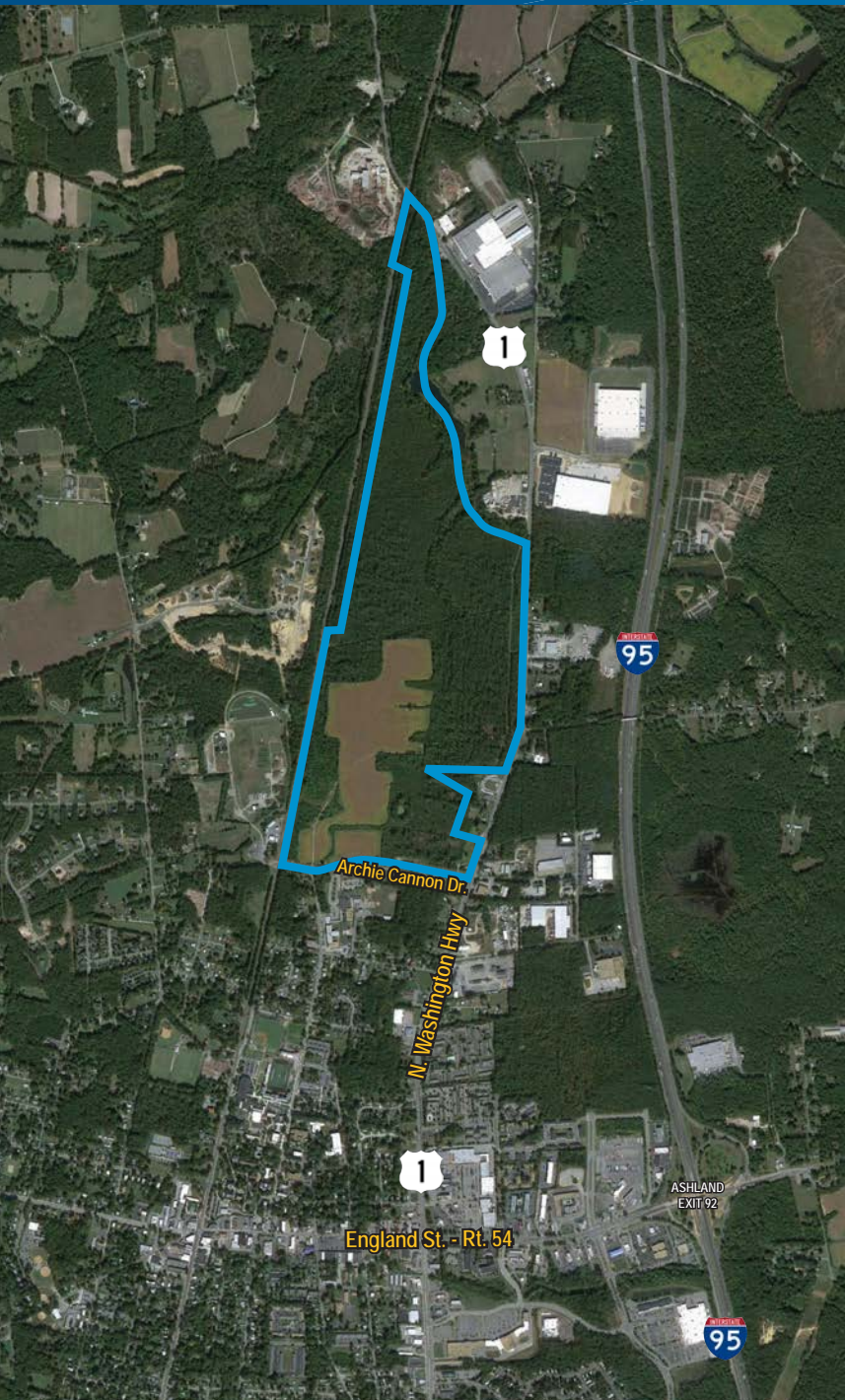


FOR SALE > LAND

# 286 acres - M-1 zoned

ASHLAND, VA 23005 | HANOVER COUNTY



## Property Features

- 286± acres (277 usable)
- Adjacent to US Route 1 and Archie Cannon Drive
- M-1 zoning
- Utilities at site, including natural gas (6"; 60 PSI)
- Rail served by CSX on western side of property
- Prime location for medical campus, manufacturing and distribution space
- Just 1 ½ miles from I-95, Ashland Exit and 5 miles from Doswell Exit
- ±2,600 foot frontage along Route 1
- Call agent for pricing



## STATISTICAL SNAPSHOT 3 MILE RADIUS



### POPULATION

9,532

### AVERAGE HH INCOME

\$88,175



### TRAFFIC COUNTS

8,300 VPD

ARCHIE CANNON DRIVE

23,000 VPD

ROUTE 1 AT ROUTE 54



### AREA DISTRIBUTION SITES

REPUBLIC NATIONAL  
DISTRIBUTING CO. &  
THE VITAMIN SHOPPE

AGENT: CHIP LOUTHAN, SIOR  
804 591 2417  
RICHMOND, VA  
[chip.louthan@colliers.com](mailto:chip.louthan@colliers.com)

COLLIERS INTERNATIONAL  
7200 Glen Forest Drive, Suite 200  
Richmond, VA 23226  
[www.colliers.com/richmond](http://www.colliers.com/richmond)

FOR SALE > LAND

# 286 acres - M-1 zoned

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## CONCEPTUAL SITE PLAN

Building A	275,000 SF
Building B	350,000 SF
Building C	300,000 SF
Building D	400,000 SF
Building E	500,000 SF
Building F	175,000 SF



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FOR SALE > LAND

# 286 acres - M-1 zoned

ASHLAND, VA 23005 | HANOVER COUNTY



## Overview

Conveniently located at the intersection of Route 1 and Archie Cannon Drive, this 286± acre development opportunity has been zoned M-1 in the Town of Ashland located in Hanover County. This zoning allows for a wide variety of light manufacturing, fabricating, processing, wholesale distribution, and warehouse uses. In addition, business office/medical use is permitted; including data processing centers, sports instruction, and facilities necessary for rendering utility services. The Richmond MSA boasts a labor pool of more than 665,000 with a strong labor sector of highly skilled technical workers and white-collar workers.

## Location

Dual access to I-95 from exits 92 (Ashland) and 98 (Doswell). Getting to the Hampton Roads region, as well as the Port of Virginia, is easy since the intersection of I-95 and I-295 is less than five miles south and is railed served by CSX. Strategically positioned, this site is within 500 miles of over half of the nation's manufacturing activity and sixty percent of its major corporate headquarters.

Richmond International Airport (RIC) - 29 minutes, 25 miles

Hanover County Municipal Airport - 13 minutes, 6 miles

Northern Virginia - 58 minutes, 50 miles

Port of Richmond - 40 minutes, 25 miles

Port of Virginia - 2 hours, 103 miles



## Traffic Counts

8,300 VPD Route 1 at Archie Cannon Drive  
23,000 VPD Route 54 (England St) at Route 1  
110,000 VPD I-95 at Exit 92 (Ashland)  
96,000 VPD I-95 at Exit 98 (Doswell)



DEMOGRAPHICS	3 Mile	5 Mile
POPULATION		
Current	7,370	12,695
5 Year Forecast	7,715	13,326
HOUSEHOLDS		
Current	2,678	4,744
5 Year Forecast	2,869	5,081
Median HH Income	\$50,901	\$67,899
Average HH Income	\$63,049	\$80,359
Owner Occupied	1,617	3,460
BUSINESSES		
Total Employees	6,640	11,823
Total Establishments	634	2,594

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