

LEASE

2,259 SF END CAP AVAILABLE

11657 Lakeridge Pkwy Ashland, VA 23005



PROPERTY HIGHLIGHTS

- Exceptional frontage along a high-traffic corridor provides outstanding visibility and consistent daily exposure to passing motorists.
- Multiple points of ingress and egress, including proximity to signalized intersections, ensure convenient access from both directions of travel.
- The center is positioned near strong national and regional retailers, creating valuable co-tenancy synergy and built-in consumer draw.
- A complementary mix of service, food, and destination-oriented tenants within the property drives repeat visits and cross-shopping opportunities.
- Proximity to major employment centers and convenient access to I-95 drive consistent daytime traffic and provide strong regional connectivity.
- Ample on-site parking and efficient internal circulation enhance the overall customer experience and encourage longer dwell times.

OFFERING SUMMARY

Lease Rate:	\$30 SF/yr (Full Service)
Number of Units:	7
Available SF:	2,259 SF
Lot Size:	73,264 SF
Building Size:	12,106 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	31	105	402
Total Population	70	262	1,055
Average HH Income	\$82,891	\$98,934	\$109,349

David Burks
(804) 366-2754

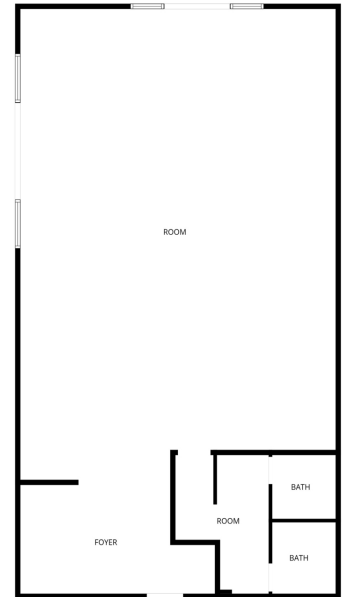


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FLOOR PLAN CREATED BY CUBICSCAPE APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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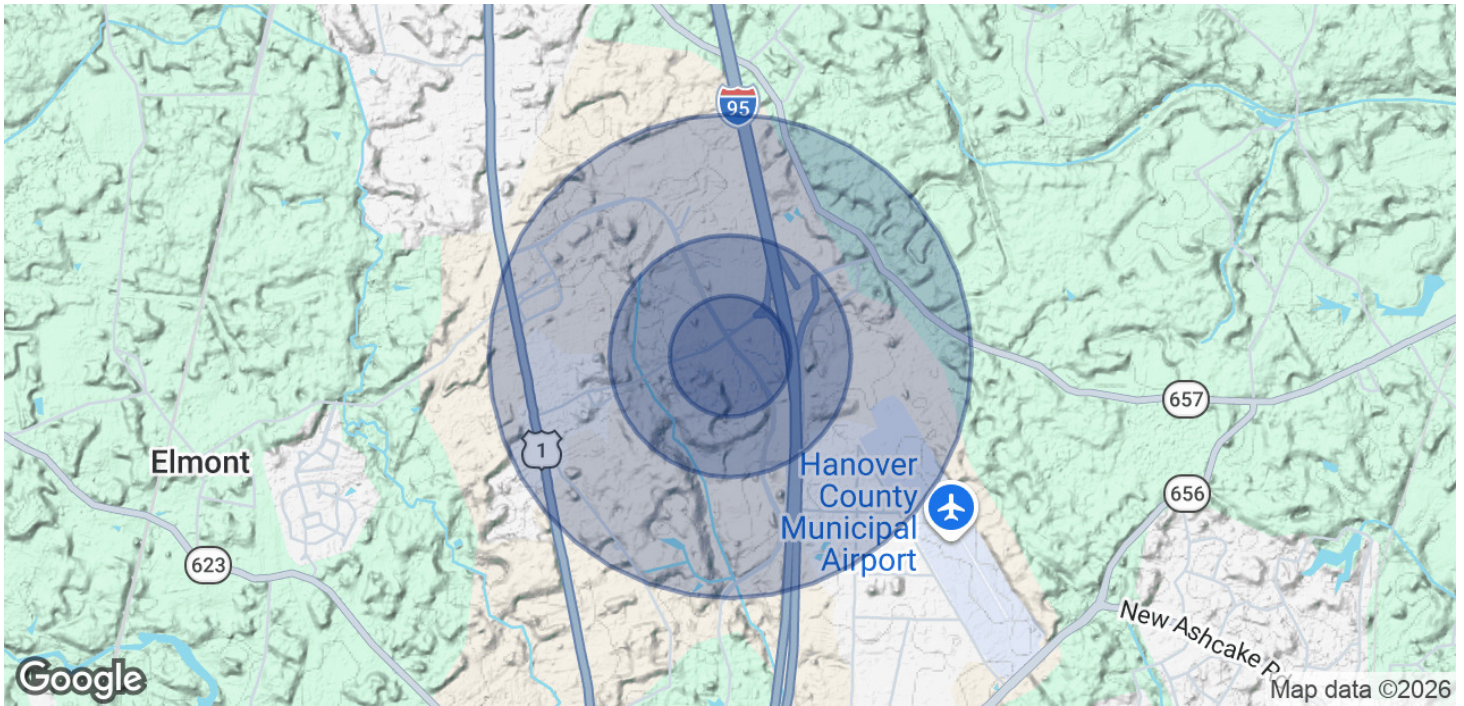


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	70	262	1,055
Average Age	36.1	36.4	37.1
Average Age (Male)	31.6	35.8	38.6
Average Age (Female)	36.6	36.2	36.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	31	105	402
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$82,891	\$98,934	\$109,349
Average House Value	\$337,491	\$343,447	\$348,430

2023 American Community Survey (ACS)

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