

FOR SALE

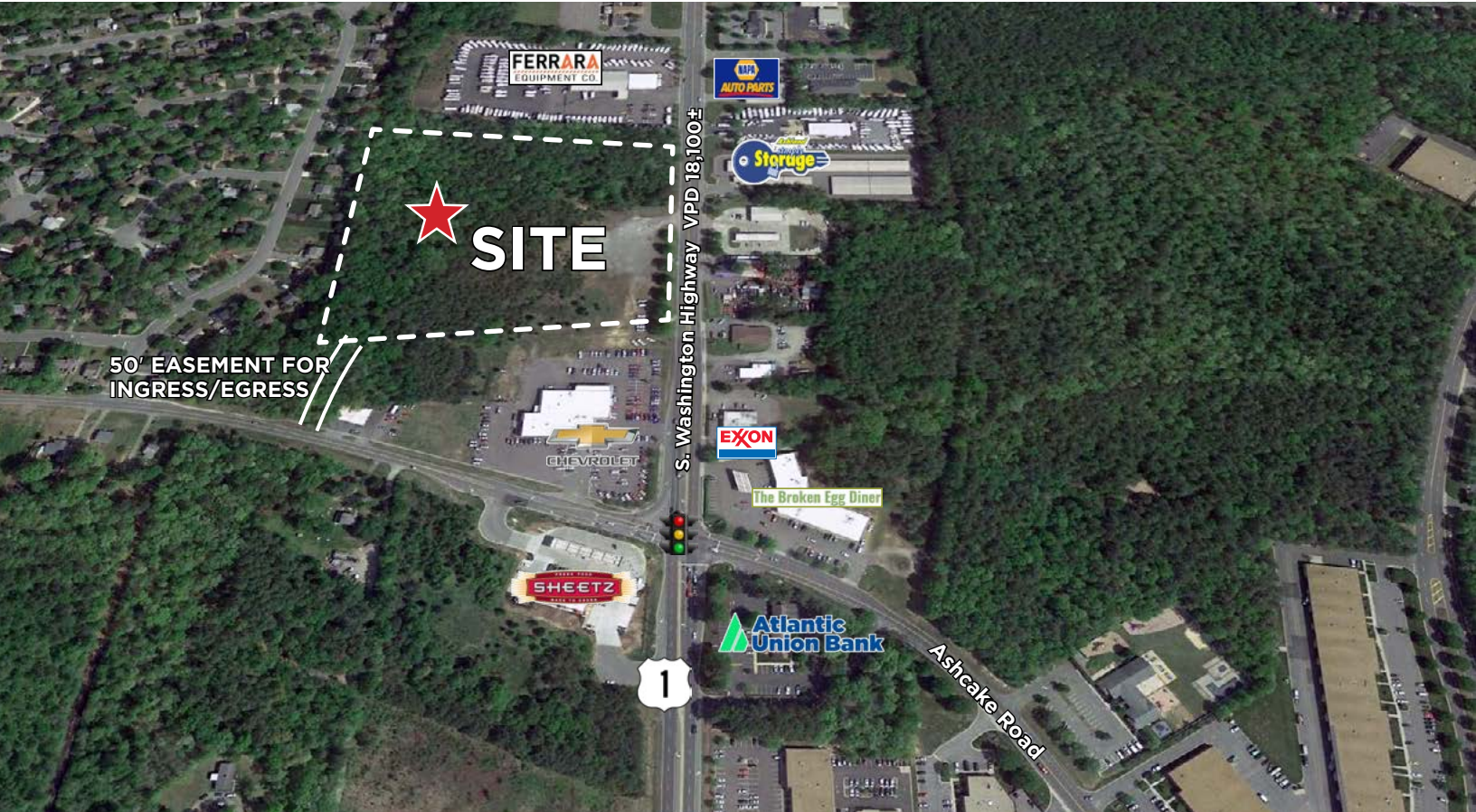
UTILITIES NEARBY

Urban Land

500 S. Washington Highway | Ashland, VA 23005



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 13.63± acres located on Route 1 & Ashcake Road
- › Recently rezoned to B-2
- › Utilities nearby
- › 633' of road frontage along Route 1
- › 50' easement providing access to Ashcake Road
- › Traffic Counts:
 - 18,100± VPD on Route 1
 - 8,300± VPD on Ashcake Road
- › **PRICE REDUCED:** \$1,350,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,320	12,572	23,777
AVERAGE HH INCOME	\$78,414	\$88,837	\$107,590
DAYTIME EMPLOYEES	5,842	12,610	21,981

