

FOR LEASE

RETAIL AT LADYSMITH

Ladysmith Rd | Ruther Glen, VA 22546



S.L. NUSBAUM
REALTY CO.



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PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Building Size:	5,960 SF
Available SF:	Unit 2: 1,360 SF
	Unit 3: 1,360 SF
	Unit 4: 1,360 SF

DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
Total Population	14,941	18,990	31,066
Total Households	5,484	6,893	11,328
Average HH Income	\$108	\$119,440	\$112,819

PROPERTY OVERVIEW

An Outstanding Opportunity for Prospective Businesses Seeking Convenient and Effortless Access to Interstate 95

PROPERTY HIGHLIGHTS

- Units can be leased as a single unit (1,360 SF), combined into two units (2,720 SF), or 3 units (4,080 SF)
- PSC (Planned Shopping Center) Zoning

**JOIN
DUNKIN'**

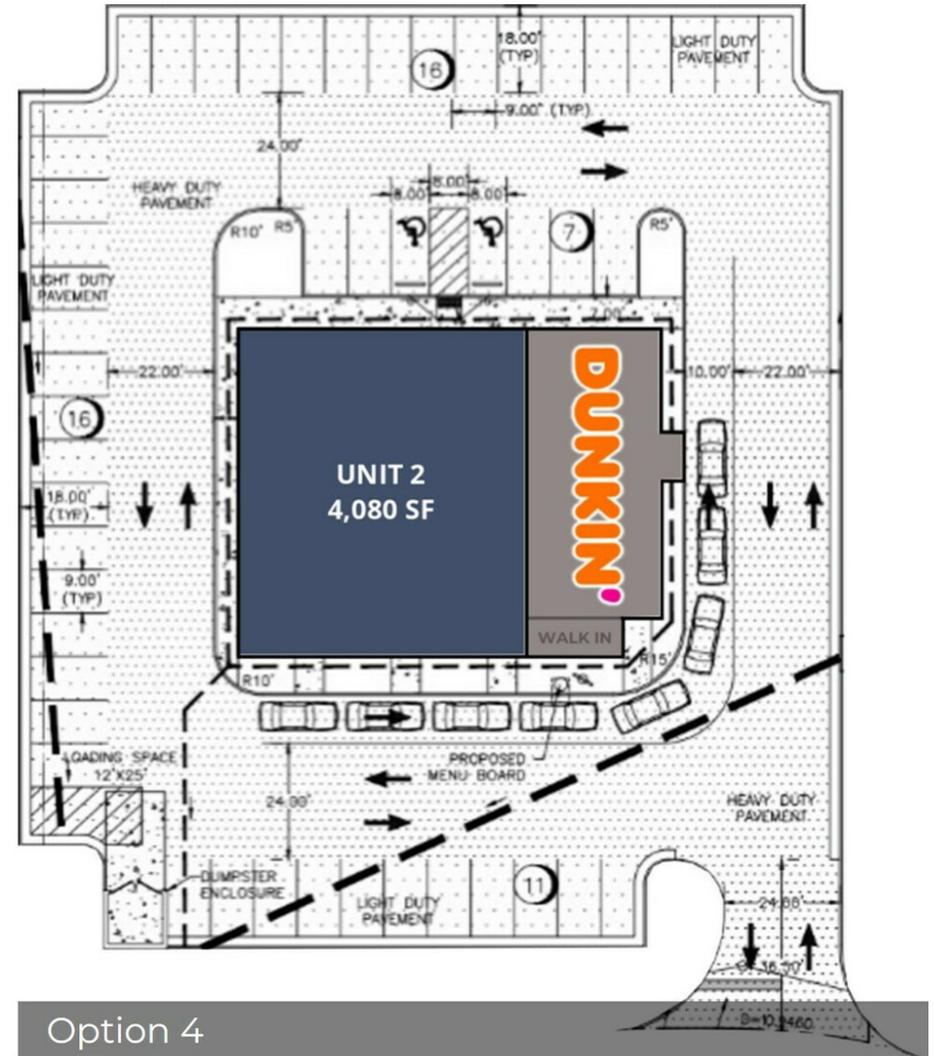
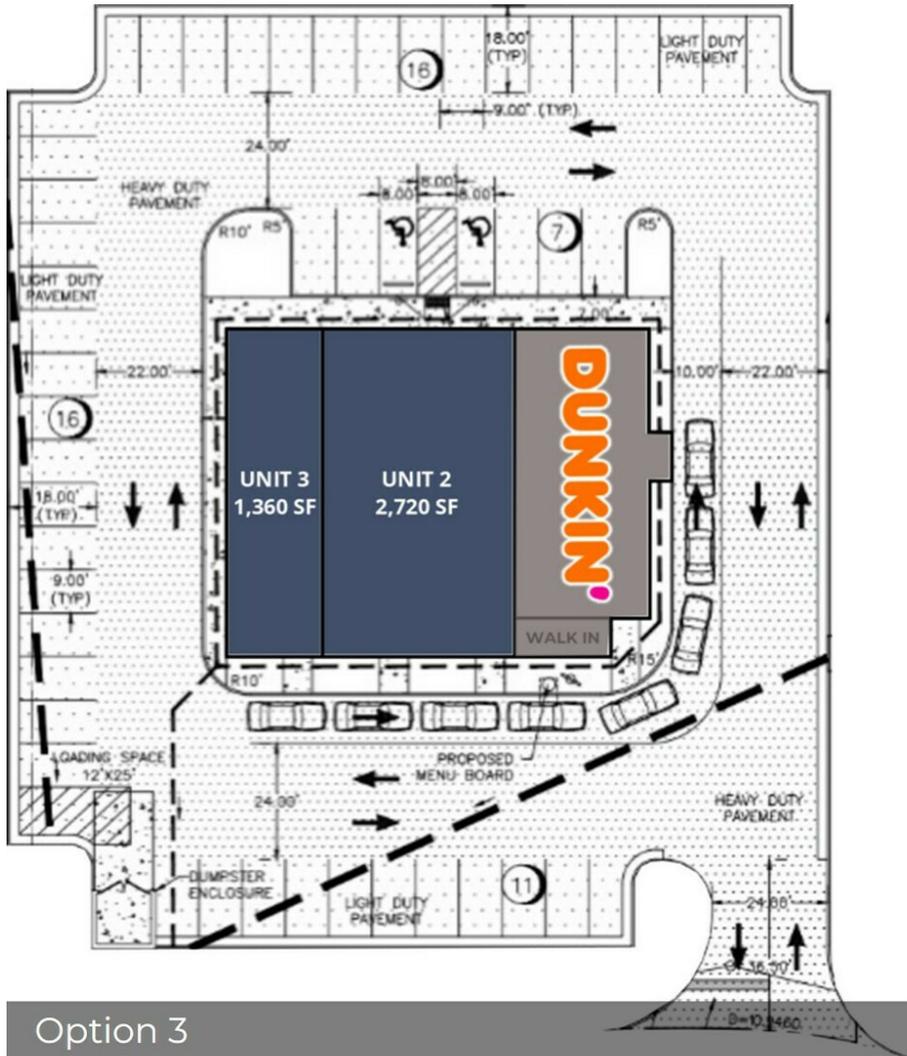
SITE PLAN OPTIONS

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PROPOSED FRONT & BACK ELEVATIONS

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1 North
1/4" = 1'-0"



1 South
1/4" = 1'-0"

PROPOSED SIDE ELEVATIONS

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2 East
1/4" = 1'-0"



