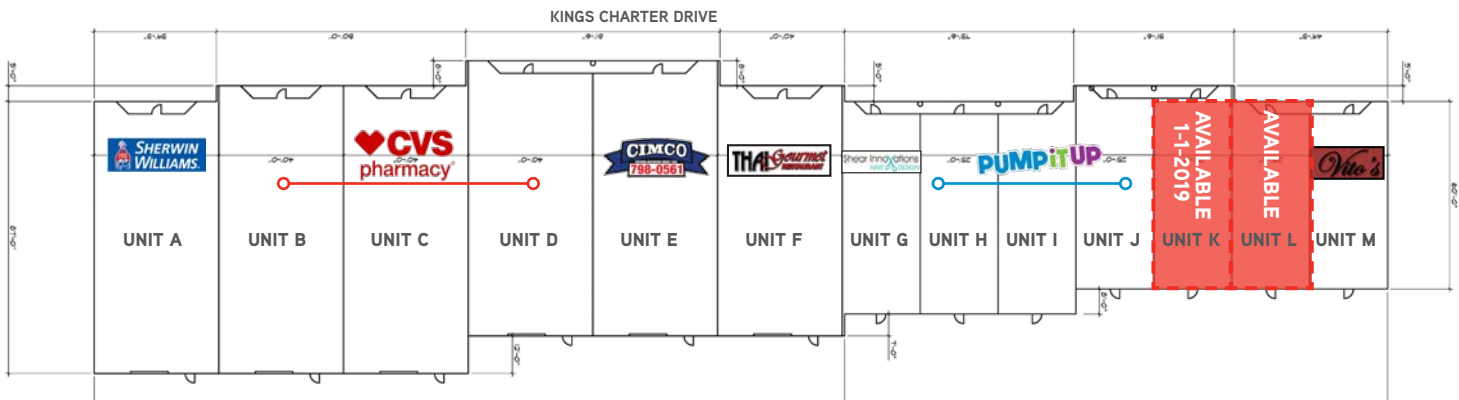


Commerce Center at Kings Charter

FOR LEASE >

9555 Kings Charter Drive | Ashland, VA 23005



CONTACTS

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COLLIERS INTERNATIONAL
7200 Glen Forest Drive
Suite 200
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PROPERTY FEATURES

• RETAIL/OFFICE/FLEX

- Two - 3,500/SF spaces
- Spaces can be combined
- 30' glass fronts
- Newly constructed in 2001
- Meticulously maintained
- Fully conditioned
- Abundant parking
- Gas heat
- 18' ceilings
- Located off I-95 at Atlee/Sliding Hill Road area in Hanover County
- \$9.00/SF, NNN "as-is"

DEMOGRAPHIC FACTS	1 mile	3 mile	5 mile
POPULATION	4,067	66,173	362,991
DAYTIME POPULATION	4,722	41,843	247,491
AVG HH INCOME	\$136,063	\$101,845	\$87,227
TRAFFIC COUNTS	Sliding Hill Road - ±15,000		

Accelerating success.

FOR LEASE >

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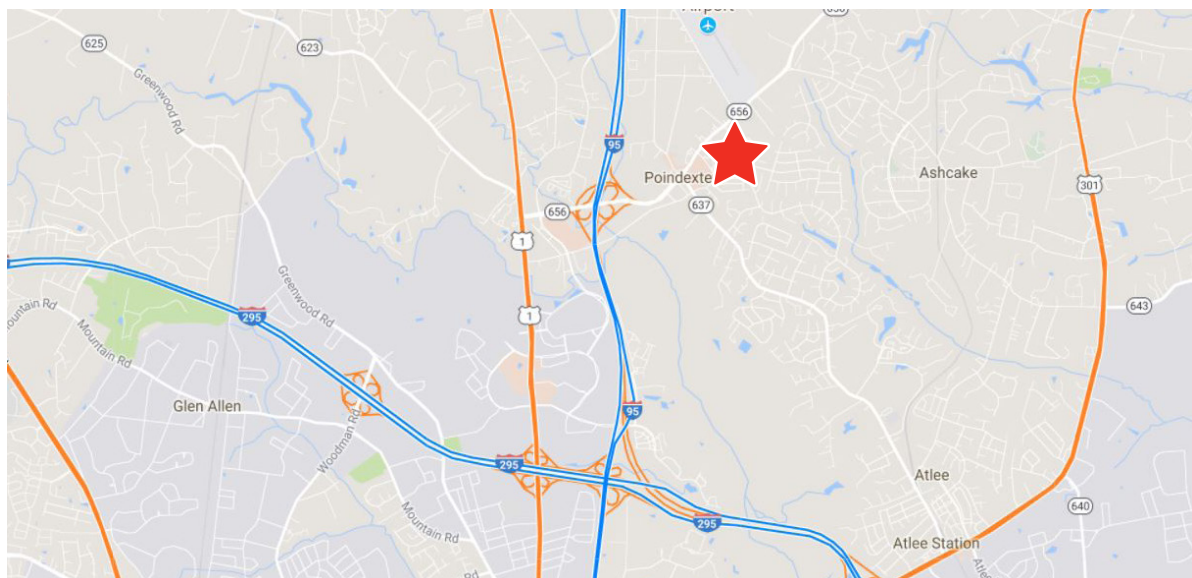


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File name: KingsCharter_9555_Lease rev 10-4-18