

Hanover  
Industrial Park

INTERSTATE  
95

131,000 VPD

Glen Allen  
Golf

A-Box

NEW MILLENNIUM  
AUTO SALES

WOLF-DODGE  
CHRYSLER-JEEP  
RAM

1

United  
Rentals

7-Eleven

Arby's

SONIC

Wawa

Home Depot

Circle K

GREEN TOP

BUDGET  
STORAGE

WASHINGTON HWY

23.18 ACS

Virginia Center  
Self Storage

38.69 ACS

KINGS ACRES RD

LAKE RIDGE PKY

VERENA

SEARS

Virginia Center Commons  
★macy's

Burlington

Chick-fil-A

Wendy's

JP Morgan

MARTIN'S

Applebee's

F

SUNTRUST

GOODYEAR

SHONEY'S

Famous Dave's

REGAL CINEMAS

MERCHANTS

McDonald's

OfficeMax

COURTYARD

RED ROBIN

DICK'S

COLD STONE

Essex Bank

BEST BUY

MICHAEL'S

BLACKBERRY

Chipotle

Wendy's

BED BATH & BEYOND

PETSMART

BARNES & NOBLE

Pier 1 Imports

WACHOVIA

Springhill Suites

Greens

45,000 VPD

INTERSTATE  
295

The Crossings  
Golf Course

**PORTER**  
REALTY

Porter Realty Company, Inc.  
4801 Radford Avenue  
P. O. Box 6482  
Richmond, VA 23230

