

709 ENGLAND STREET

Ashland, Virginia 23005

For Lease | Retail | Potential Drive-Thru

Up to ± 3,522 SF
±0.97 Acres



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Thalhimer Center
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PROPERTY OVERVIEW



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



12,024
POPULATION



\$97,035
AVERAGE INCOME



16,258
DAYTIME POPULATION

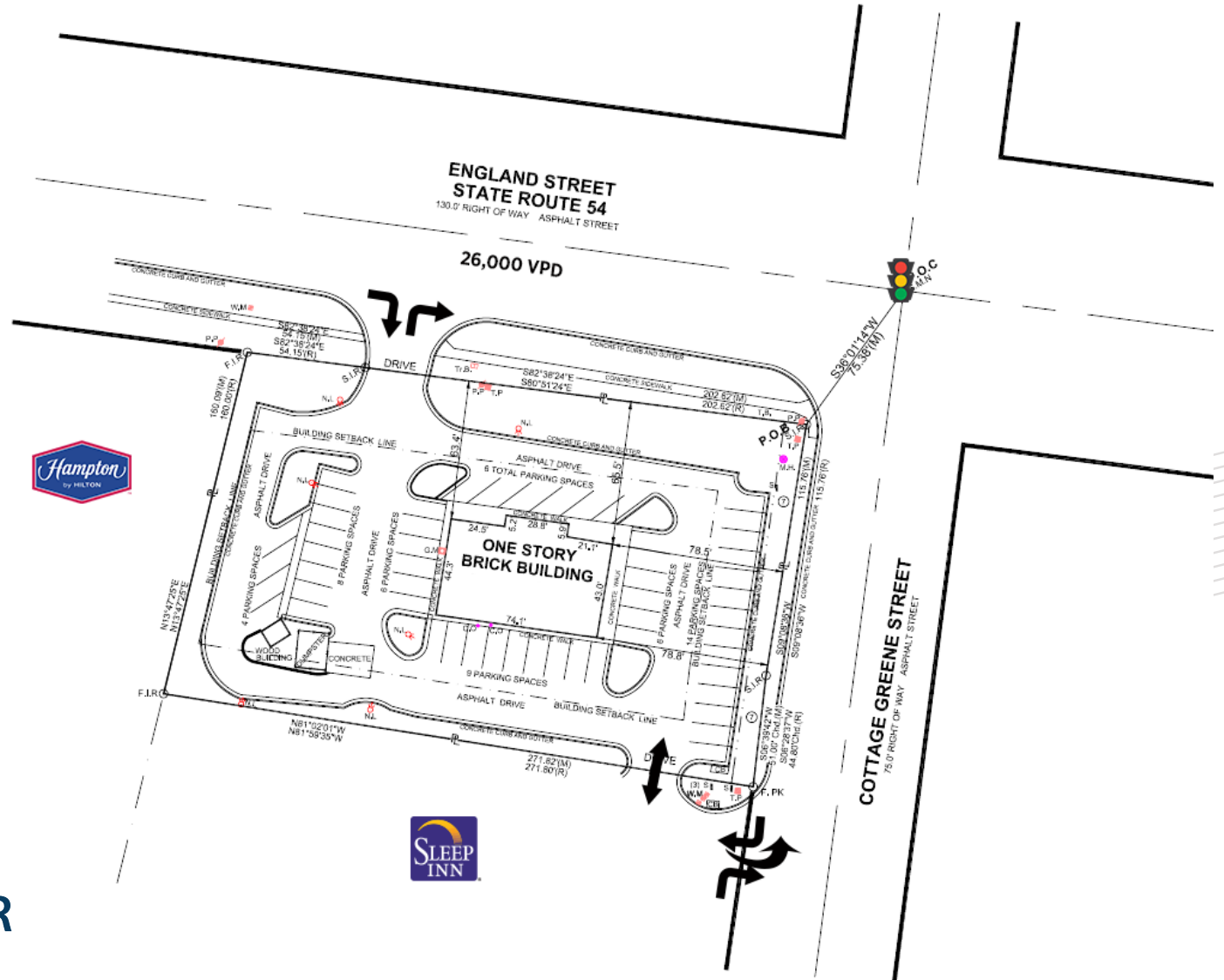
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,796	12,024	22,788
Average HH Income	\$72,990	\$97,035	\$117,117
Daytime Population	7,724	16,258	28,768

