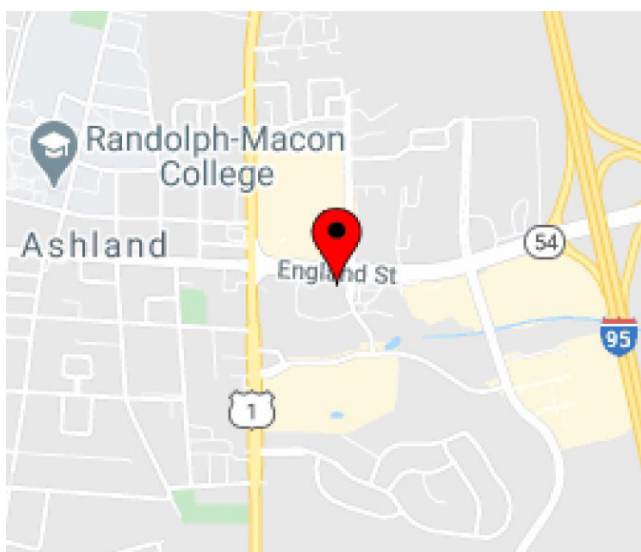


# RESTAURANT SPACE

# FOR LEASE



709 ENGLAND STREET | ASHLAND, VA 23005



## PROPERTY FEATURES

- Located in the heart of Ashland Retail | Restaurant Row just off I-95
- Corner lot signalized intersection with direct access off England Street and Cottage Green Drive
- 2nd generation restaurant space comprising +/-3,522sf on .97 acre parcel; zoned B-2
- Redevelopment could accommodate a drive through by right
- Tall pylon and monument signs with excellent visibility; possible reuse of FF&E
- 25,000 VPD traffic count, high daytime population
- Home to Randolph Macon College (1,500 enrollment)

Join nearby retailers: Panera Bread, Chick-fil-A, Starbuck's, Jersey Mike's, Food Lion, Rite-Aid, Walmart, and many more



**BERKSHIRE HATHAWAY**  
HomeServices

Towne Realty

COMMERCIAL DIVISION

**JANET MOORE, CCIM**

**D: 804.467.9491**

**O: 757.645.4500**

**JANET.MOORE@BHHSTOWNE.COM**

## DEMOGRAPHICS

	1 MI	3 MI	5 MI
TOTAL POPULATION	6,285	11,709	21,083
TOTAL HOUSEHOLDS	2,336	4,465	7,991
MEDIAN HH INCOME	\$53,080	\$65,723	\$81,941
DAYTIME POPULATION	6,906	14,199	25,326

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BERKSHIRE HATHAWAY HOMESERVICES TOWNE REALTY COMMERCIAL DIVISION | 4135 IRONBOUND ROAD WILLIAMSBURG, VIRGINIA 23188



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