

FOR LEASE

**11601 Lakeridge Parkway
Ashland, VA 23005**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Winding Brook

**8,003± SF, single story building ideally located in the
185± acre Winding Brook mixed-use development**

- Move-in ready — fully furnished, available lease as-is
- Suite 400: 1,710± SF
- Great proximity to an abundance of employment centers as well as retailers, restaurants, entertainment, hospitality, and residential
- Building signage available
- Strategically located on the I-95 corridor just north of the intersecting I-295 loop near Richmond

For More Information:

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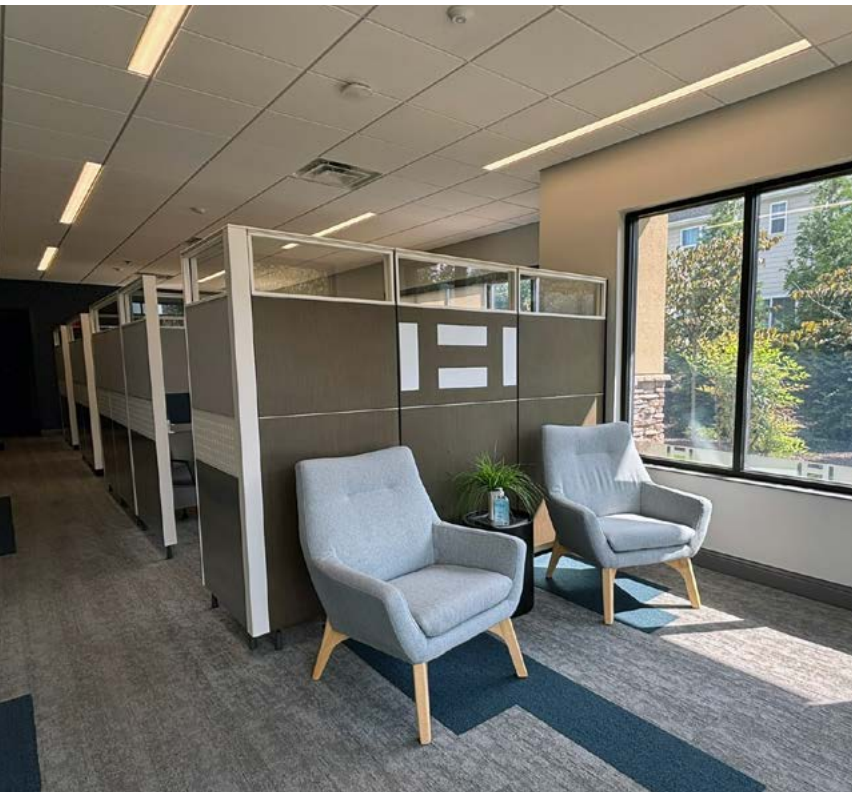
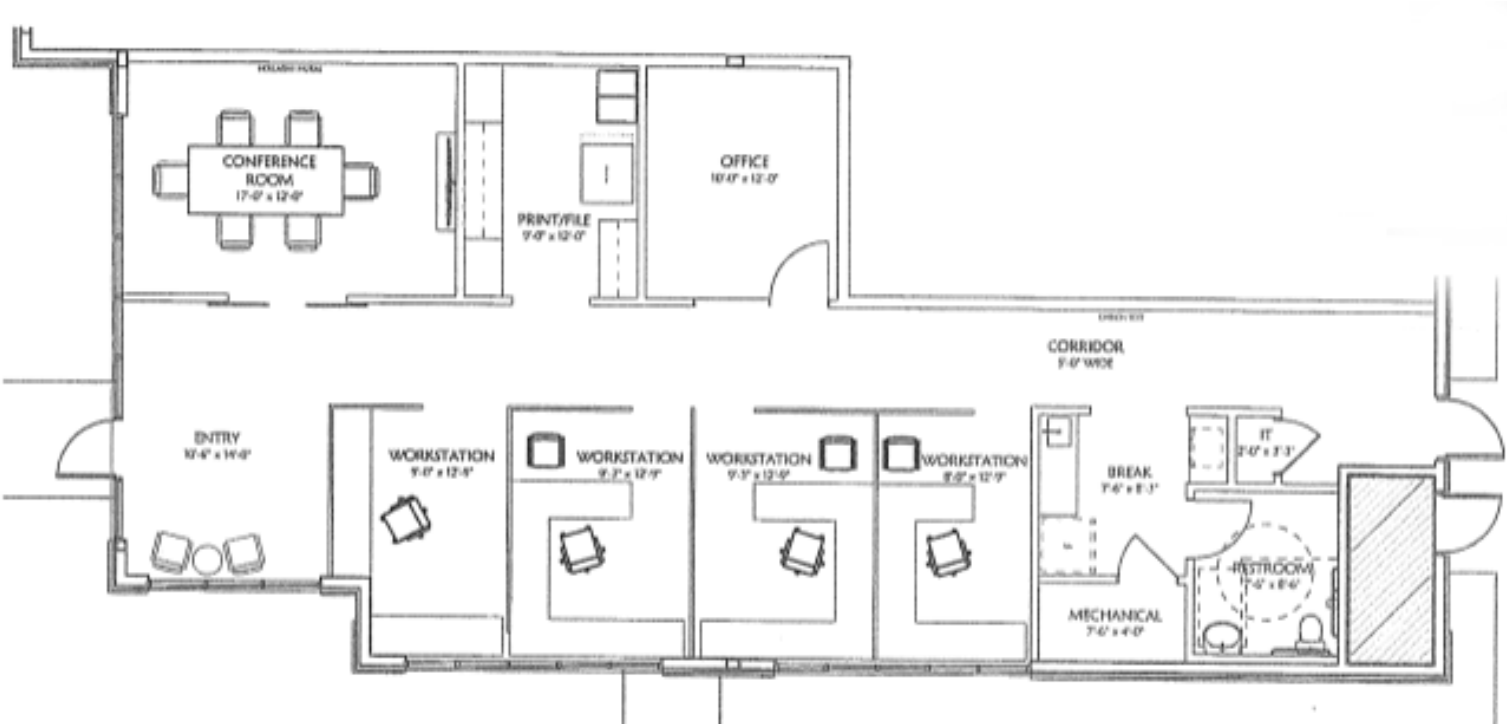
4198 Cox Road, Suite 200
Glen Allen, VA 23060

