

FOR LEASE

709 ENGLAND STREET

Ashland, VA 23005

**POTENTIAL
DRIVE-THRU**

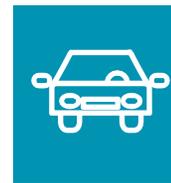


THALHIMER

PROPERTY FEATURES



- UP TO ±3,522 SF AVAILABLE
- ±0.97 ACRE PARCEL (Ground Lease Potential)
- Zoned B-2
- Redevelopment planned/New facade
- Drive-thru potential
- Less than one mile from I-95
- Corner lot with signalized intersection
- Direct access off England Street & Cottage Green Drive
- Great location near Randolph Macon College, +1,500 student enrollment
- Pylon & monument signage with excellent visibility



23,000
VPD - England Street

109,000-116,000
VPD - I-95

HIGHLIGHTS - 3 MILES

12,770
POPULATION

\$115,917
AVERAGE INCOME

20,988
DAYTIME POPULATION

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	5,901	12,770	23,231
Average HH Income	\$88,391	\$115,917	\$134,455
Daytime Population	10,221	20,988	47,701

LOCATION AERIAL



ACCESS AERIAL



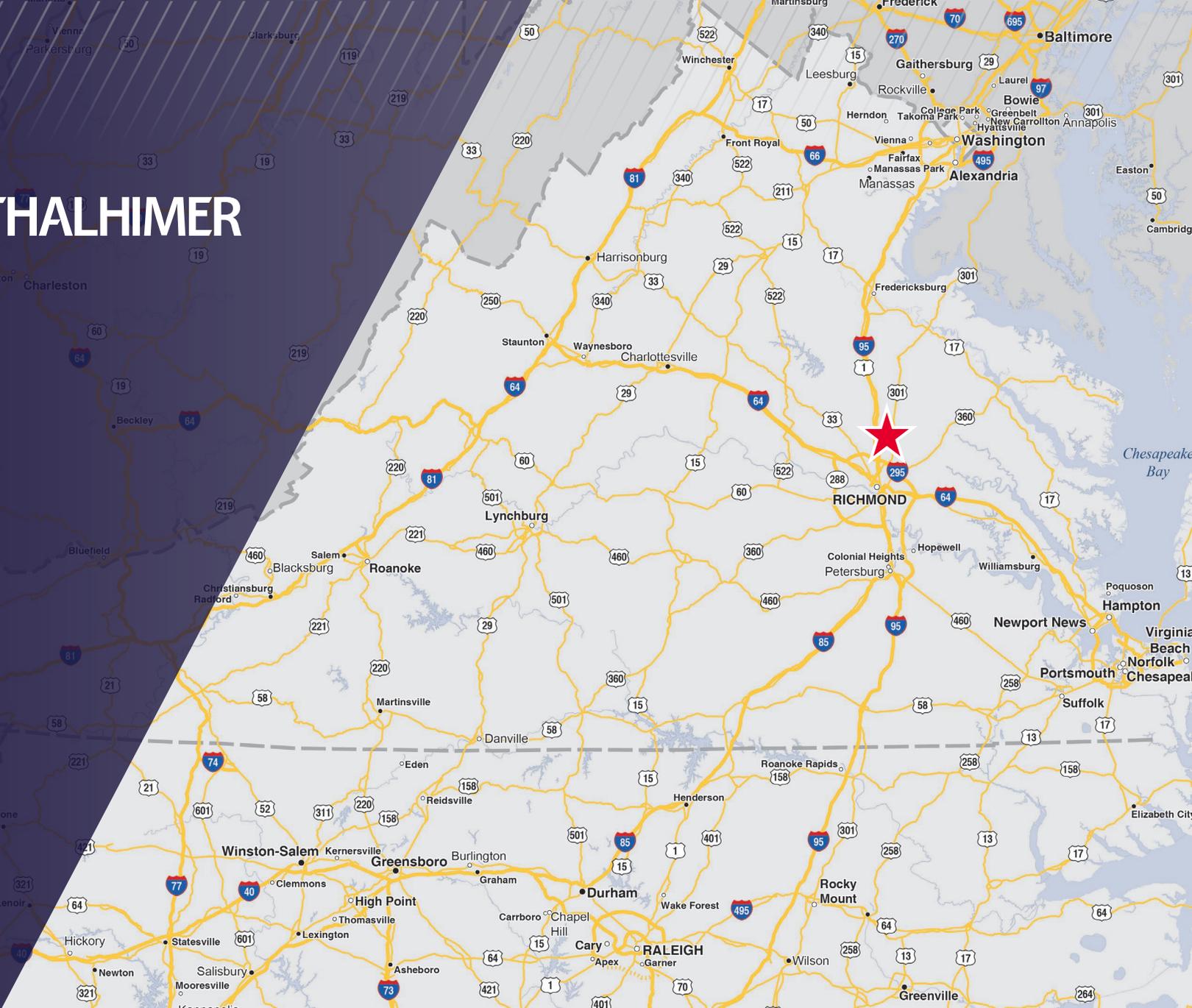


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