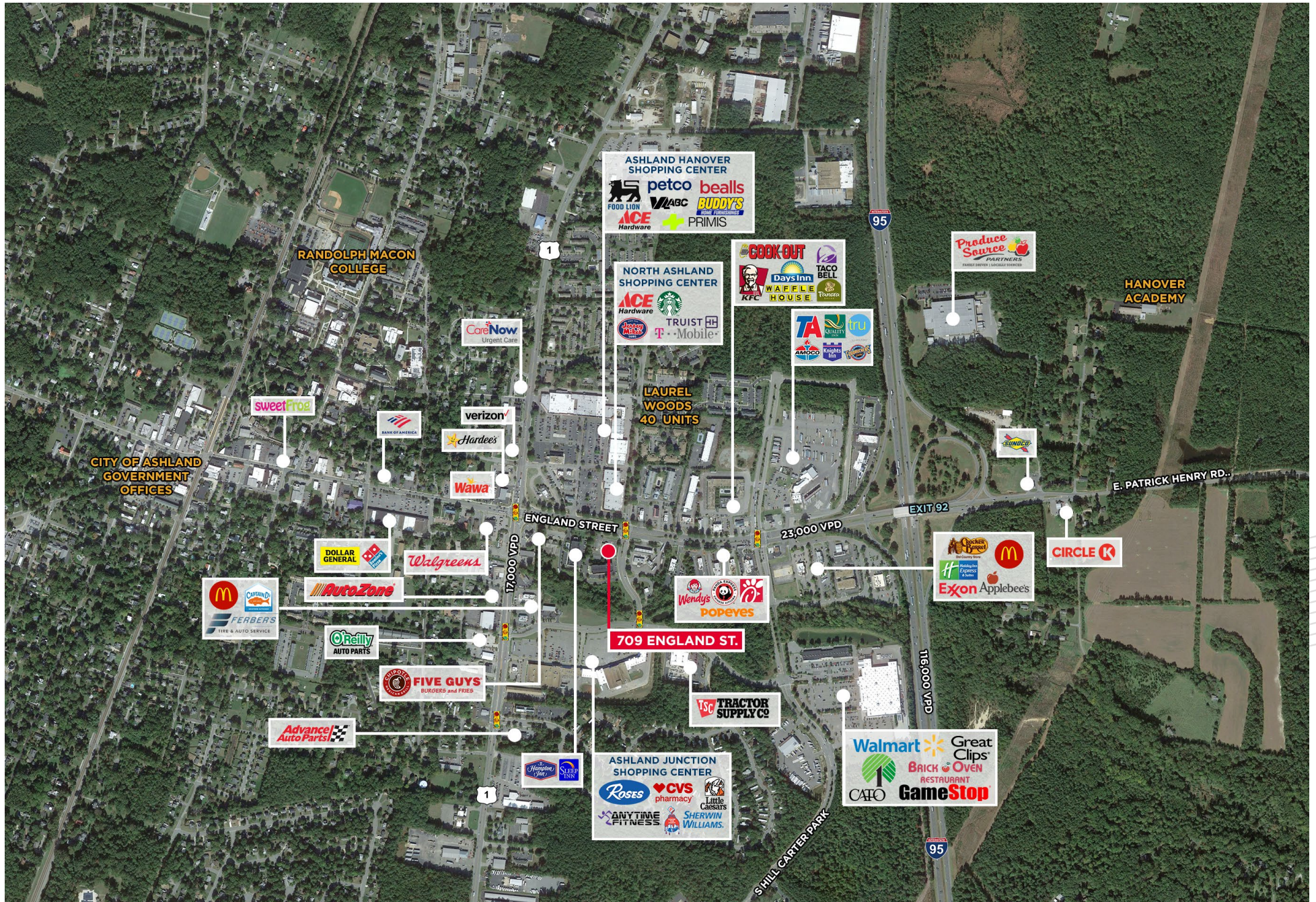
NEARBY BUSINESSES



SITE PLAN



LOCATION AERIAL



ASHLAND HANOVER SHOPPING CENTER

- petco
- bealls
- FOOD LION
- WAL-ABC
- BUDDY'S
- ACE Hardware
- PRIMIS

NORTH ASHLAND SHOPPING CENTER

- ACE Hardware
- Starbucks
- TRUIST
- T-Mobile

COOK OUT

- Days Inn
- TACO BELL
- Waffle House
- KFC

Produce Source PARTNERS

HANOVER ACADEMY

CITY OF ASHLAND GOVERNMENT OFFICES

RANDOLPH MACON COLLEGE

LAUREL WOODS 40 UNITS

ENGLAND STREET

EXIT 92

E. PATRICK HENRY RD.

709 ENGLAND ST.

ASHLAND JUNCTION SHOPPING CENTER

- Roses
- CVS pharmacy
