

**FOR LEASE**

**709 ENGLAND STREET**

Ashland, VA 23005

**POTENTIAL  
DRIVE-THRU**



**THALHIMER**



# PROPERTY FEATURES



- UP TO  $\pm 3,522$  SF AVAILABLE
- $\pm 0.97$  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**

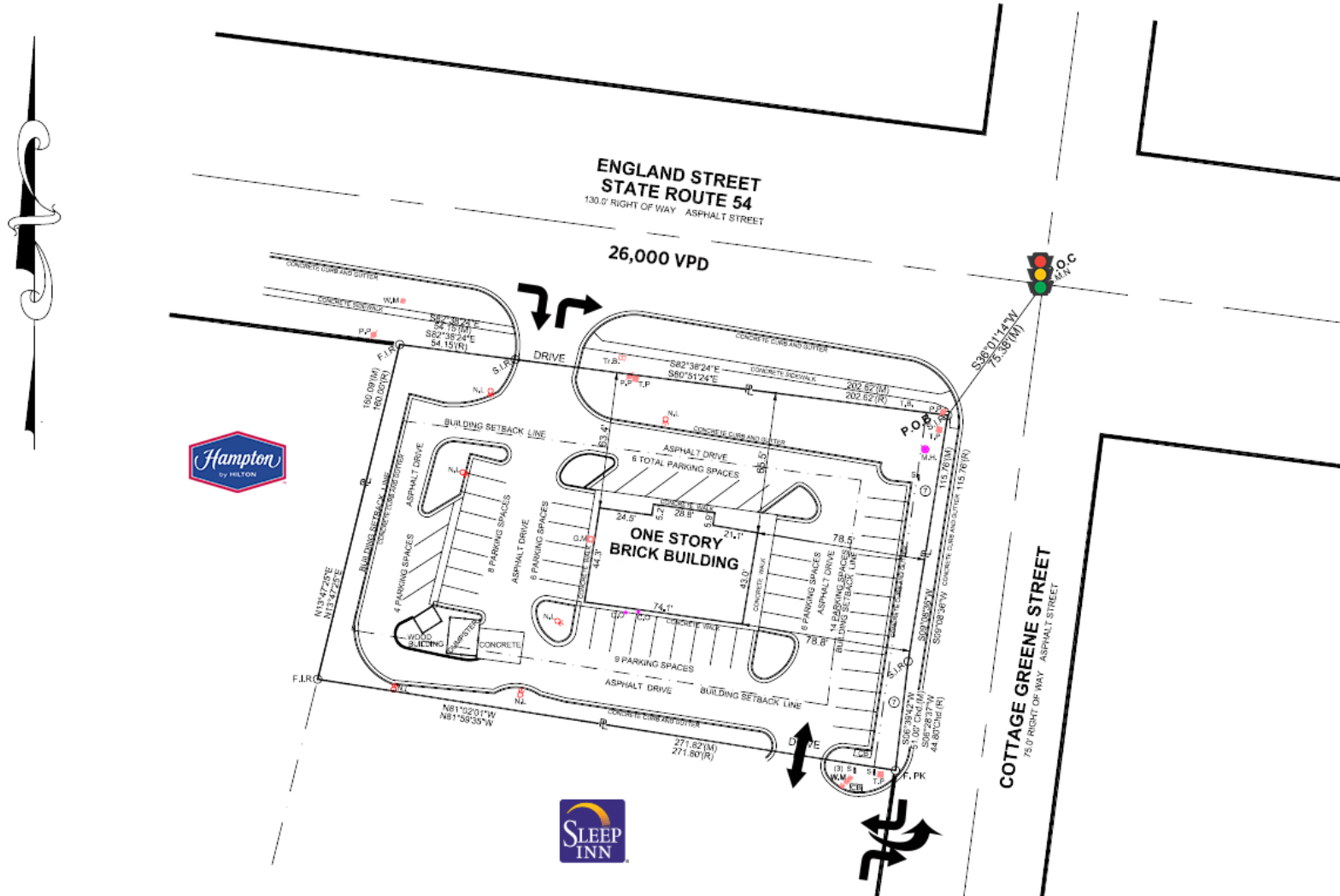


