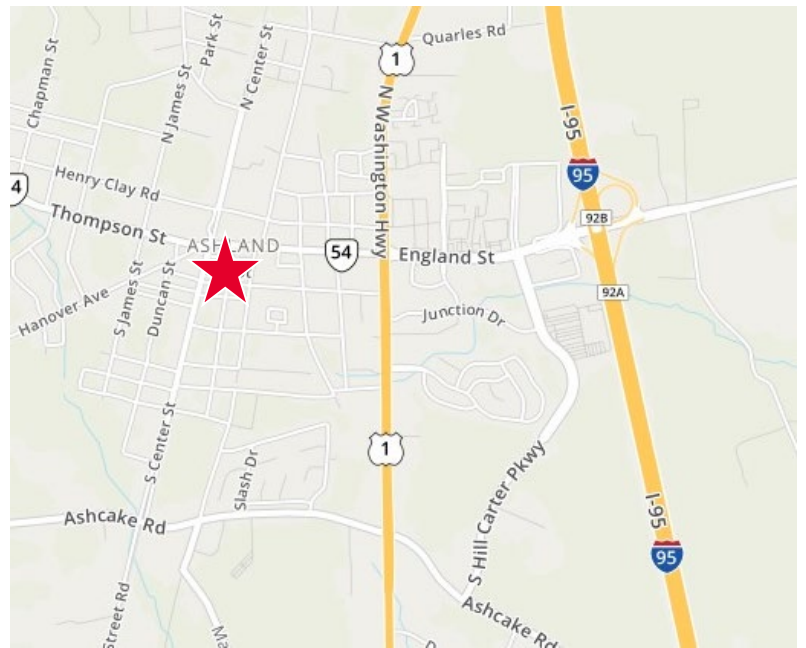




**Property Features**

- 800 SF retail building located in historic downtown Ashland perfect for either retail or office use.
- Live/Work unit with full bath and kitchen
- Parking lot conveys and public parking located across the street
- Historic Ashland attracts over 300,000 tourists per year and is strategically located: one block from the Amtrak station and Randolph-Macon College; 16 miles north of Richmond; 20 minutes from Richmond International Airport; one hour from Northern Virginia & Washington D.C.; two hours from the beach and the mountains.



