



LAND FOR LEASE

RUTHER GLEN LAND

LADYSMITH ROAD, RUTHER GLEN, VA 22546



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Pad Sites for lease on VA-639 (Ladysmith Rd), strategically located between Richmond & Fredericksburg.

PROPERTY HIGHLIGHTS

- Pad Sites for lease on VA-639 (Ladysmith Rd), In between two major thoroughfares, I-95 & Route 1
- Eight exits from the upcoming 135-acre Kalahari Project
- Positioned near D.R. Hortons, the nation's largest home builder, 480-acre Ladysmith Village residential development
- Join Wawa, Sheetz, Tractor Supply, Food Lion, and more
- Strategically located in a high-growth area just north of Richmond, VA
- The caddy-cornered Food Lion Ranks in the 87th percentile nationwide, Per PlacerAi

OFFERING SUMMARY

Lease Rate: Negotiable
Available: 15.81 Acres

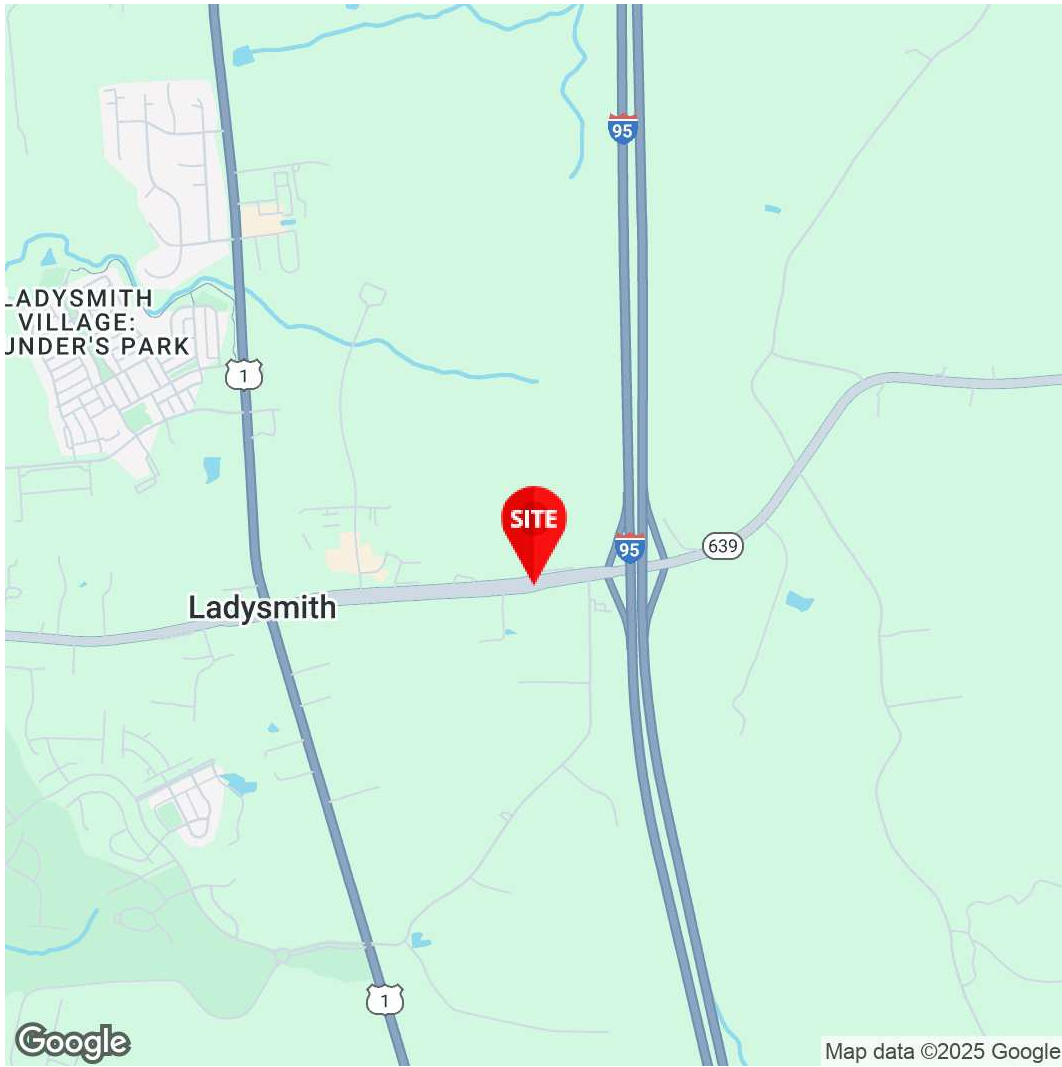
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,078	5,539	11,831
Total Population	8,468	15,155	32,158
Average HH Income	\$125,081	\$128,625	\$120,820

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RETAILER MAP





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