Phone: (804) 353-7994  
FAX: (804) 355-7950  
www.porterinc.com

Cliff Porter, CCIM, SIOR  
Direct: (804) 521-1442

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## **Property Overview**

**Location:** Route 1/Washington Hwy & Kings Acres Rd, Ashland, VA 23005 – 61.87 Acres +/- Total

**Sale Price:** \$350,000/acre – Parcels 1 thru 4

\$225,000/acre – Parcels 5 thru 7

\$2,000,000 – Parcels 8 thru 14

### **Parcel 1:**

- Acreage: 1.26 Acres +/-
- Tax ID: 7787-33-4698
- Zoning: B-3

### **Parcel 2:**

- Acreage: 1.02 Acres +/-
- Tax ID: 7787-33-6669
- Zoning: B-3/A-1

### **Parcel 3:**

- Acreage: 6.35 Acres +/-
- Tax ID: 7787-33-9986
- Zoning: A-1

### **Parcel 4:**

- Acreage: 4.82 Acres +/-
- Tax ID: 7787-43-4803
- Zoning: A-1

### **Parcel 5:**

- Acreage: 3.23 Acres +/-
- Tax ID: 7787-34-7059
- Zoning: B-3/A-1

### **Parcel 6:**

- Acreage: 3.24 Acres +/-
- Tax ID: 7787-34-6294
- Zoning: B-3/A-1

### **Parcel 7:**

- Acreage: 3.26 Acres +/-
- Tax ID: 7787-34-6349
- Zoning: B-3/A-1

### **Parcel 8:**

- Acreage: .7 Acres +/-
- Tax ID: 7787-33-7358
- Zoning: B-3

### **Parcel 9:**

- Acreage: .35 Acres +/-
- Tax ID: 7787-43-0401
- Zoning: B-3/A-1

### **Parcel 10:**

- Acreage: .32 Acres +/-
- Tax ID: 7787-43-0472
- Zoning: A-1

### **Parcel 11:**

- Acreage: .89 Acres +/-
- Tax ID: 7787-43-7024
- Zoning: A-1

### **Parcel 12:**

- Acreage: 2.5 Acres +/-
- Tax ID: 7787-43-2027
- Zoning: A-1

### **Parcel 13:**

- Acreage: 19.37 Acres +/-
- Tax ID: 7787-42-5542
- Zoning: A-1

### **Parcel 14:**

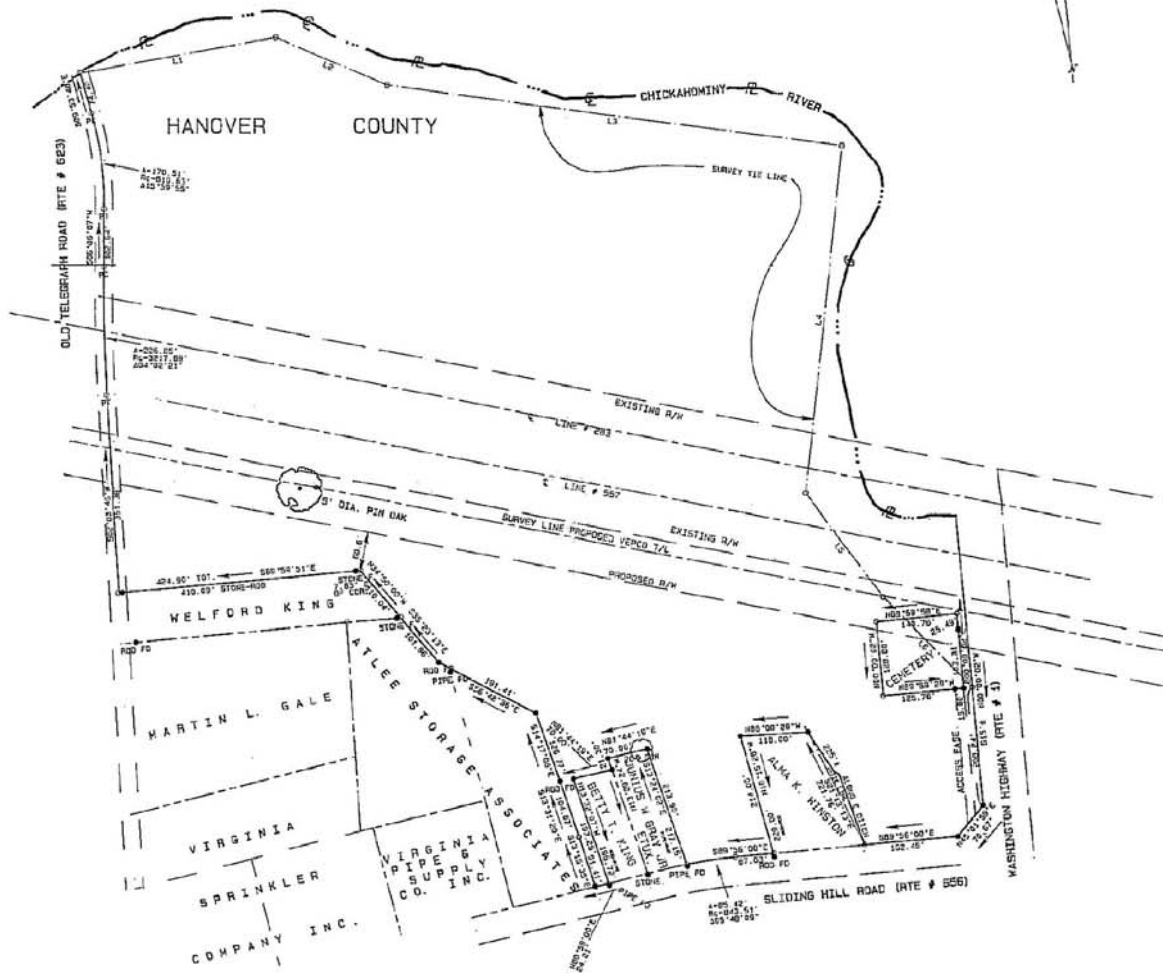
- Acreage: 14.56 Acres +/-
- Tax ID: 7787-32-8821
- Zoning: B-3/A-1



BEARING	DISTANCE
L1	S64°29'55"W 248.36'
L2	S69°43'00"W 112.12'
L3	S78°33'09"W 331.13'
L4	S11°18'27"E 314.77'
L5	S31°53'25"W 228.18'
L6	S39°12'39"W 231.01'

• DENOTES ROD UNLESS OTHERWISE NOTED.

VIRGINIA CENTER COMMONS SHOPPING CENTER  
HENRICO COUNTY



GREEN  
TOP

AREA NORTH OF VEPCO R/W 6.48 ACRES  
AREA SOUTH OF VEPCO R/W 16.24 ACRES  
AREA IN EXISTING VEPCO R/W 7.61 ACRES  
AREA IN PROPOSED VEPCO R/W 2.82 ACRES  
TOTAL AREA 33.15 ACRES

SURVEY OF THE CHARLES H. KING ESTATE  
SITUATED AT THE SOUTHEAST INTERSECTION OF RTE. #656 AND RTE. #1  
ASHLAND DISTRICT HANOVER COUNTY, VIRGINIA