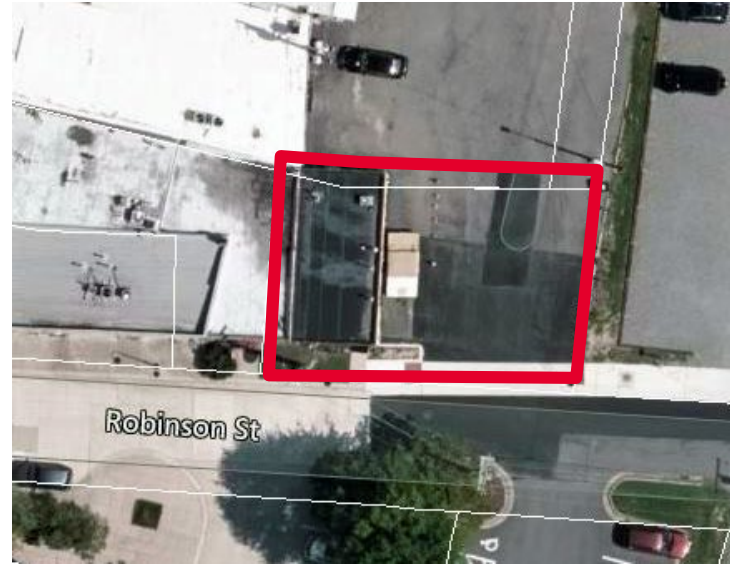
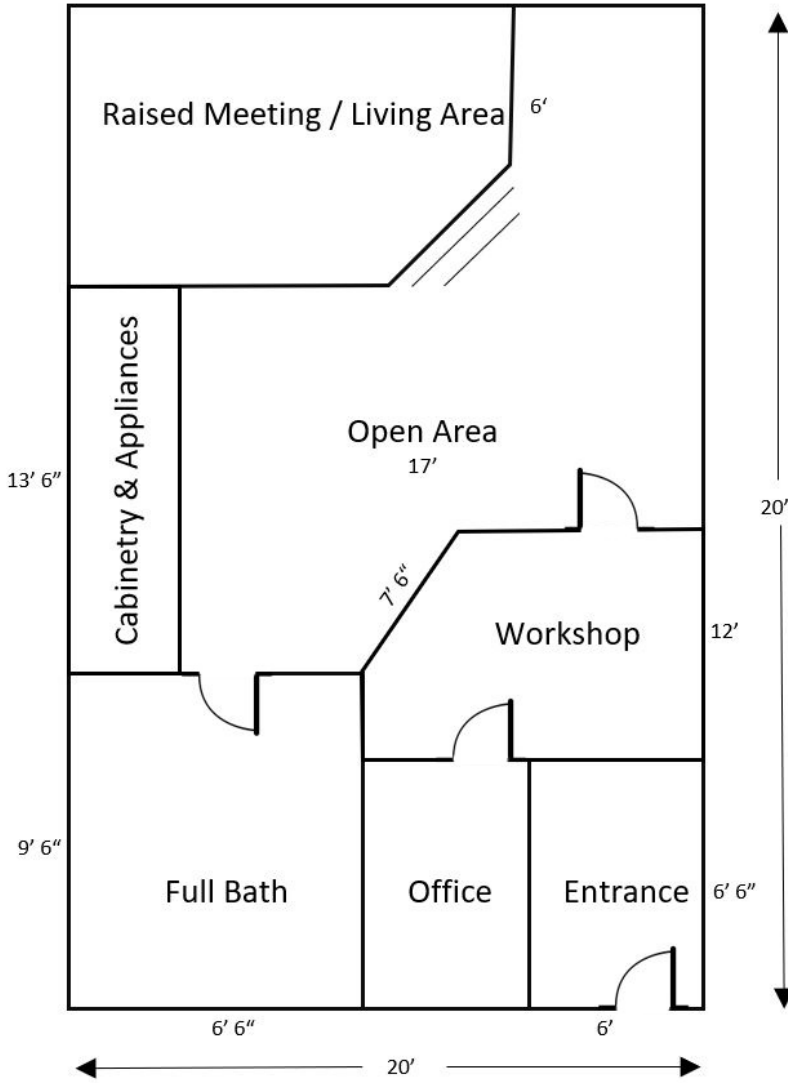
Specifications	
Total Size	800 SF; .07 Acres
Timing	Available immediately
Asking Price	\$275,000
Zoning	B-1

For more information, contact:

**JOBY SALICETI**  
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 540 322 4142  
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Eagle Village  
 1125 Jefferson Davis Highway, Suite 350  
 Fredericksburg, VA 22401-8449  
[www.thalhimer.com](http://www.thalhimer.com)

**FLOOR PLAN**



**PARKING LOT CONVEYS**



**Demographics**

	1 Mile	3 Miles	5 Miles
Population	7,489	11,085	20,011
Consumer Spending (in thousands)	62,719	105,054	220,456
Avg. HH Income	\$72,758	\$82,076	\$97,644
Daytime Population	4,813	12,554	20,107

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**CUSTOM LIVING/ MEETING SPACE**



