



LAND FOR SALE

11048 BOXWOOD FARM LANE

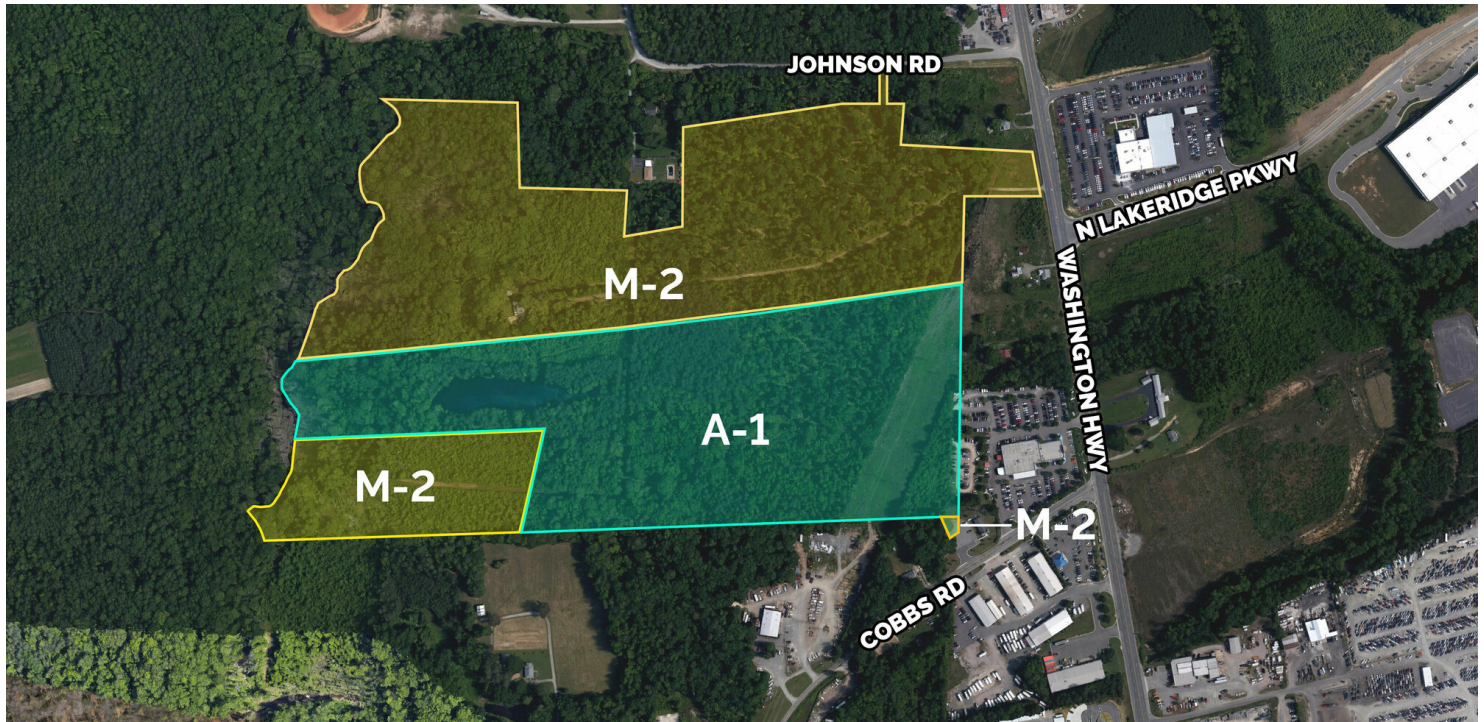
ASHLAND, VA 23005



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PROPERTY OVERVIEW



PROPERTY DESCRIPTION

New industrial/mixed-use build to suit development opportunity located in one of Richmond's most sought-after locations across from Northlake, and N. Lakeridge Pkwy, in Richmond's Hanover County.