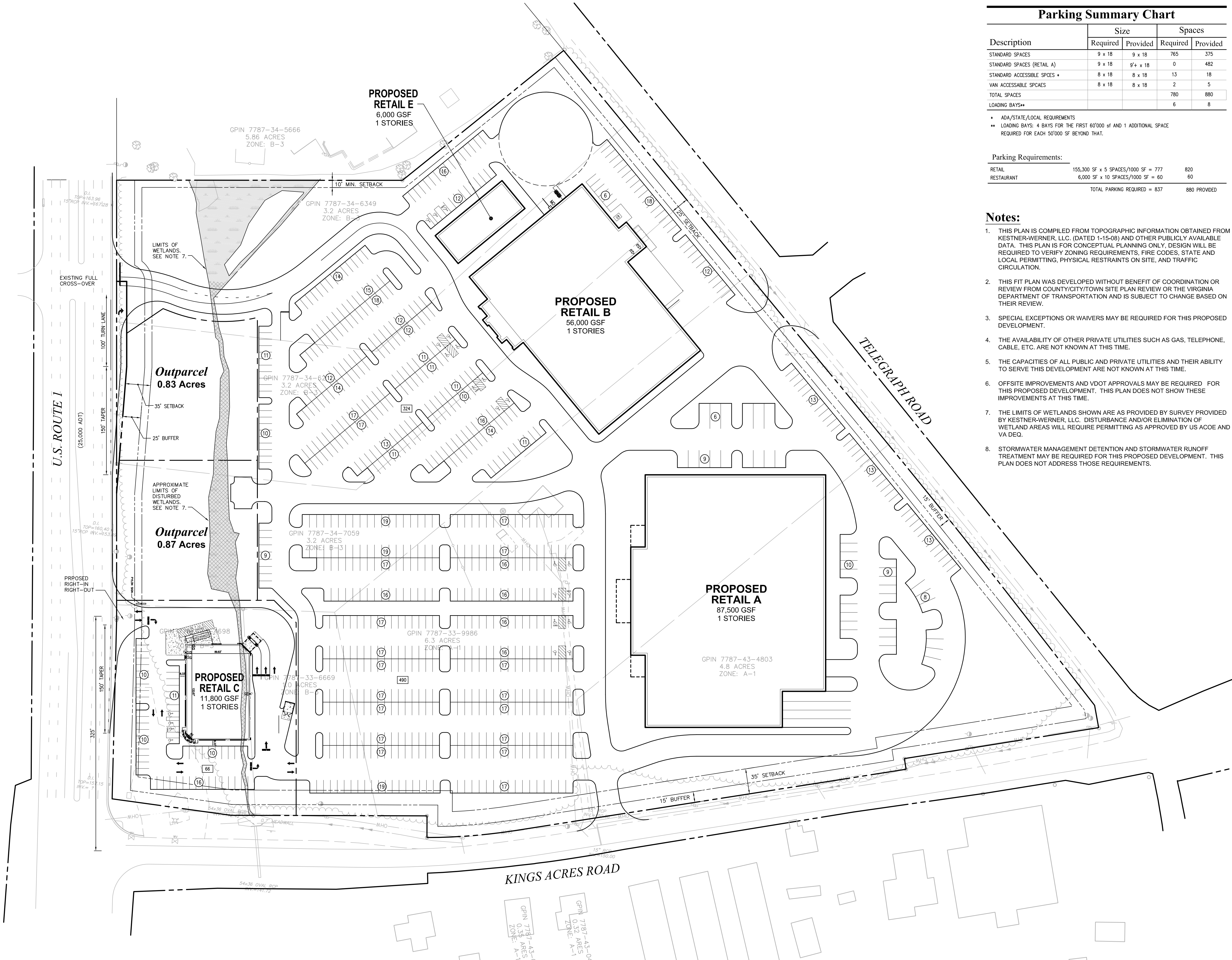
SCALE: 1" = 100'

FEBRUARY 10, 1993

**PORTER**  
REALTY

LAND SURVEY

DOWNING SURVEYS INC.  
P. O. BOX 1530 ASHLAND, VA. 23005  
PHONE: 798-6795 CR 748-3509  
J.W. 930102



Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	765	375
STANDARD SPACES (RETAIL A)	9 x 18	9'+ x 18	0	482
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	13	18
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	2	5
TOTAL SPACES			780	880
LOADING BAYS**			6	8

- ADA/STATE/LOCAL REQUIREMENTS
- LOADING BAYS: 4 BAYS FOR THE FIRST 60'000 sf AND 1 ADDITIONAL SPACE REQUIRED FOR EACH 50'000 SF BEYOND THAT.