FOR MORE INFORMATION:

COLTON KONVICKA

Senior Vice President

804-837-4004

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RYAN FANELLI

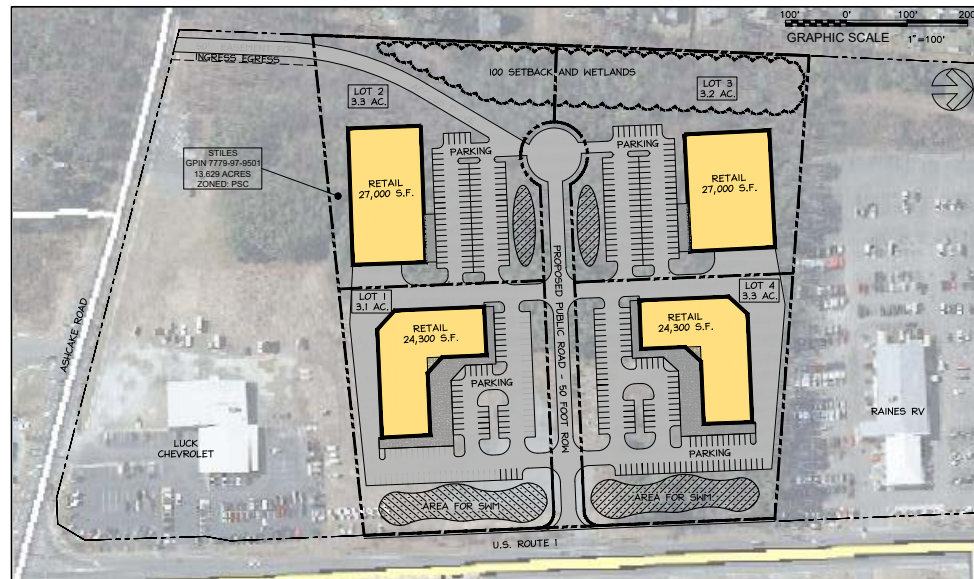
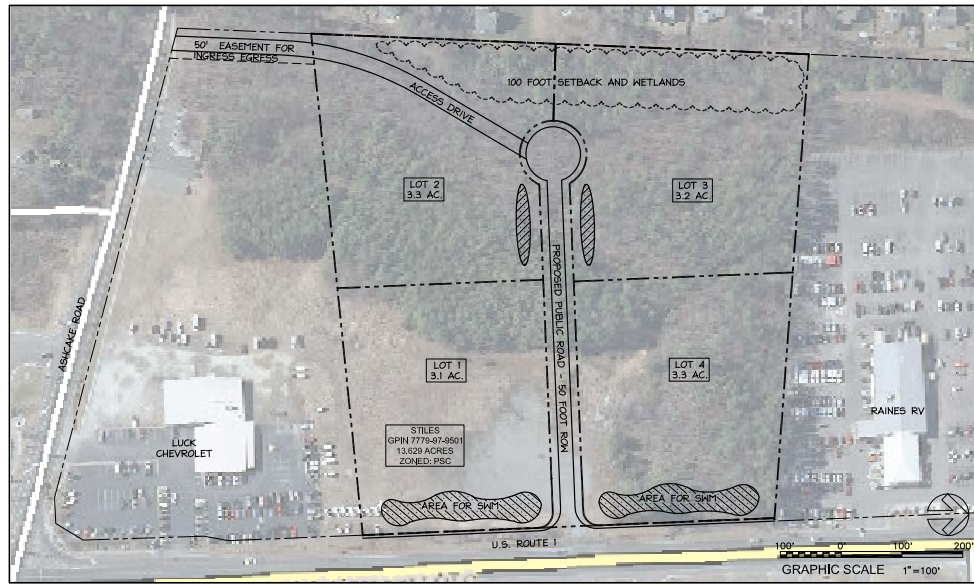
Senior Vice President | Partner

