

CBRE



Sublease  
Ashland, VA

2,786 SF FOR SUBLEASE

517 S Washington Hwy

ASHLAND, VA 23005

# Prime Storefront Opportunity

**2,786 SF ON 8 ACRES ALONG S. WASHINGTON HIGHWAY.**

Positioned just minutes from I-95 and Ashland's charming downtown, 517 S Washington offers a rare opportunity for a single-tenant user to establish a presence in a high-traffic corridor. With proximity to Amtrak and Richmond International Airport, this 2,786 SF masonry building is ideal for retail or warehouse use. The property sits on a .69-acre lot, offering flexibility for future expansion or outdoor use, and benefits from strong local demographics and growing population trends.

- + Size: 2,786 SF Single-story Building
- + Lot Size: .69- Acres
- + Zoning: B-2 - General Business
- + Access: High Visibility off Rte. 1



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