PROPERTY HIGHLIGHTS

- Approximately 2.5 miles from the I-95/Lewistown Rd. Interchange for easy interstate access
- Strategically positioned on the east coast with Washington DC approximately 90 miles North and Hampton Roads region, and the Port of Virginia via I-295/I-64 East
- Zoned A-1/M-2
- Traffic Counts- Washington Hwy: 15,000 VPD

OFFERING SUMMARY

Lot Size:	95.05 Acres
Zoning:	M-2, A-1 Zoning

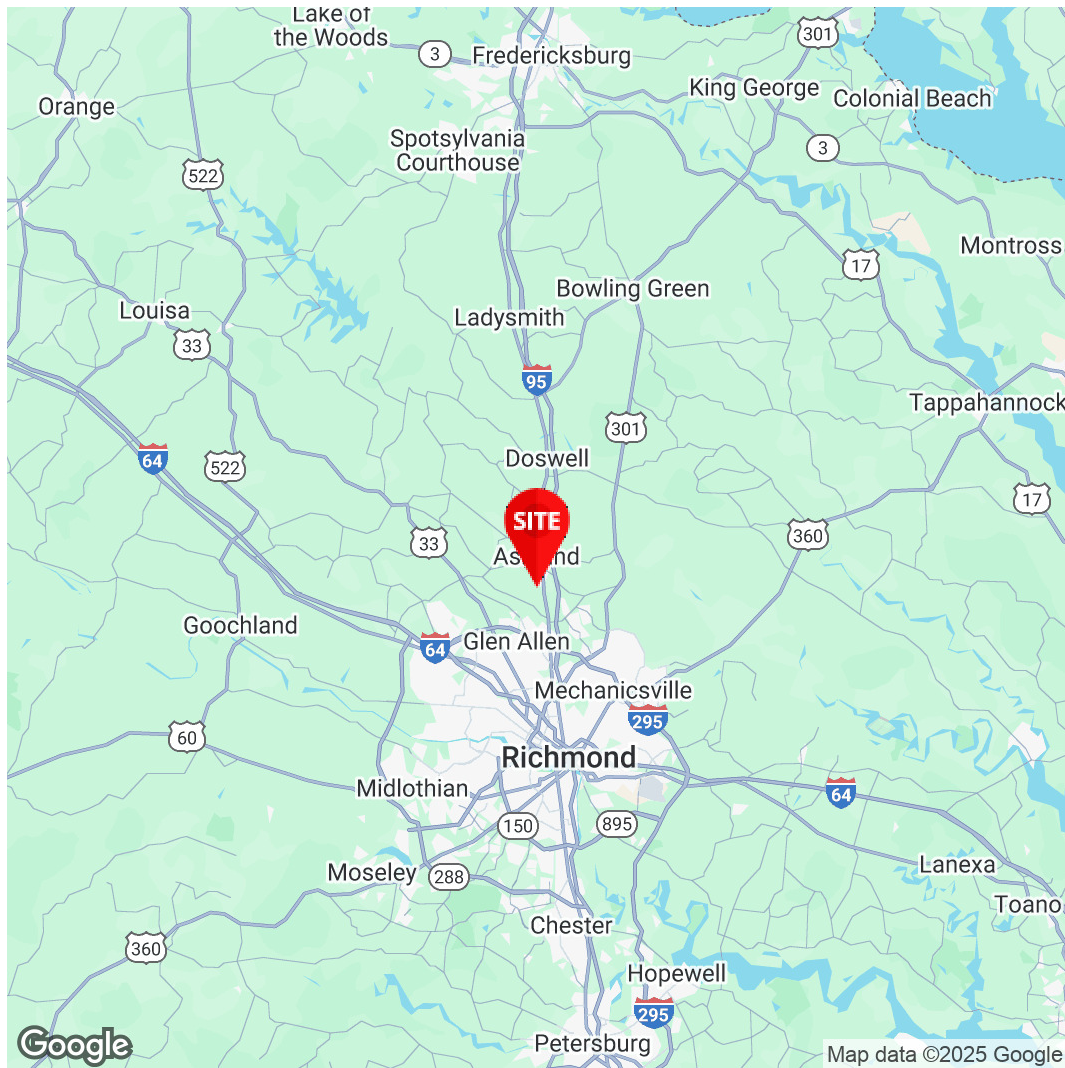
DEMOGRAPHICS	10 MILES	15 MILES	20 MILES
Total Households	113,530	252,037	343,875
Total Population	272,472	588,609	821,343
Average HH Income	\$98,094	\$94,620	\$91,726

