

FOR LEASE

 S.L. NUSBAUM Realty Co.
Since 1906.



SLIDING HILL CORNER

10393 SLIDING HILL ROAD
ASHLAND, VA 23005

FOR MORE INFORMATION, PLEASE CONTACT:

ANDREW THACKER

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BOB BUTCHER

SENIOR VICE PRESIDENT

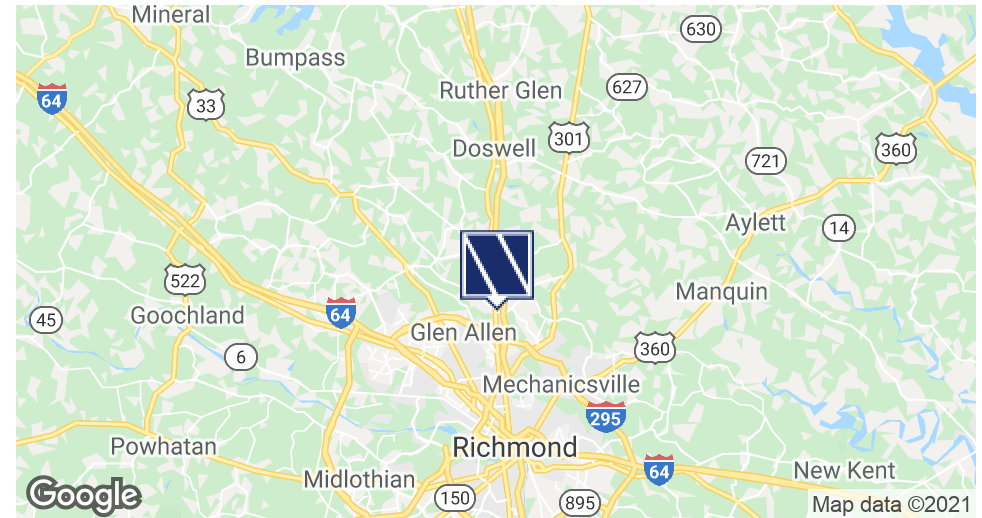
804.320.7600

BBUTCHER@SLNUSBAUM.COM

PROPERTY SUMMARY

10393 SLIDING HILL ROAD, ASHLAND, VA 23005

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OFFERING SUMMARY

Available SF: 700 SF

PROPERTY HIGHLIGHTS

- Join nearby tenants Wawa, Jiffy Lube, Home Depot, Green Top Hunt and Fish, and Sonic
- Center features great visibility from US Rt. 1 - Washington Highway and quick access to I-95 and is adjacent to Norcross Center, a regional Power Center
- 25-acre Henrico Country Sports Arena coming soon
- 1,400 nearby homes under construction

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PROPERTY SUMMARY | 2

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XTEAM
RETAIL ADVISORS

SITE PLAN

10393 SLIDING HILL ROAD, ASHLAND, VA 23005



LEGEND

Available

Unavailable

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SITE PLAN | 3

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS | 4

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VACANCY OVERVIEW

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AVAILABLE SPACES

	SUITE	TENANT	SIZE (SF)
■	Suite E	Available	700 SF

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VACANCY OVERVIEW | 5

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NEARBY DEVELOPMENT

10393 SLIDING HILL ROAD, ASHLAND, VA 23005



CHICKAHOMINY FALLS

- Community for those 55 and older
- Homes and condos
- Multi-use trails and pool
- Planned 400 homes
- Under construction

RIVER MILL

- 255 acres
- Homes and condos
- Multi-use trails and pool
- Planned 1,000 homes
- Under construction



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NEARBY DEVELOPMENT | 7

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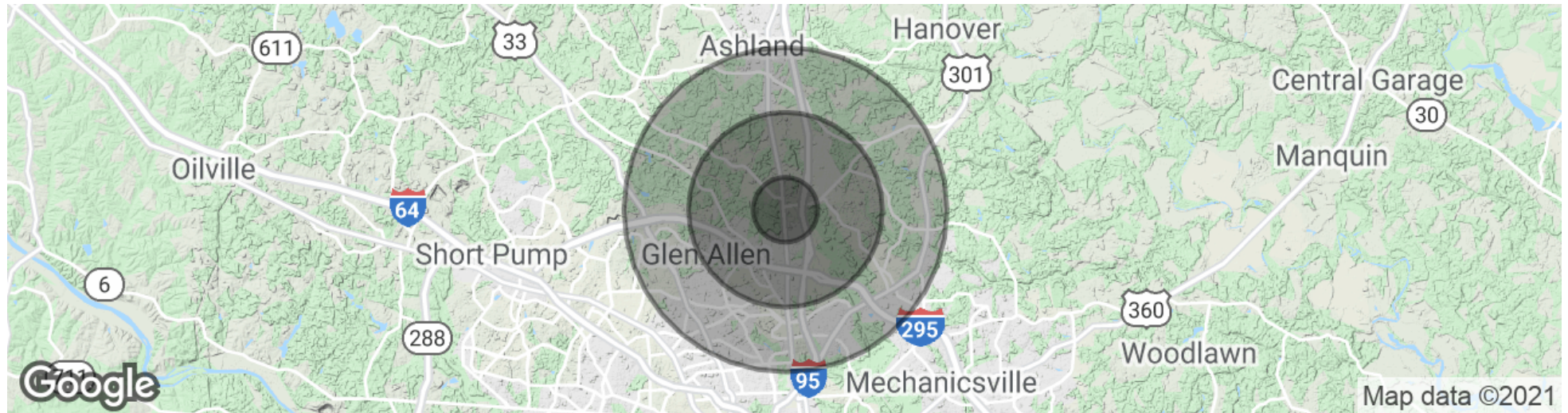
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DEMOGRAPHICS MAP & REPORT



10393 SLIDING HILL ROAD, ASHLAND, VA 23005



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,204	33,159	87,758
2025 Projected	2,298	34,614	91,916
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	857	12,190	34,660
Average HH Income	\$120,095	\$120,211	\$103,841

* Based on 2020 ESRI data

TRAFFIC COUNT	VPD
US Route 1/Washington Highway	26,000
Sliding Hill Road	19,000

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DEMOGRAPHICS MAP & REPORT | 8

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