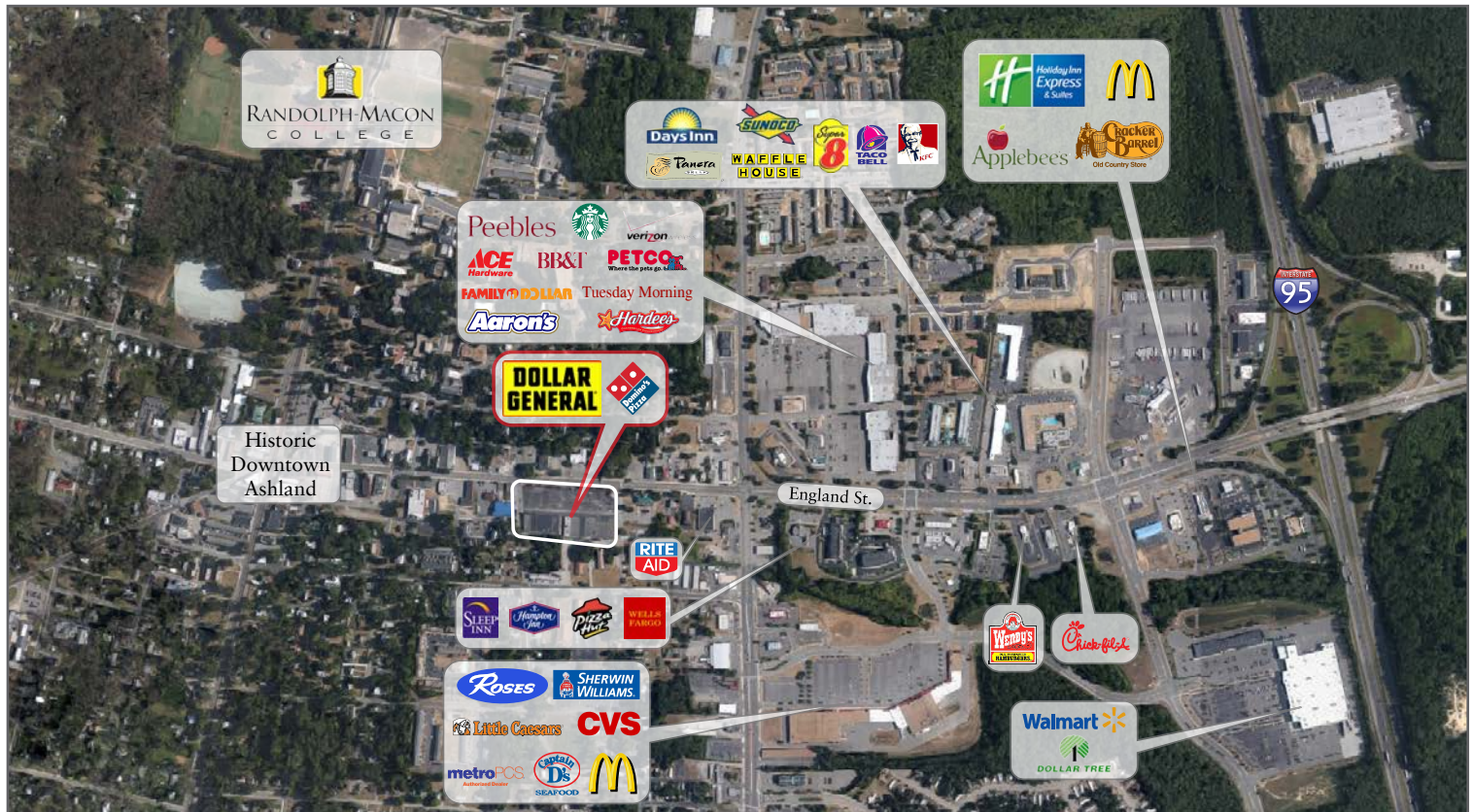




SEAFORD CAPITAL PARTNERS

ASHLAND TOWN CENTER



Ashland, VA is a bedroom community of the greater Richmond MSA with an estimated 1.25 million residents.

Situated at the entrance to Historic Downtown Ashland near the intersection of Highway 1 and England Street, Ashland Town Center benefits from great visibility to residential traffic heading out to I-95 access.

The high traffic neighborhood center is anchored by Dollar General and is in close proximity to Randolph Macon College (0.1 miles north), founded in 1830 with over 1,400 students.



ASHLAND TOWN CENTER
401-437 England Street, Ashland, Virginia 23005



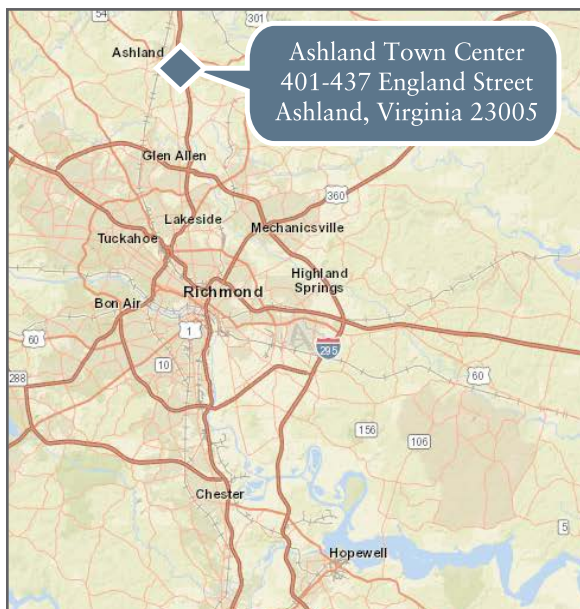
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SEAFORD CAPITAL PARTNERS



SUITE	TENANT	SF
401-A	Domino's Pizza	1,248
401-B	AVAILABLE	651
403	Stepping Stone	1,900
405	AVAILABLE	3,100
407	Huddle Up Sports Bar	9,926
409	Allstate Insurance	725
413	Andy's Restaurant	2,520
415	Upper Cuts	620
417	Esthetician	600
421	Custom Upholstry	1,300
423	Hickory Creek Antiques	8,400
429	Select Physical Therapy	4,500
431	AVAILABLE	7,500
433	Dollar General	11,268
435	Il Forno Restaurant	3,500
437	Owens Barber Shop	440
TOTAL		58,198 SF



5 MILE DEMOGRAPHICS

Population	20,070
Avg. HH Income	\$95,713

TRAFFIC COUNT

England Street - 16,000 VPD



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