

RETAIL FOR LEASE

ASHLAND JUNCTION SHOPPING CENTER

101-169 Junction Drive | Ashland, VA



PRIME LOCATION ON ROUTE 1

UP TO 2,400 SF AVAILABLE

ANNIE O'CONNOR

First Vice President

+1 804 697 3451

annie.oconnor@thalhimer.com

RICHARD THALHIMER

Senior Vice President

+1 804 697 3416

richard.thalhimer@thalhimer.com

MULTIPLE
SUITES AVAILABLE



THALHIMER

PROPERTY FEATURES

FEATURES

- Availabilities
 - 1,200 SF
 - 2,400 SF (Fully equipped, 2nd generation restaurant space)
 - ± 1.0 Acre Outparcel
 - ± 1.0 Acre Outparcel
- Center is anchored by Roses with other retailers: CVS, Sherwin Williams, Anytime Fitness, & Metro PCS
- Anchor/Junior Anchor availability
- Center benefits from excellent access from multiple points of ingress & egress
- Close proximity to I-95 in Ashland near Randolph Macon College and Mechumps Creek Trails



24,367

5 MILE POPULATION



29,872

5 MILE DAYTIME POPULATION



12,010

3 MILE POPULATION



\$74,171

1 MILE AVERAGE HOUSEHOLD INCOME

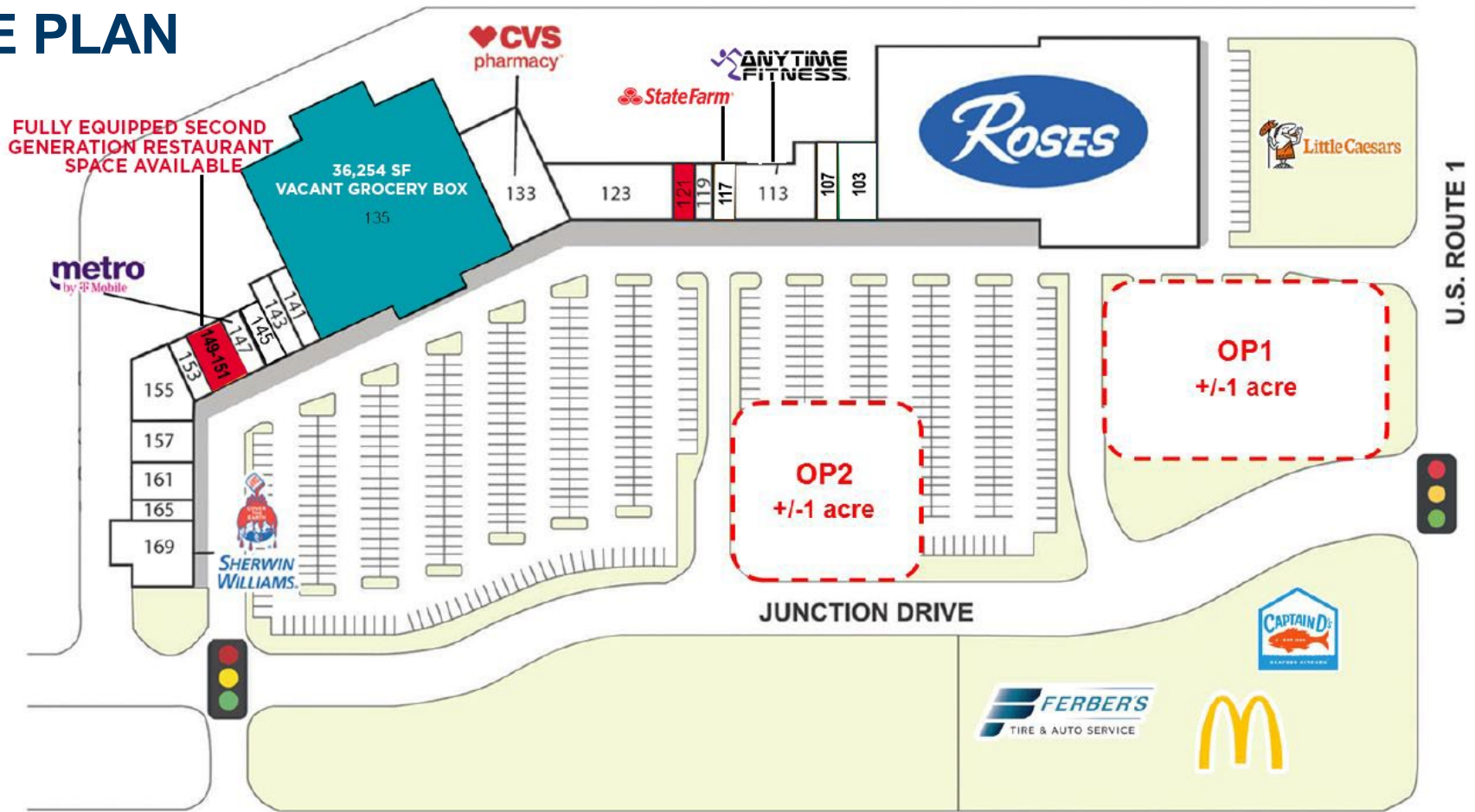
JOIN NEARBY RETAILERS



Tuesday Morning



PROPERTY SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
101	Roses Store	54,000 SF	123	The Branch	6,510 SF	149-151	Available	2,400 SF (restaurant)
103	Mexican Restaurant	3,200 SF	133	CVS	8,255 SF	153	Mines Hair Design	1,200 SF
107	New 2 U	1,600 SF	135	Vacant	36,254 SF	155	Around The Table	3,482 SF
113	Anytime Fitness	5,200 SF	141	Maria Beauty Salon	1,600 SF	157	Around The Table	2,400 SF
117	State Farm	1,200 SF	143	ASH Tobacco	1,600 SF	161	Laundry Junction	2,400 SF
119	Pla-Mor Pools	1,200 SF	145	Sunshine Massage Spa	1,200 SF	165	Sky Nails	1,200 SF
121	Available	1,200 SF	147	Metro PCS	1,200 SF	169	Sherwin-Williams	4,400 SF

PROPERTY AERIAL



RANDOLPH MACON COLLEGE

sweetFrog

BANK OF AMERICA

verizon

Hardees

Wawa

DOLLAR GENERAL

Walgreens

McDonald's
CAPTAIN D'S
FEBBERS
TIRE & AUTO SERVICE

AutoZone

O'Reilly
AUTO PARTS

Advance
Auto Parts

18,000 VPD

ASHLAND HANOVER SHOPPING MALL

NORTH ASHLAND SHOPPING CENTER

ENGLAND STREET

McDonald's

Hampton Inn
SLEEP INN

Wendy's
Panda Express
Sonic Drive-Ins

TSC TRACTOR SUPPLY CO

ASHLAND JUNCTION

Roses ANYTIME FITNESS
CVS pharmacy metro by F-Mobile SHERWIN WILLIAMS

BUDDY'S HOME FURNISHINGS
FOOD LION PETCO PRIMIS burkes OUTLET
Tuesday Morning WABC

ACE Hardware Starbucks DQ
Joey Mize's TRUIST T-Mobile

COOK-OUT TACO BELL
KFC Days Inn WAFFLE HOUSE

TA QUALITY INN tru
AMCO Knights Inn

Produce Source PARTNERS
FAMILY DRIVEN | LOCALLY SOURCED

SUNOCO

CIRCLE K

McDonald's
Exxon Applebees
Honey-Butt Express & more

Walmart Great Clips
BRICK & OVEN RESTAURANT
CAFO GameStop

95

95

S HILL CARTER PARK