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commonwealthcommercial.com

Site Plan

Suite 400
1,710 SF





NORTHLAKE
INDUSTRIAL PARK

ROYAL
FARMS

COMING SOON!

WINDING BROOK
OFFICE BUILDING

HOLLADAY
PROPERTIES

HappySmiles
FAMILY DENTISTRY

RYAN HOMES AT
WINDING BROOK
TOWNES

Bon Secours
UNDER
CONSTRUCTION

LEWISTOWN ROAD 14,000 VPD

EXIT 89



HOBBY
LOBBY

WINDING
BROOK RETAIL

COUNTRY
INN & SUITES

SITE

WINDING BROOK

DUNKIN'
SUBWAY

Bojangles



MEXICO
RESTAURANT

PERFECT POLLO
PERUVIAN & MEXICAN

FAIRFIELD
INN & SUITES
Marriott

BOOT
BARN

CIGAR
REALM

Bamboo
Nails

INTERSTATE
95

147,000 VPD

HANOVER
INDUSTRIAL
AIRPARK

MYGRANT
Glass Co

LENNOX

GREEN TOP
HUNTING & FISHING



WOODSPRING
SUITES

LAKE RIDGE PARKWAY 3,000 VPD

LOGISTICS
CENTER

CENTER OF
THE UNIVERSE
BREWING CO.
ASHLAND VA

Market Overview

Hanover, VA

5,397+

COMPANIES

\$112,188

HH INCOME

113,549+

POPULATION

HANOVER COUNTY'S DIVERSE INDUSTRIAL BASE INCLUDES

corporate headquarters, distribution facilities, recreational, medical, and educational facilities.



A Perfect Choice for Business Success

- Businesses in Hanover benefit from being located in a community with an award-winning public school system, as well as being centrally located among some of Virginia's most esteemed colleges and universities.
 - 50.64% of the population in Hanover County have an associate's degree or higher. 42.71% have a Bachelor's degree or higher.
 - Hanover County businesses are part of a thriving regional corporate community in the Greater Richmond area. Both Hanover and the region enjoy a diverse economic base which includes 12 Fortune 1000 headquarters, and well-established firms with advanced operations in the pharmaceutical, chemical, biotech, and semiconductor industries.
 - As the result of its proximity to major population centers along the East Coast, Hanover businesses have access to an enviable transportation infrastructure that includes major interstates, rail and port facilities, commercial and municipal airports, foreign trade zones, and overnight delivery hubs.
 - Hanover County has a labor force of 67,651 people, with an unemployment rate of 2.4%.
- Hanover County is strategically located in Central Virginia and is perfectly situated at the mid-point of the East Coast. It is bisected by Interstate 95, just north of its intersection with Interstate 64 in the metropolitan Richmond region. Interstate 295 borders the County on the south.
 - The strong transportation network allows an easy commute to jobs in the metropolitan region from more than 20 surrounding cities, towns and counties.
 - Hanover County is a 90-minute drive from the nation's capital, Washington D.C., and 15 minutes from the Commonwealth's capital, Richmond.