

**FOR  
LEASE**

PRIME LOCATION

# Office Suite

201 N. Washington Highway | Ashland, VA 23005



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

**THREE STORY OFFICE BUILDING LOCATED  
IN THE HEART OF ASHLAND**

- › **One Suite Available**  
204 - 389± SF
- › Abundant parking
- › 0.5 miles from interstate access
- › Other tenants include Primis Bank, H&R Block and Edward Jones
- › Located near several restaurants, grocery stores and retail shops
- › Lease Rate: \$21.00/FS

### FOR MORE INFORMATION:

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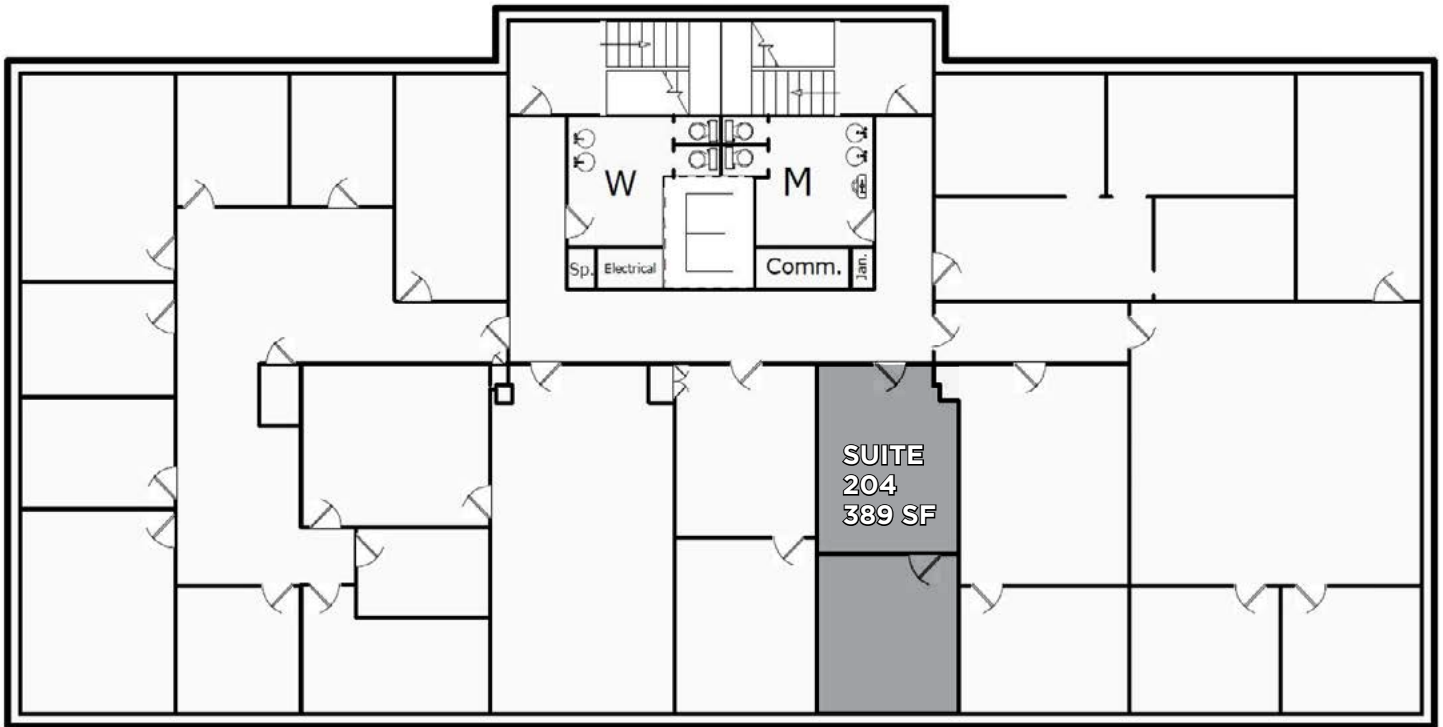
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Commonwealth Commercial Partners, LLC represents the Tenant of this property. Information contained herein is deemed reliable but is not guaranteed.

# FLOOR PLAN

SECOND FLOOR

ONE SUITE AVAILABLE



# HANOVER COUNTY

## ASHLAND OVERVIEW

### SMALL TOWN CHARM, BIG-TIME ACCESS

Ashland is affectionately known as the “Center of the Universe” for its central location and strong sense of community. As of 2025, this walkable, rail-connected town continues to thrive—blending historic charm with modern development.

Conveniently located along the I-95 corridor and just minutes from I-295 and I-64, Ashland offers seamless regional access. Its vibrant downtown invites visitors to stroll along a historic main street lined with shops, restaurants, and the picturesque campus of Randolph-Macon College. Just beyond downtown, a variety of dining, fueling, and lodging options cater to both families and business travelers.



SOURCE: www.ashlandvirginia.com



## MARKET OVERVIEW

# HANOVER SNAPSHOT

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.

SOURCE: [www.hanovervirginia.com](http://www.hanovervirginia.com)