



RETAIL SPACE FOR LEASE

SHOPPES I AT WINDING BROOK

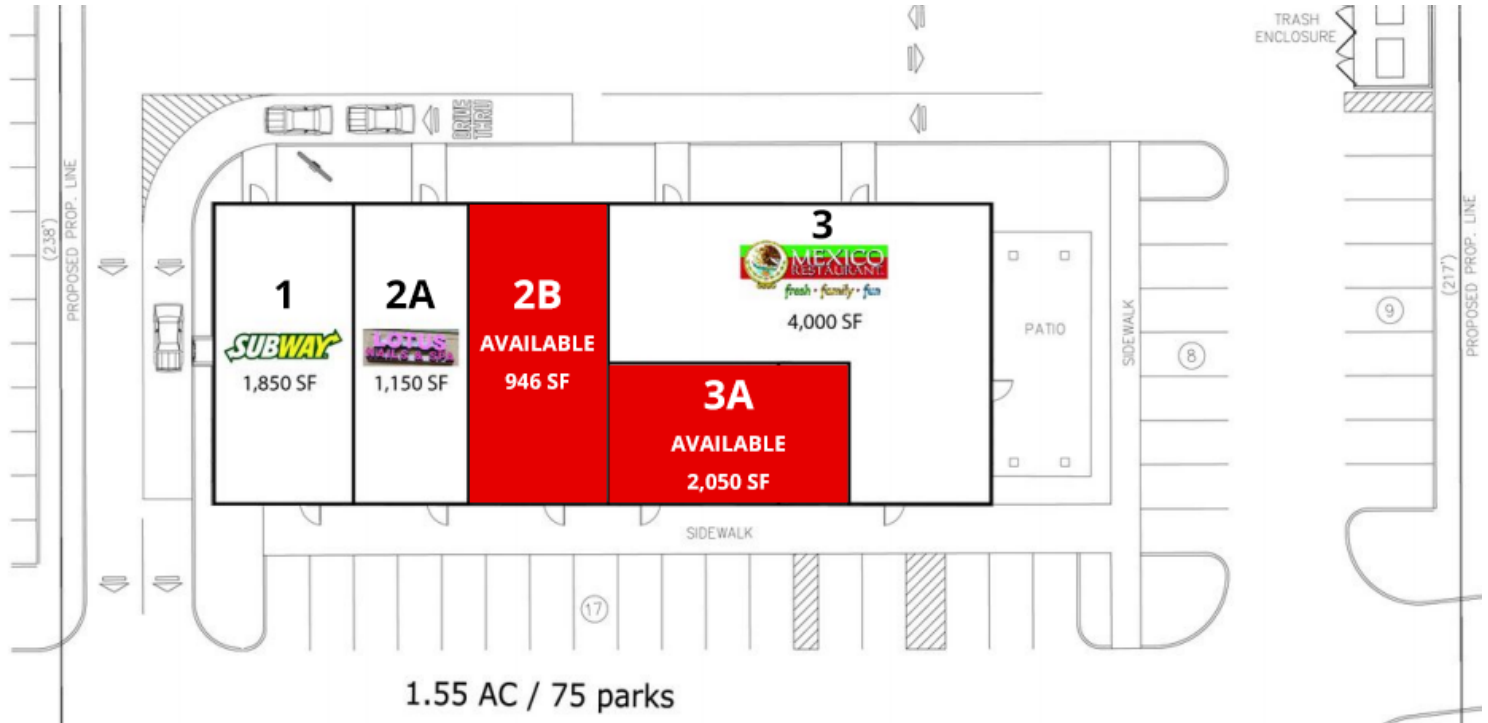
11670 LAKERIDGE PARKWAY, ASHLAND, VA 23005



SHOPPES I AT WINDING BROOK

11670 LAKERIDGE PARKWAY, ASHLAND, VA 23005

PROPERTY OVERVIEW



PROPERTY SUMMARY

Lease Availabilities:	946 - 3,000 SF
Rental Rate:	Negotiable
Traffic Counts:	
I-95	264,000 VPD
Lakeridge Pkwy	5,600 VPD
Lewistown Rd	14,000 VPD

PROPERTY OVERVIEW

Shoppes I is a 10,000 SF retail building located in Winding Brook, a 185-acre mixed-use development incorporating retail, restaurants, entertainment, hospitality and residential. Winding Brook is conveniently positioned in Ashland, Virginia along I-95 and 3 miles north of I-295.

Co-Tenants: Bass Pro Shop, Islamorada Fish Company Restaurant, Country Inn & Suites, Fairfield Inn & Suites, Wendy's, Bojangles's, Verizon, Dunkin Donuts, Winding Brook Indoor Shooting Range and more.

Currently under construction: Winding Brook Townhomes 85 units and 8,500 SF office/medical building. Proposed Boot Barn scheduled for opening 1st Quarter 2021.

DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Total Households:	6,277	18,860	107,953
Total Population:	17,284	50,786	269,603
Average HH Income:	\$121,339	\$112,431	\$98,232

LEWISTOWN RD 14,000 VPD

I-95 SOUTH 264,000 VPD

LAKERIDGE PKWY 5,600 VPD

FUTURE RETAIL
WINDING BROOK

SHOPPES I
946 - 3,000 SF FOR LEASE

BOOTH BARN

Wendy's

Bojangles

FAIRFIELD Inn
Marriott

FUTURE RETAIL
7.362 ACRES

FUTURE RETAIL
2.1 ACRES

Carters Heights Rd

COUNTRY
INN & SUITES

RYAN HOMES
85 TOWNHOMES
7.75 ACRES

FUTURE RETAIL
6.1 ACRES

Bass Pro Shops

FUTURE DEVELOPMENT

PROPOSED INDUSTRIAL SPACE
UP TO 500,000 SF



1259



743

782

802

Person Park Rd

Barrett Park Rd

Air Park Rd

Prog

North Lake Business Park
1,000 Employees

SHOPPES I

Ryan Homes
85 Townhomes

South Lakeridge Business Park
500 Employees

Hanover Sports Park

NorthCross Center

Winding Brook

Hanover County Airport

Hanover Industrial Airpark
2,500 Employees

17,000 VPD

264,000 VPD

Washington Hwy

Walmart
Neighborhood Market

Kings Charter

Wawa

Virginia Center Marketplace

Virginia Center Commons Mall

123,000 VPD

Planned Sports Arena

Colonial Place

The Creeks at Virginia Center

River Mill
1,000 Homes

29,000 VPD

Virginia Center Station

The Crossings Golf Course

Stuart's Crossing

71,000 VPD

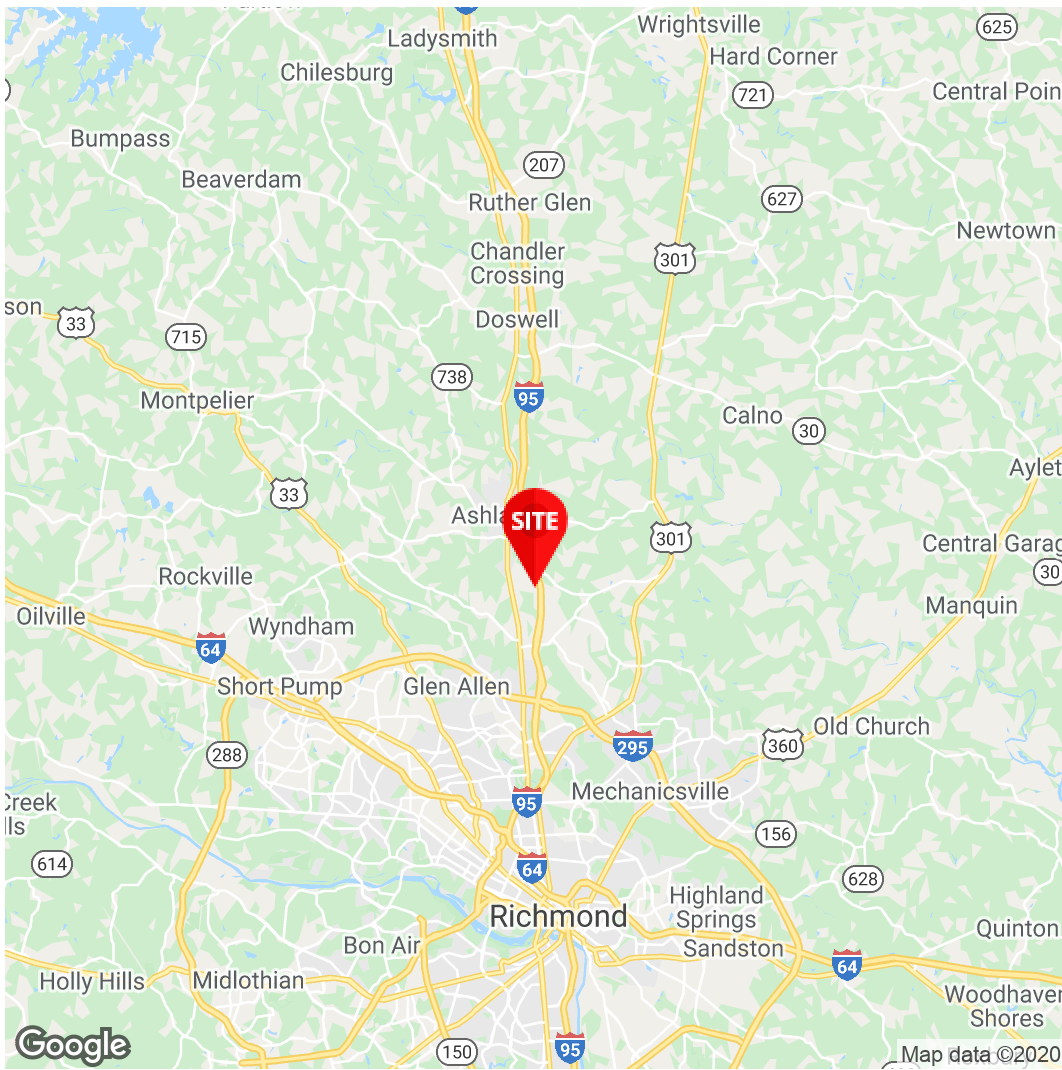
95

The Crossings Golf Course

Ashcake Rd

an Rd

ain Rd



Loretta Cataldi

Principal
 804.335.0232
Loretta.cataldi@divaris.com

Jimmy Cunneen

Sales And Leasing Associate
 804.977.2101
Jimmy.cunneen@divaris.com



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.