**LARGE PUBLIC PARKING LOT  
LOCATED ACROSS THE STREET**



**FULL KITCHEN**



**OFFICE #1  
USED AS A FLIGHT SIMULATION BOOTH**

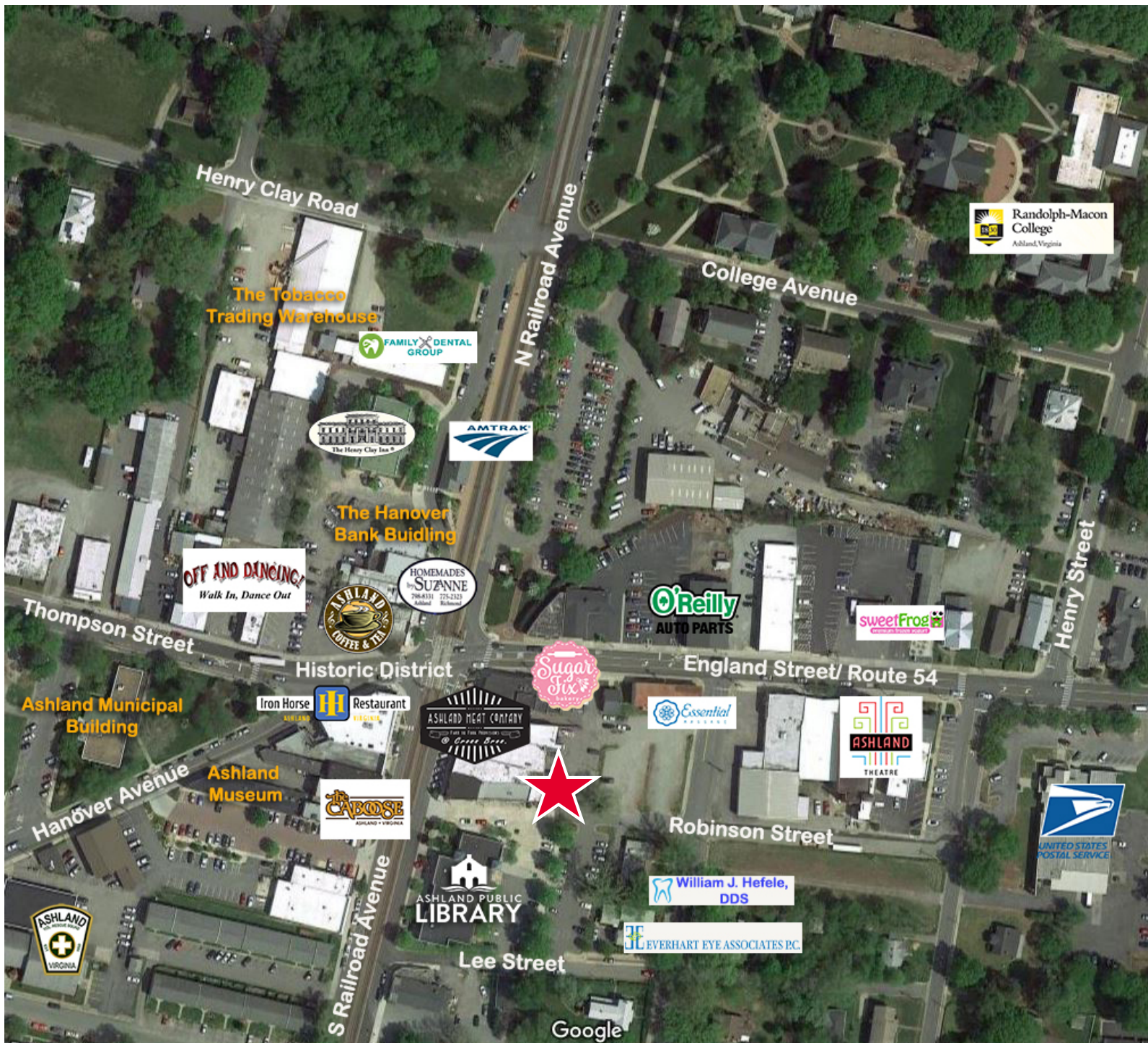
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**FOR SALE LIVE/WORK SPACE**  
**104 ROBINSON STREET**

Ashland, VA 23005



**LOCATOR MAP**

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