2 West
1/4" = 1'-0"

TRADE AREA

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Google

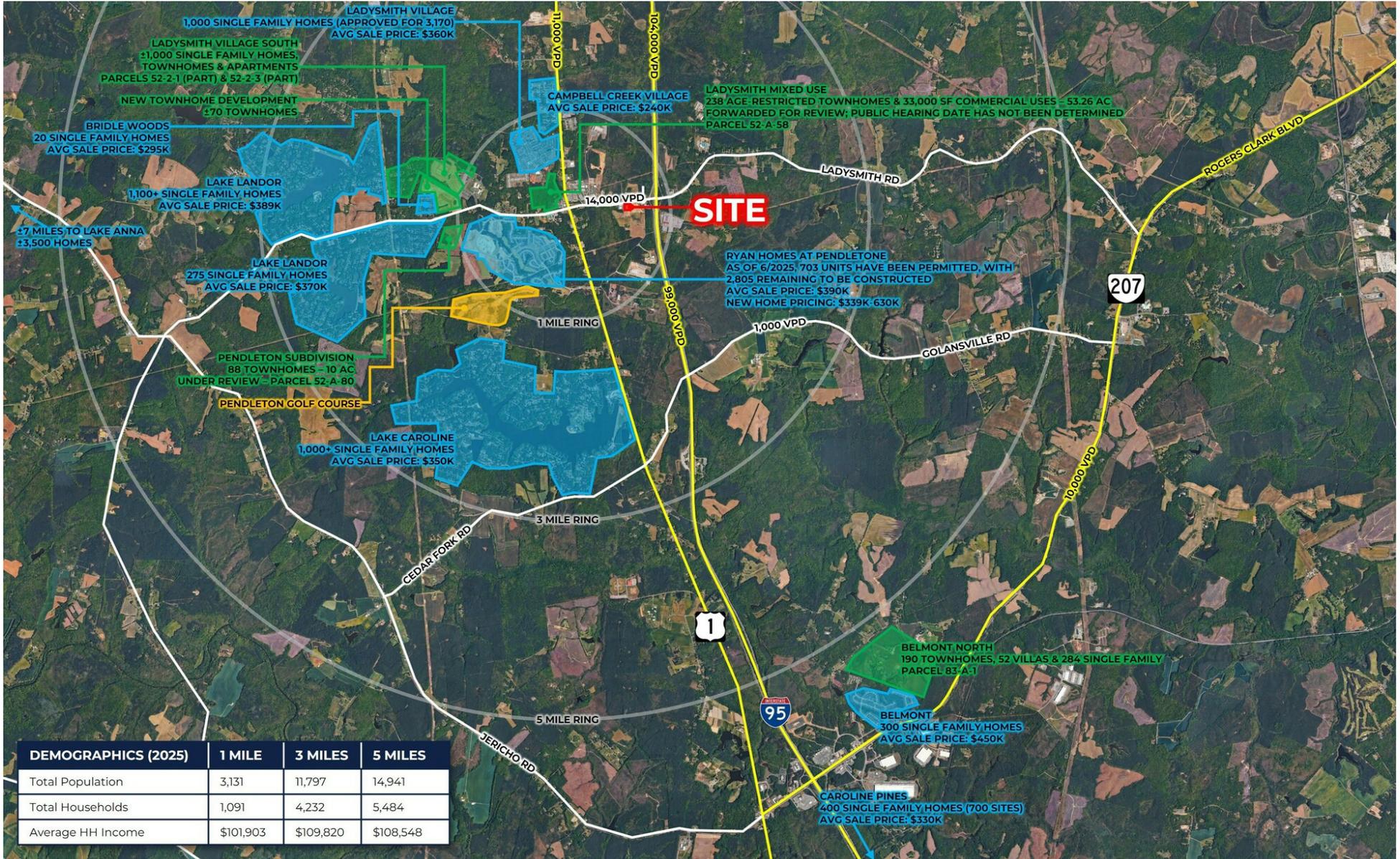
AREA DEVELOPMENT

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DEMOGRAPHICS (2025)	1 MILE	3 MILES	5 MILES
Total Population	3,131	11,797	14,941
Total Households	1,091	4,232	5,484
Average HH Income	\$101,903	\$109,820	\$108,548