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MARKET AERIAL



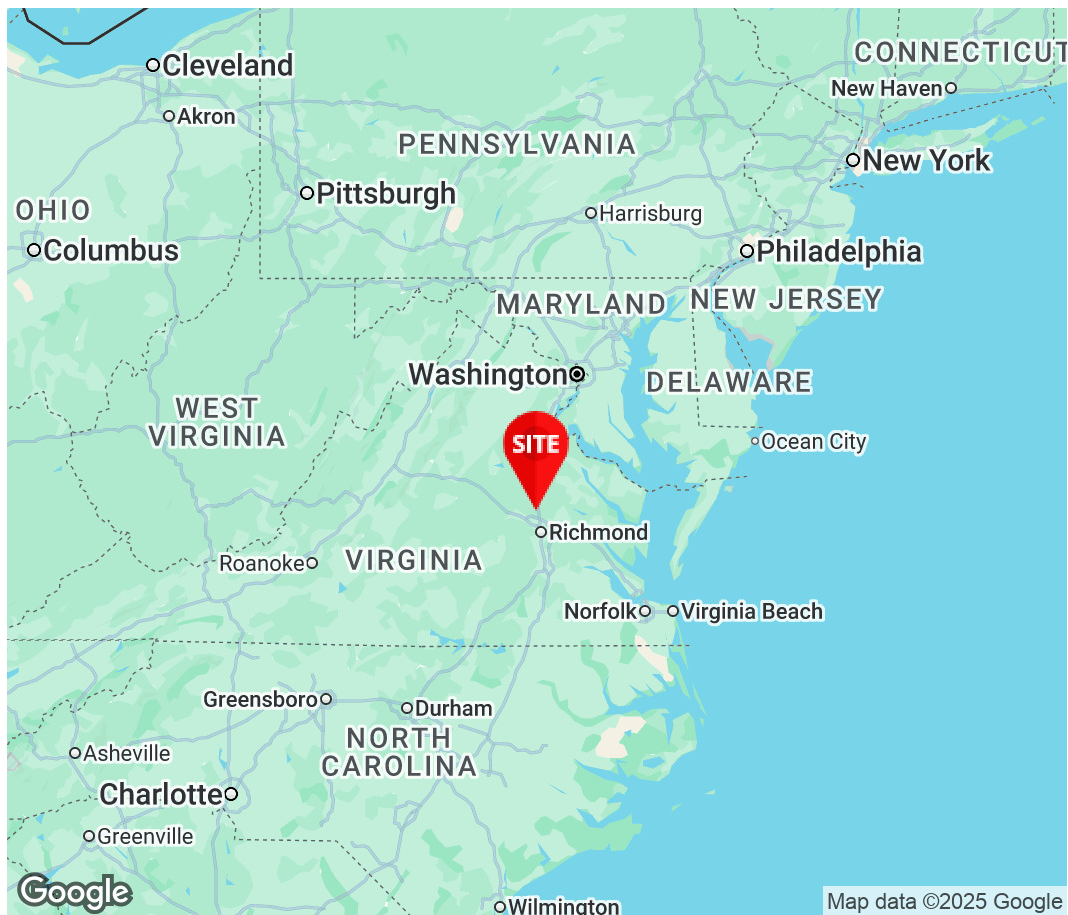


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