



OUTLETS AT RICHMOND

Ashland, Virginia



- Exceptional visibility from Interstate 95 and easy access from freeway (over 117,000 ADT)
- Location is more than a 55 mile drive to the nearest outlet center
- Complemented by hotels, restaurants and service retail
- Located in-between Bass Pro Shops (150,000 square feet) and Harley Davidson Store (50,000 square feet) which attract over 2 million visitors annually

Future LED SIGN

- State-of-the-art LED signage
- 84-feet tall
- High-definition messaging
- Proven to drive sales and traffic



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LOCATION

Ashland, Virginia

Interstate Highway 95, exit 89, Lewistown Road.

MARKET

Richmond



MARKET STATISTICS & DEMOGRAPHICS

	15 Miles	30 Miles	60 Miles
POPULATION	615,060	1,171,426	2,237,720
MEDIAN AGE	38.1	39.2	39.7
POPULATION GROWTH 2016-2021	5.25%	5.90%	5.95%
AVERAGE HOUSEHOLD INCOME	\$86,318	\$88,797	\$89,356
NUMBER OF HOUSEHOLDS	251,297	453,007	843,347
MEDIAN HOME VALUE	\$283,154	\$267,840	\$280,678

Source: ESRI 2021 Estimate/Projections

TRAFFIC COUNT



Interstate 95, Ashland

117,000 Vehicles/Day

SHOPPING CENTERS WITHIN 40 MILES OF OUTLETS AT RICHMOND

	AERIAL DISTANCE	DRIVING DISTANCE APPROX. DRIVE TIME
A. Virginia Center Commons, Glen Allen JCPenney Sears	3 Miles	4 Miles 7 Minutes
B. Shops at Willow Lawn, Richmond Dick's Sporting Goods DSW Old Navy Ross	9 Miles	14 Miles 18 Minutes
C. Regency Square, Richmond JCPenney Sears	10 Miles	15 Miles 19 Minutes
D. Short Pump Town Center, Richmond Dick's Sporting Goods Dillard's Macy's Nordstrom	10 Miles	17 Miles 21 Minutes
E. Stony Point Fashion Park, Richmond CinéBistro Dick's Sporting Goods Dillard's Saks Fifth Avenue	13 Miles	19 Miles 26 Minutes
F. Chesterfield Towne Center, Richmond JCPenney Macy's Sears T.J.Maxx	16 Miles	22 Miles 20 Minutes
G. Westchester Commons, Midlothian Dressbarn Maurices Regal Cinema Target	19 Miles	29 Miles 33 Minutes
H. Southpark Mall, Colonial Heights JCPenney Macy's	32 Miles	37 Miles 43 Minutes

OUTLET CENTERS

	AERIAL DISTANCE	DRIVING DISTANCE APPROX. DRIVE TIME
1. Williamsburg Premium Outlets, Williamsburg	47 Miles	56 Miles 58 Minutes
2. Potomac Mills, Woodbridge	65 Miles	71 Miles 1 Hr., 12 Mins.
3. Leesburg Corner Premium Outlets, Leesburg	97 Miles	111 Miles 2 Hrs., 3 Mins.



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