Parking Requirements:			
RETAIL	155,300 SF x 5 SPACES/1000 SF = 777	820	
RESTAURANT	6,000 SF x 10 SPACES/1000 SF = 60	60	
TOTAL PARKING REQUIRED = 837		880 PROVIDED	

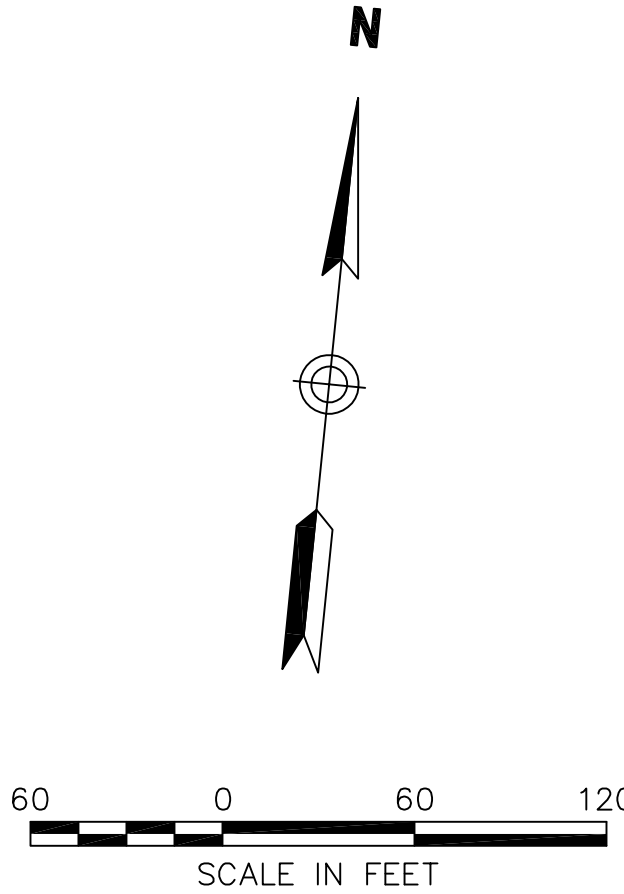
Notes:

- THIS PLAN IS COMPILED FROM TOPOGRAPHIC INFORMATION OBTAINED FROM KESTNER-WERNER, LLC. (DATED 1-15-08) AND OTHER PUBLICLY AVAILABLE DATA. THIS PLAN IS FOR CONCEPTUAL PLANNING ONLY. DESIGN WILL BE REQUIRED TO VERIFY ZONING REQUIREMENTS, FIRE CODES, STATE AND LOCAL PERMITTING, PHYSICAL RESTRAINTS ON SITE, AND TRAFFIC CIRCULATION.
- THIS FIT PLAN WAS DEVELOPED WITHOUT BENEFIT OF COORDINATION OR REVIEW FROM COUNTY/CITY/TOWN SITE PLAN REVIEW OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND IS SUBJECT TO CHANGE BASED ON THEIR REVIEW.
- SPECIAL EXCEPTIONS OR WAIVERS MAY BE REQUIRED FOR THIS PROPOSED DEVELOPMENT.
- THE AVAILABILITY OF OTHER PRIVATE UTILITIES SUCH AS GAS, TELEPHONE, CABLE, ETC. ARE NOT KNOWN AT THIS TIME.
- THE CAPACITIES OF ALL PUBLIC AND PRIVATE UTILITIES AND THEIR ABILITY TO SERVE THIS DEVELOPMENT ARE NOT KNOWN AT THIS TIME.
- OFFSITE IMPROVEMENTS AND VDOT APPROVALS MAY BE REQUIRED FOR THIS PROPOSED DEVELOPMENT. THIS PLAN DOES NOT SHOW THESE IMPROVEMENTS AT THIS TIME.
- THE LIMITS OF WETLANDS SHOWN ARE AS PROVIDED BY SURVEY PROVIDED BY KESTNER-WERNER, LLC. DISTURBANCE AND/OR ELIMINATION OF WETLAND AREAS WILL REQUIRE PERMITTING AS APPROVED BY US ACOE AND VA DEQ.
- STORMWATER MANAGEMENT DETENTION AND STORMWATER RUNOFF TREATMENT MAY BE REQUIRED FOR THIS PROPOSED DEVELOPMENT. THIS PLAN DOES NOT ADDRESS THOSE REQUIREMENTS.

**Vanasse Hangen Brustlin, Inc.**

Transportation  
Land Development  
Environmental Services

115 South 15th Street, Suite 200  
Richmond, Virginia 23219  
804.343.7100 • FAX 804.343.1713



No.		Revision		Date	Apprv
Designed by		Drawn by		Checked by	
CAD checked by		Approved by			
Scale	1"=60'		Date	February 25, 2009	

Retail Development

Route 1 and Kings Acres Road  
 Hanover County, Virginia  
 Issued for

Not Approved for Construction  
 Drawing Title

Conceptual  
 Site Plan

Drawing Number

CP-7

Sheet of

Project Number

81048.09