**20,988  
DAYTIME  
POPULATION**

### 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

# SITE PLAN

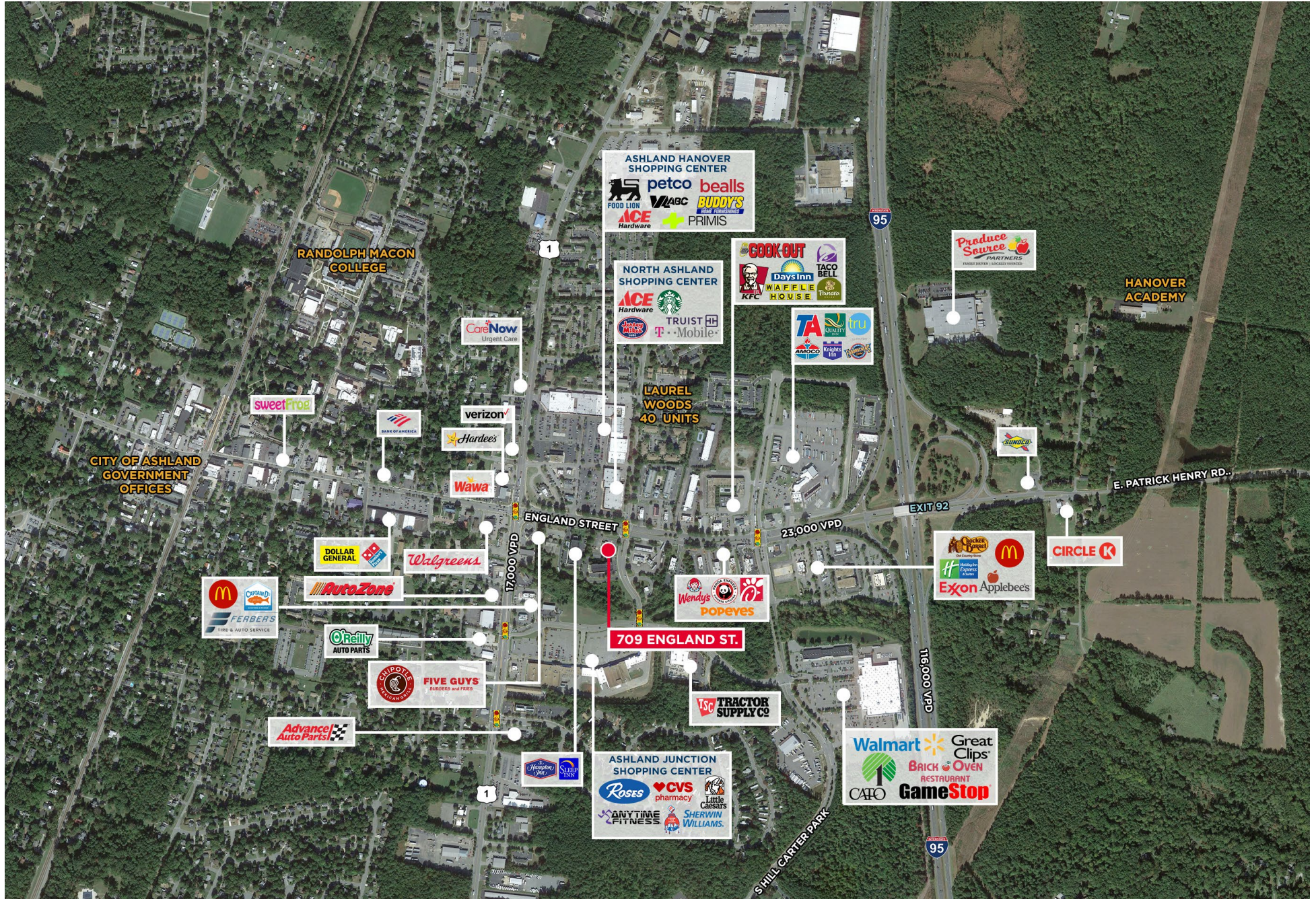


## NEARBY BUSINESSES





# LOCATION AERIAL





# ACCESS AERIAL







## CONTACT

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