CONTACT INFORMATION

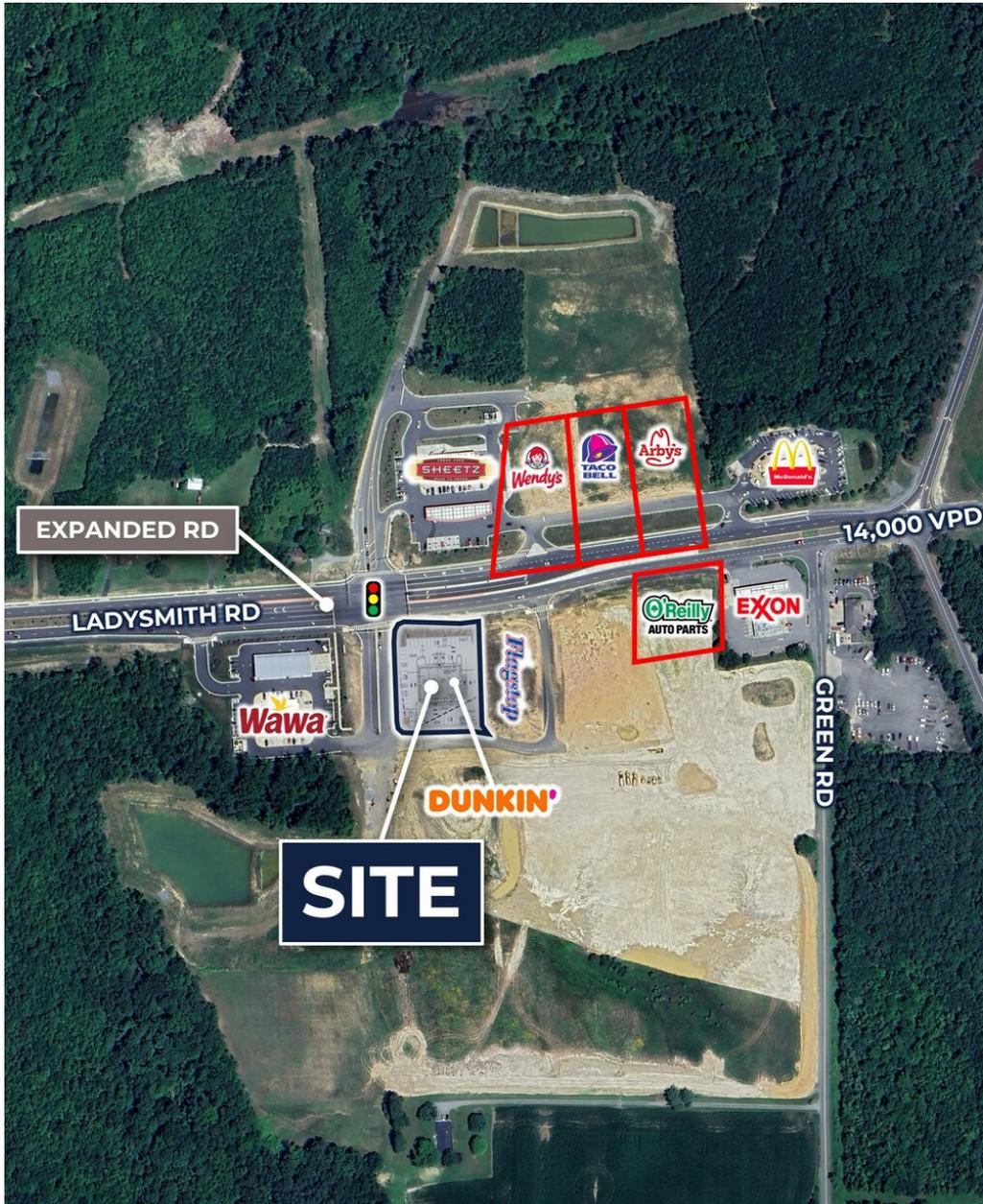
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