

FOR LEASE

Lakeridge Park

10470 Wilden Drive, Ashland, VA 23005



Exclusive Agent:

WILSON FLOHR, SIOR
(804) 521-1458
wilson@porterinc.com

HANOVER COUNTY BUSINESS PARK

- Suite D: 2,666 SF
- Available March 2026
- 14' Clear
- Dock High Loading
- Zoned M-2
- Ample Parking
- Immediate I-95 Access - Sliding Hill Road to Lakeridge Parkway
- For Lease: \$14/SF MG

4801 Radford Avenue | P.O. Box 6482
Richmond, VA 23230
www.porterinc.com
804-353-7994

PORTER
R E A L T Y

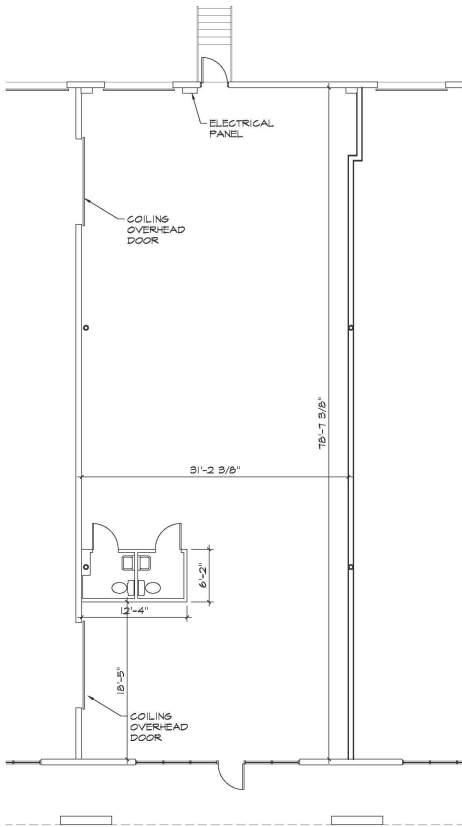


This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY PHOTOS

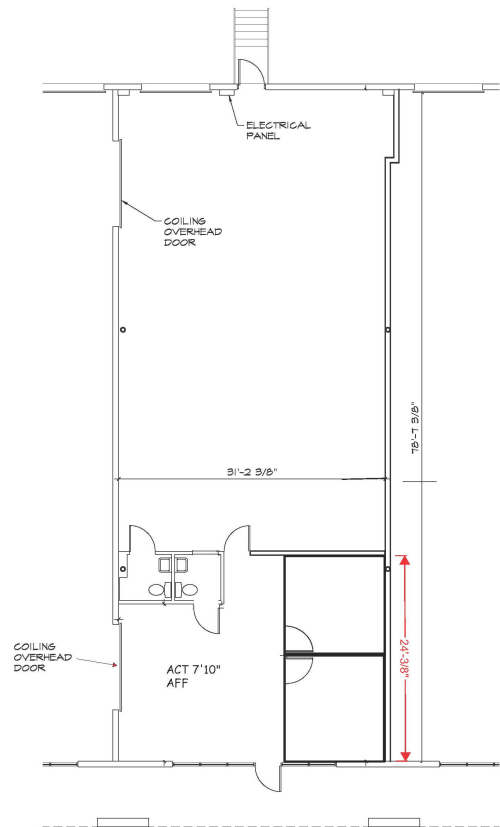
10470 Wilden Drive | Ashland, VA 23005

10470 Wilden Drive



① AS-BUILT PLAN

1/8" = 1'-0"



① SPEC PLAN

1/8" = 1'-0"

