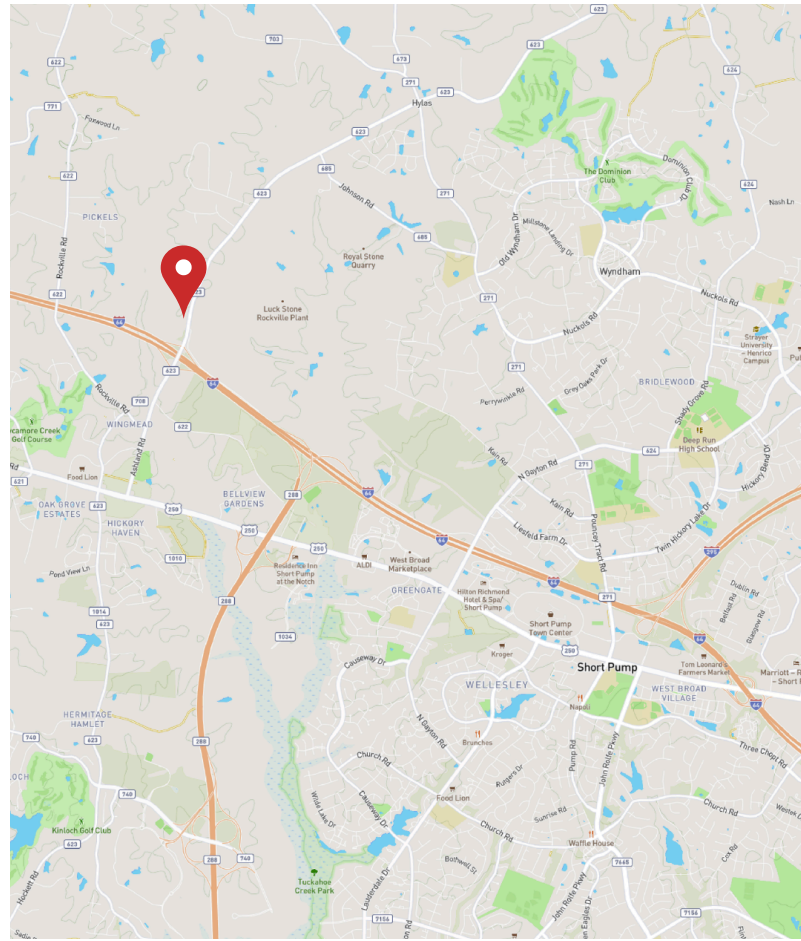




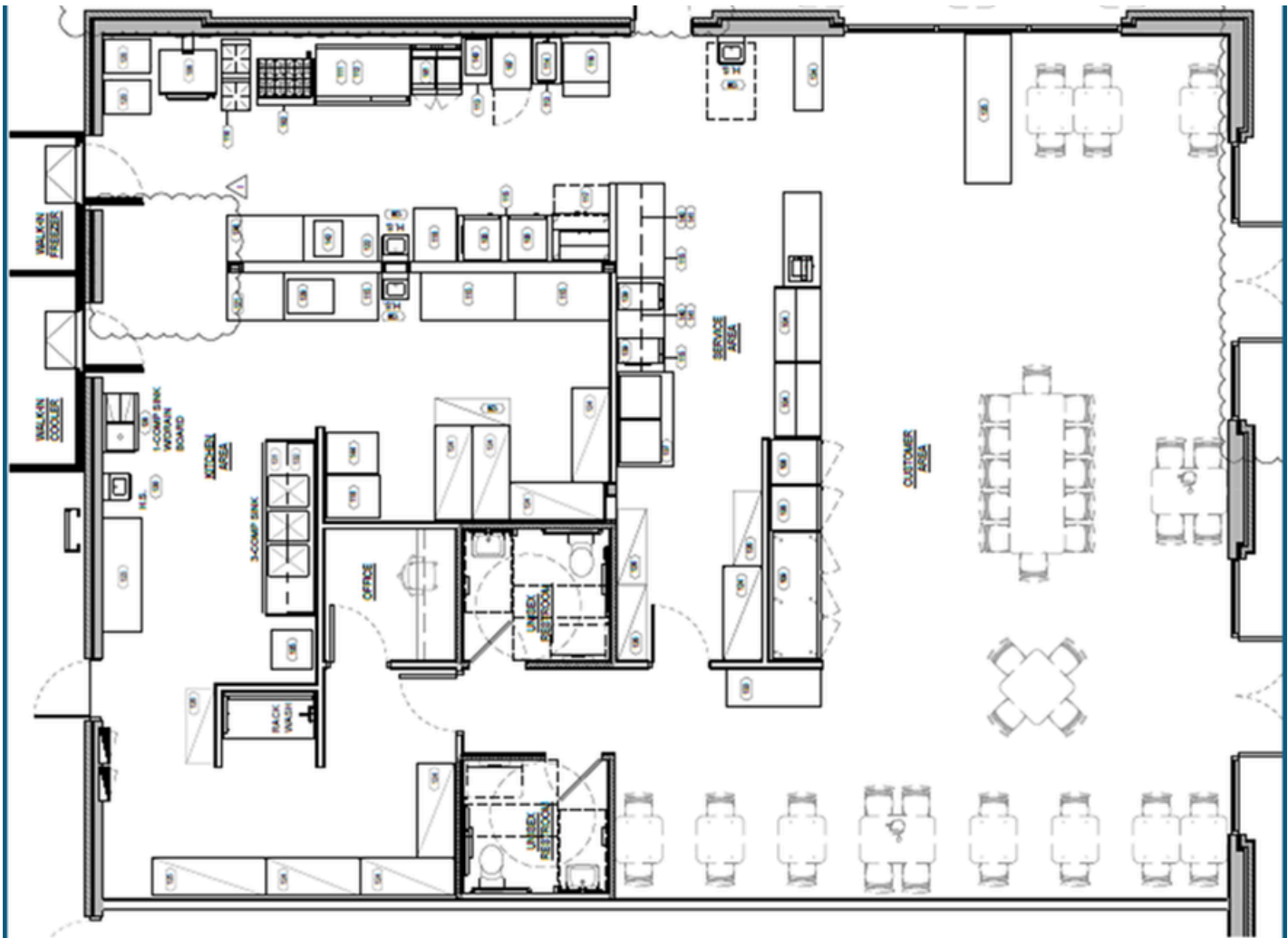
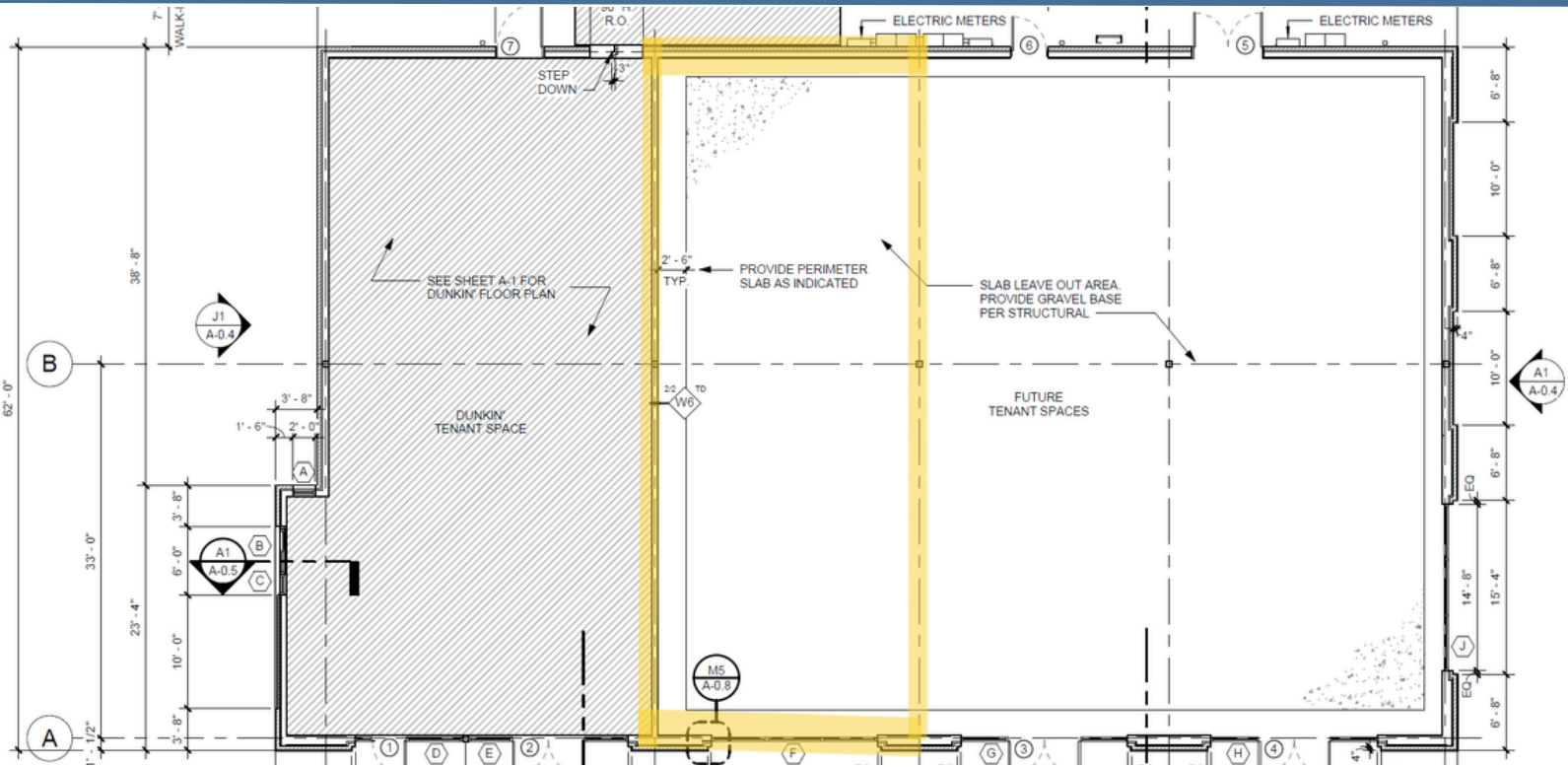
- ±6,800 SF retail building (new construction)
- Direct frontage on Ashland Rd
- Anchored by Dunkin' (now open) – strong daily traffic driver
  - ±1,441 SF retail space
  - ±3,060 SF 1<sup>st</sup> generation delivered restaurant space with kitchen fixtures/equipment included
- ±2 minutes to I-64
- ±2 miles to West Broad Street corridor
- Located adjacent to Tractor Supply Co. & in front of the newly built Amazon Fulfillment Center
- Positioned along Ashland Rd with 6,800 AADT
- Zoned M-2 (Industrial) – Goochland County



**ALLAN SHARRETT**  
Vice President, Sales/Leasing  
804.901.4454  
AllanS@sugaroak.com

**ANDY WALSH**  
President/Principal Broker  
571.237.0264  
AndyW@sugaroak.com





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