- ANY TIME FITNESS
- SHERWIN WILLIAMS

Walmart

- Great Clips
- BRICK & OVEN RESTAURANT
- GameStop
- CAFO

TRACTOR SUPPLY CO

Wendy's

- Popeyes

CIRCLE K

Exxon

- Applebee's

FIVE GUYS

BURGERS and FRIES

Walgreens

AutoZone

McDonald's

- FERBERS TIRE & AUTO SERVICE

O'Reilly AUTO PARTS

verizon

Hardee's

Wawa

DOLLAR GENERAL

BANK OF AMERICA

sweetFrog

17,000 VPD

23,000 VPD

116,000 VPD

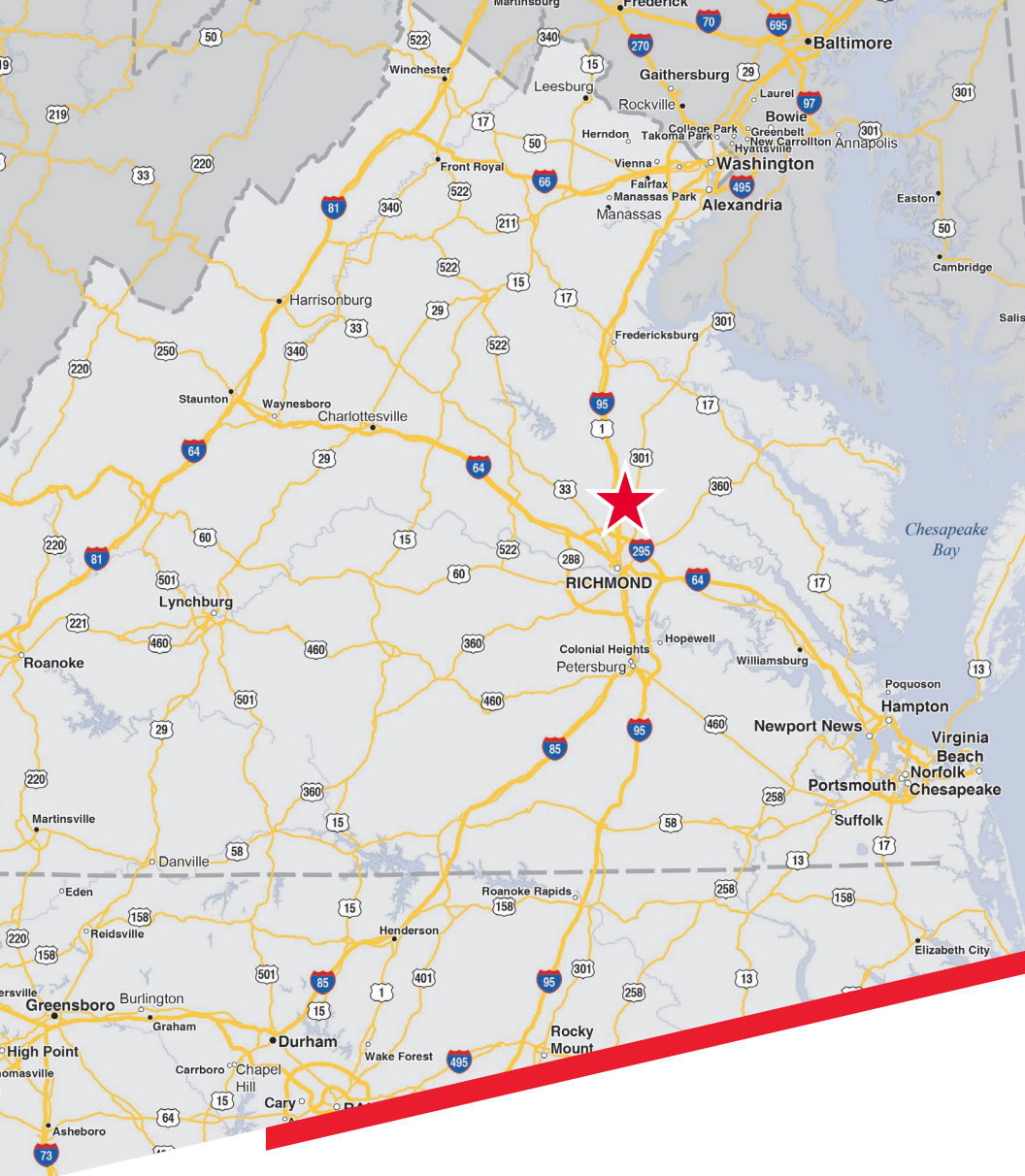
SHILL CARTER PARK

95

1

95





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OWNER/AGENT



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