804-400-6163

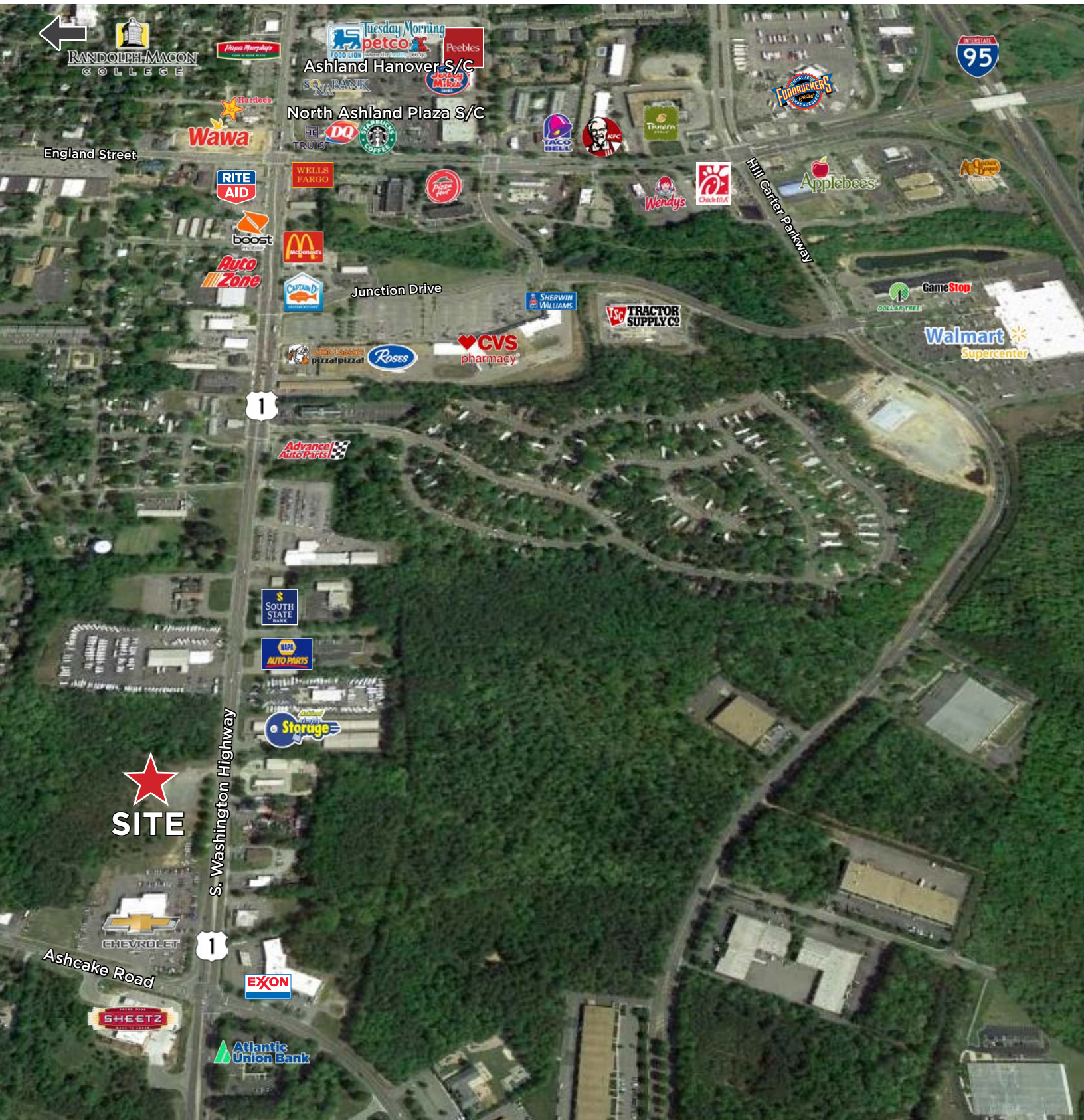
rfanelli@commonwealthcommercial.com

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

CONCEPTUAL SITE PLANS



RETAIL AERIAL



FOR SALE | 500 S WASHINGTON HIGHWAY | ASHLAND, VA 23005