

FOR LEASE

STRONG DEMOGRAPHICS

Winding Brook Retail/Office Building

11601 Lakeridge Parkway | Ashland, VA 23005



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

8,003± SF, single story building ideally located in the 185± acre Winding Brook mixed-use development.

- › Ideal for office, retail, or medical user!
- › **Total Available:** 4,022± SF
Suite 100: 2,220± SF
Suite 200: 1,822± SF
- › Great proximity to an abundance of employment centers as well as retailers, restaurants, entertainment, hospitality, and residential
- › Building signage available
- › Strategically located on the I-95 corridor just north of the intersecting I-295 loop near Richmond
- › Ownership on-site

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	294	17,775	53,890
AVERAGE HH INCOME	\$124,336	\$114,611	\$112,664
DAYTIME EMPLOYEES	3,511	16,185	30,496

FOR MORE INFORMATION:

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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

SITE PLAN



NORTHLAKE INDUSTRIAL PARK

Bon Secours
UNDER CONSTRUCTION

EXIT 89

LEWISTOWN ROAD 14,000 VPD

WINDING BROOK OFFICE BUILDING

HOLLADAY PROPERTIES
HappySmiles FAMILY DENTISTRY

RYAN HOMES AT WINDING BROOK TOWNES



WINDING BROOK RETAIL

COUNTRY INN & SUITES

SITE

WINDING BROOK

DUNKIN'
SUBWAY
Wendy's
MEXICO RESTAURANT
PERFECT POLLO PERUVIAN & TAIWANESE
Fairfield INN & SUITES
BOOT BARN
CIGAR REALM
Bamboo Nails

HANOVER INDUSTRIAL AIRPARK

MYGRANT Glass



LAKERIDGE PARKWAY 3,000 VPD

LOGISTICS CENTER

INTERSTATE 95

147,000 VPD

INTERSTATE 95



FOR LEASE | 11601 LAKERIDGE PARKWAY | ASHLAND, VA 23005

MARKET OVERVIEW

HANOVER SNAPSHOT

5,397+
COMPANIES

\$112,188
HH INCOME

113,549+
POPULATION

HANOVER COUNTY'S DIVERSE INDUSTRIAL BASE INCLUDES

corporate headquarters, distribution facilities, recreational, medical, and educational facilities.



A Perfect Choice for Business Success

- › Businesses in Hanover benefit from being located in a community with an award-winning public school system, as well as being centrally located among some of Virginia's most esteemed colleges and universities.
- › 50.64% of the population in Hanover County have an associate's degree or higher. 42.71% have a Bachelor's degree or higher.
- › Hanover County businesses are part of a thriving regional corporate community in the Greater Richmond area. Both Hanover and the region enjoy a diverse economic base which includes 12 Fortune 1000 headquarters, and well-established firms with advanced operations in the pharmaceutical, chemical, biotech, and semiconductor industries.
- › As the result of its proximity to major population centers along the East Coast, Hanover businesses have access to an enviable transportation infrastructure that includes major interstates, rail and port facilities, commercial and municipal airports, foreign trade zones, and overnight delivery hubs.
- › Hanover County has a labor force of 67,651 people, with an unemployment rate of 2.4%.



- › Hanover County is strategically located in Central Virginia and is perfectly situated at the mid-point of the East Coast. It is bisected by Interstate 95, just north of its intersection with Interstate 64 in the metropolitan Richmond region. Interstate 295 borders the County on the south.
- › The strong transportation network allows an easy commute to jobs in the metropolitan region from more than 20 surrounding cities, towns and counties.
- › Hanover County is a 90-minute drive from the nation's capital, Washington D.C., and 15 minutes from the Commonwealth's capital, Richmond.

SOURCE: www.hanovervirginia.com