NOTE: POTENTIAL BUILDOUT AT
ADDITIONAL COST

Wilson Flohr, SIOR
(804) 521-1458
wilson@porterinc.com



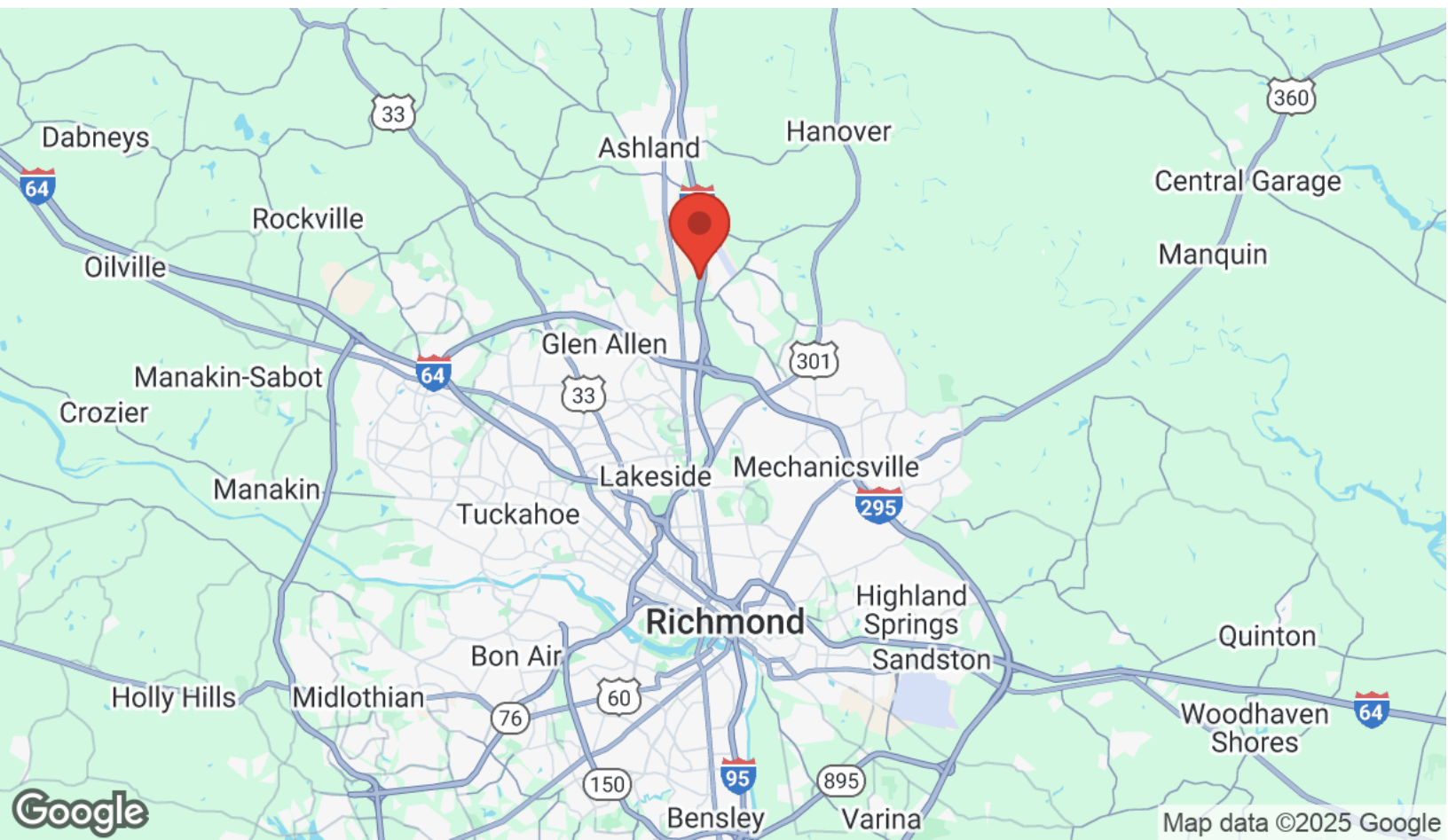
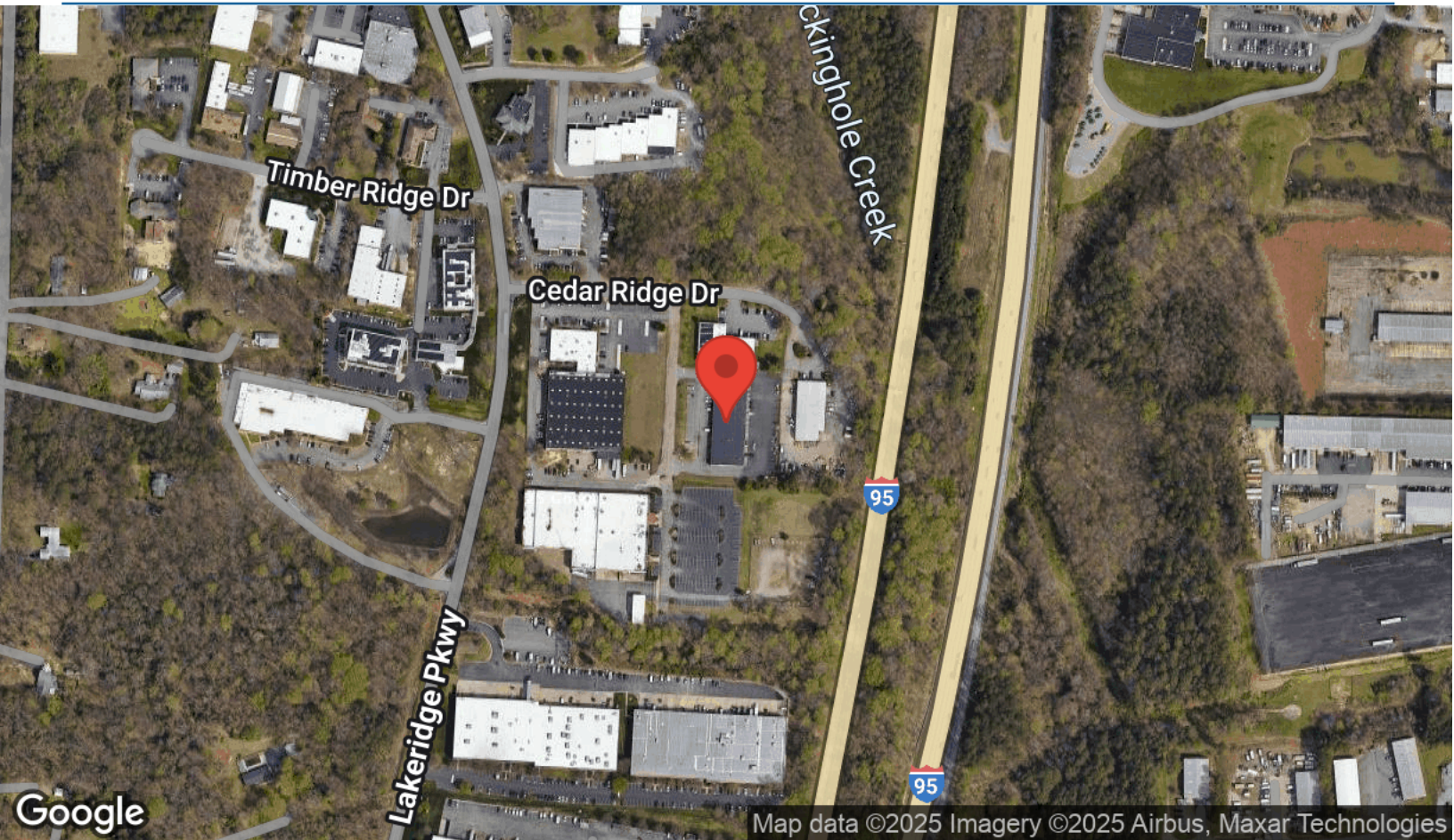
Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

