



946 SF OF RETAIL SPACE AVAILABLE

11670 LAKERIDGE PARKWAY, ASHLAND, VA 23005

## SHOPPES I AT WINDING BROOK



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# SHOPPES I AT WINDING BROOK

11670 LAKERIDGE PARKWAY, ASHLAND, VA 23005

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

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.

Existing Tenants: Mexico Restaurant, Subway, Blake & Coe and Lotus Nails.

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

### AVAILABLE SPACE

**2B**

### SPACE SIZE

946 SF

### PROPERTY SUMMARY

#### Traffic Counts:

<b>I-95</b>	134,000 VPD
<b>Lakeridge Pkwy/Lewistown Road</b>	25,000 VPD

#### DEMOGRAPHICS

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total Households</b>	7,194	20,512	113,763
<b>Total Population</b>	20,662	55,130	282,928
<b>Average HH Income</b>	\$135,923	\$115,741	\$99,517

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AERIAL



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MARKET AERIAL

