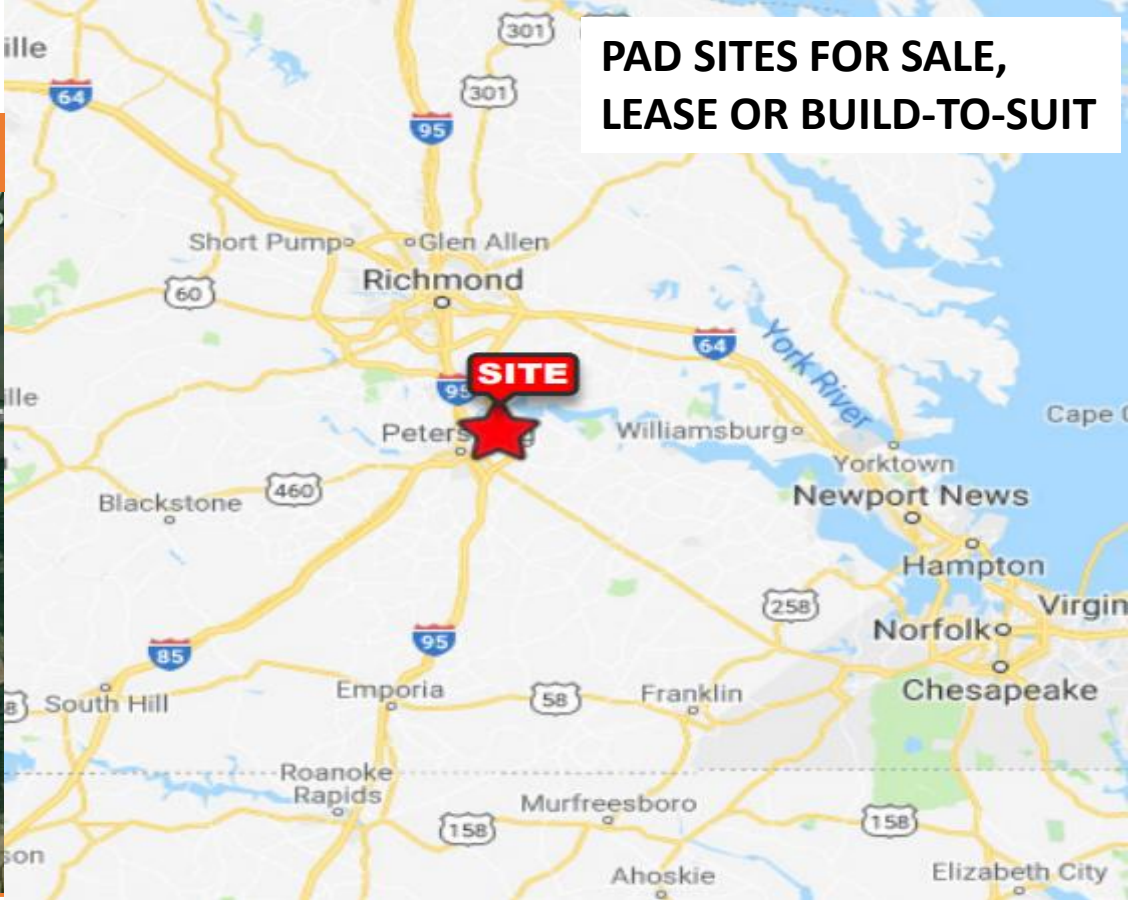
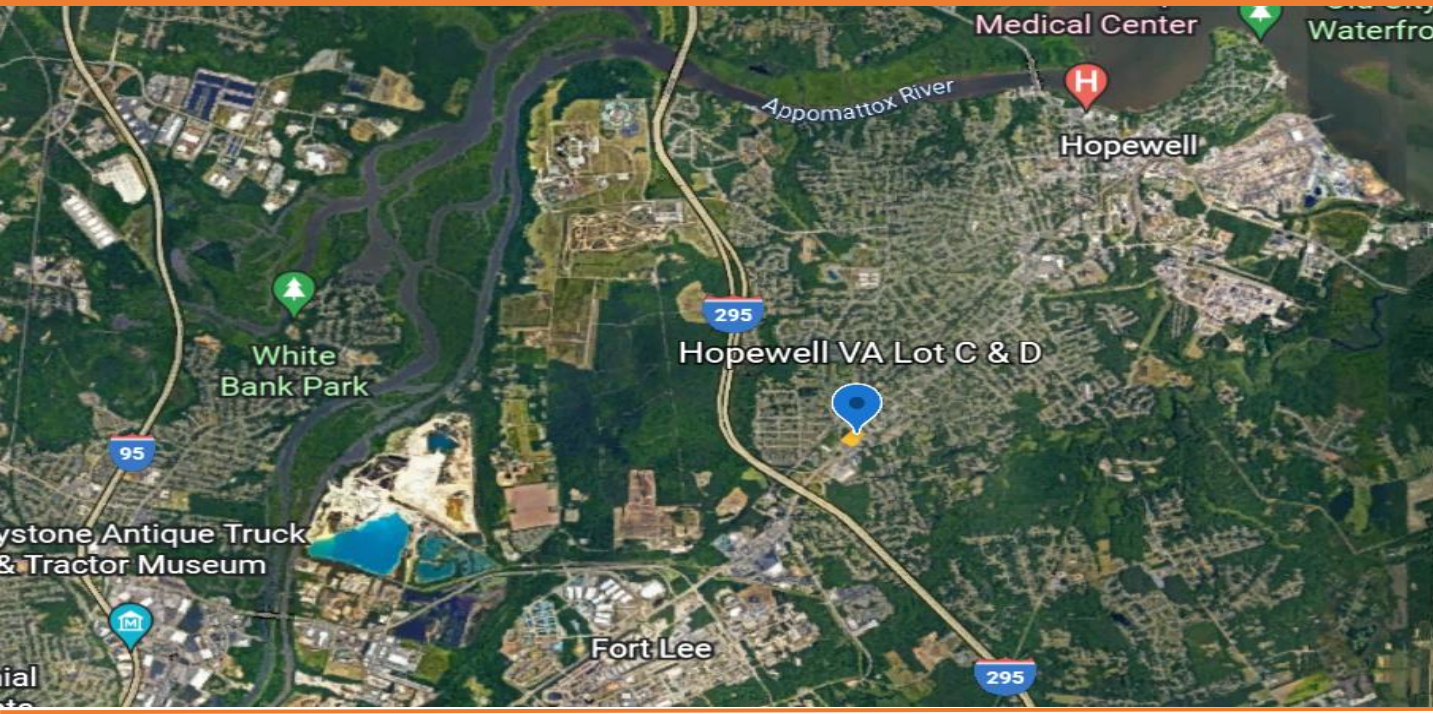


Ashland Point Plaza

SEC Woodlawn St. & Ashland Ave., Hopewell, VA 23860



**PAD SITES FOR SALE,
LEASE OR BUILD-TO-SUIT**

Property Highlights

- 2 Pad Sites available at the corner of Woodlawn Street and Ashland Ave
- Less than a ½ mile from an Interstate 295 interchange
- Less than 2 miles away from Fort Lee, which has an average daily population of 34,000 community members and trains approximately 70,000 troops each year
- Join Walgreens and Captain D's
- All utilities in place

Traffic Counts

- 11,000 AADT along Woodlawn St.
- 8,200 AADT along Ashland Ave.
- 23,000 AADT along I-295 (0.2 miles away)

Demographics

	1 Mile	3 Miles	5 Miles
Population (2020)	7,693	36,845	62,935
Average HH Income (2020)	\$57,493	\$69,581	\$76,009

Property Overview

- Parcel C: 0.69± acres
- Parcel D: 0.74± acres
- Asking Price: Negotiable –
Please call for more information

For Information: Luke Puccinelli 804-283-5437 Luke@PuccinelliManagement.com



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