LOCATION MAPS

10470 Wilden Drive | Ashland, VA 23005

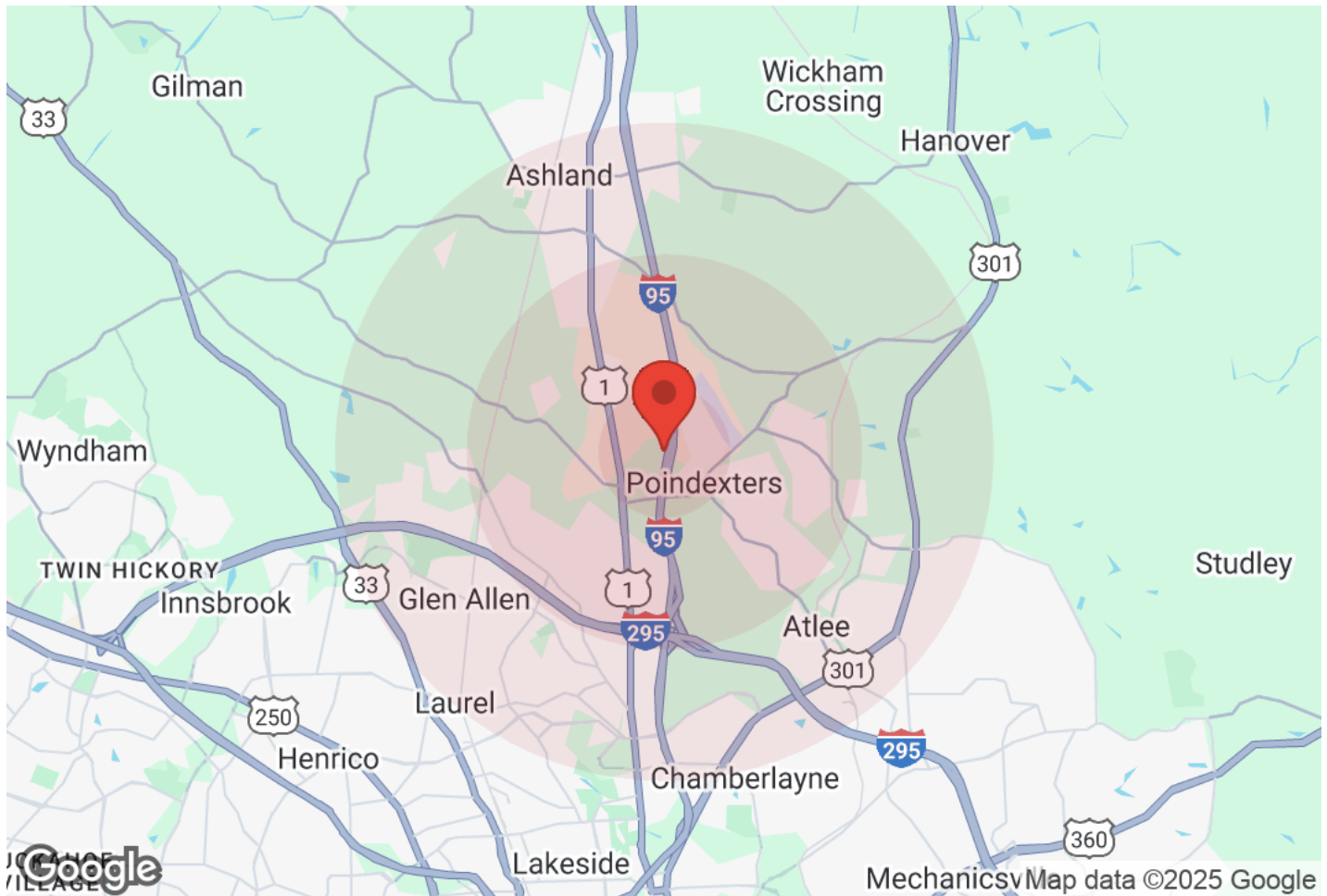
10470 Wilden Drive



DEMOGRAPHICS

10470 Wilden Drive | Ashland, VA 23005

10470 Wilden Drive



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	642	12,834	38,334	Median	\$65,520	\$121,680	\$109,252
Female	582	13,721	39,916	< \$15,000	23	359	1,271
Total Population	1,224	26,554	78,250	\$15,000-\$24,999	27	376	1,031
				\$25,000-\$34,999	14	488	1,428
Age				\$35,000-\$49,999	82	636	2,283
Ages 0-14	206	4,778	13,625	\$50,000-\$74,999	159	1,323	4,172
Ages 15-24	146	3,328	9,764	\$75,000-\$99,999	30	984	3,688
Ages 25-54	496	10,485	30,377	\$100,000-\$149,999	84	2,115	6,659
Ages 55-64	178	3,665	10,443	\$150,000-\$199,999	93	1,708	4,260
Ages 65+	199	4,297	14,041	> \$200,000	14	2,268	5,459
				Housing			
Race				Total Units	556	10,831	32,106
White	699	18,407	50,432	Occupied	527	10,256	30,250
Black	265	4,188	15,736	Owner Occupied	271	7,847	23,358
Am In/AK Nat	4	29	102	Renter Occupied	256	2,409	6,892
Hawaiian	N/A	8	16	Vacant	29	575	1,855
Hispanic	77	1,381	4,437				
Asian	114	1,779	5,321				
Multi-Racial	52	717	2,074				
Other	13	45	133				

Wilson Flohr, SIOR
(804) 521-1458
wilson@porterinc.com



Porter Realty Company, Inc. | 4801 Radford Avenue | P.O. Box 6482 | Richmond, VA 23230 | www.porterinc.com

This information has been prepared by Porter Realty Company, Inc. for marketing purposes only. No representation or warranty, expressed or implied, is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.