

# 806 ENGLAND STREET

## ASHLAND, VA

RETAIL FOR LEASE



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### PROPERTY OVERVIEW

- 2,400 SF AVAILABLE
- Ground lease
- Drive thru in place
- Excellent access to I-95 and fronts England St - Route 54
- Pylon signage existing
- In the heart of Ashland
- Available May 2025

#### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,438	12,574	23,501
Households	2,007	4,721	8,756
Avg. Household Income	\$76,312	\$106,605	\$124,510
Daytime Population	7,158	16,696	29,366



#### TRAFFIC COUNTS

40,000 VPD  
England Street

#### JOIN NEARBY RETAILERS







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