

FOR SALE

PRIME COMMERCIAL PAD SITE

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Ladysmith Rd.

RUTHER GLEN, VA 22546

SITE

SPECIFICATIONS

Tax ID:	52-3-1B
Size:	1.29 Acres
Zoning:	Commercial
Sale Price:	\$1,600,000
Ground Rent:	\$150,000
Condition:	Rough Graded
Utilities:	To Site

SITE PLAN APPROVED

PROPERTY OVERVIEW

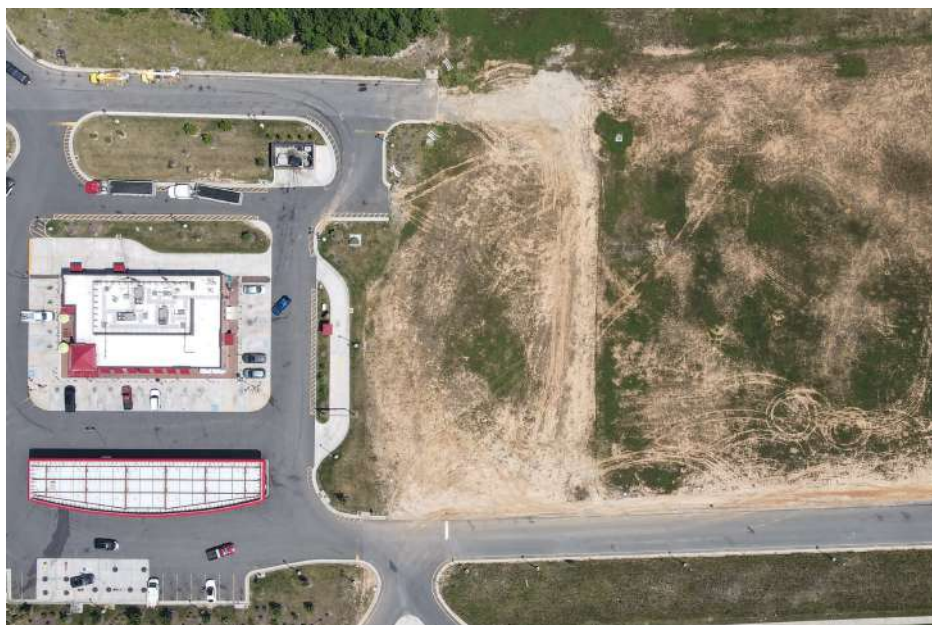


This pad site sits next to the new Sheetz at a signalized intersection off I-95 Exit 110 in Ladysmith, VA. Located in the growing Ladysmith Crossing corridor, it offers high visibility, strong traffic, and completed road improvements. Surrounded by new residential developments and complementary retailers, it's ideal for retail or restaurant use and zoned for flexible commercial development.

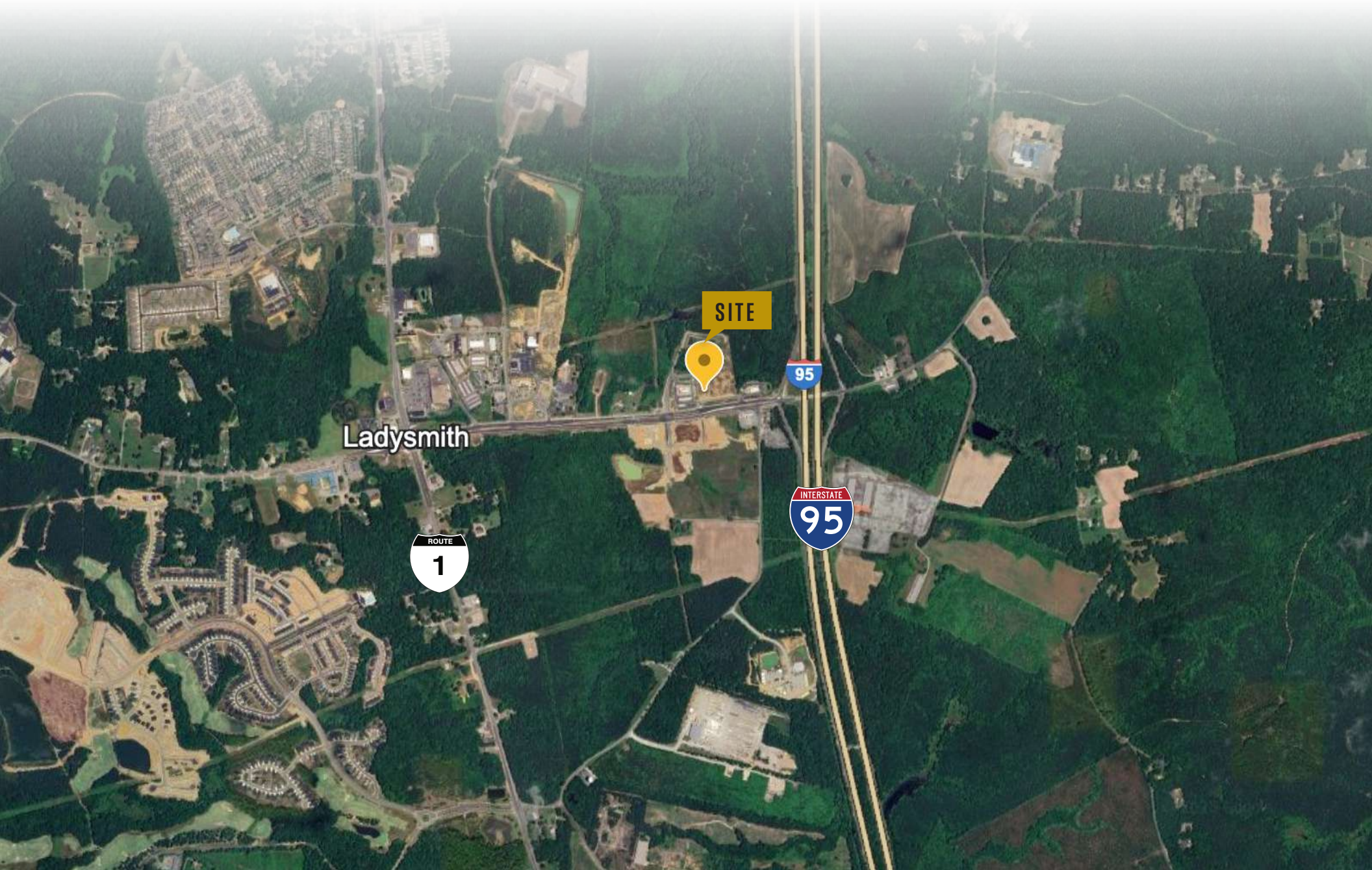


- Direct cross access with newly constructed Sheetz
- Just 1/4 mile from I-95 Exit 110, offering regional access
- Prime frontage along highly traveled Route 639 (Ladysmith Rd.)
- Approved site drawings
- Utilities available at site reducing up front cost

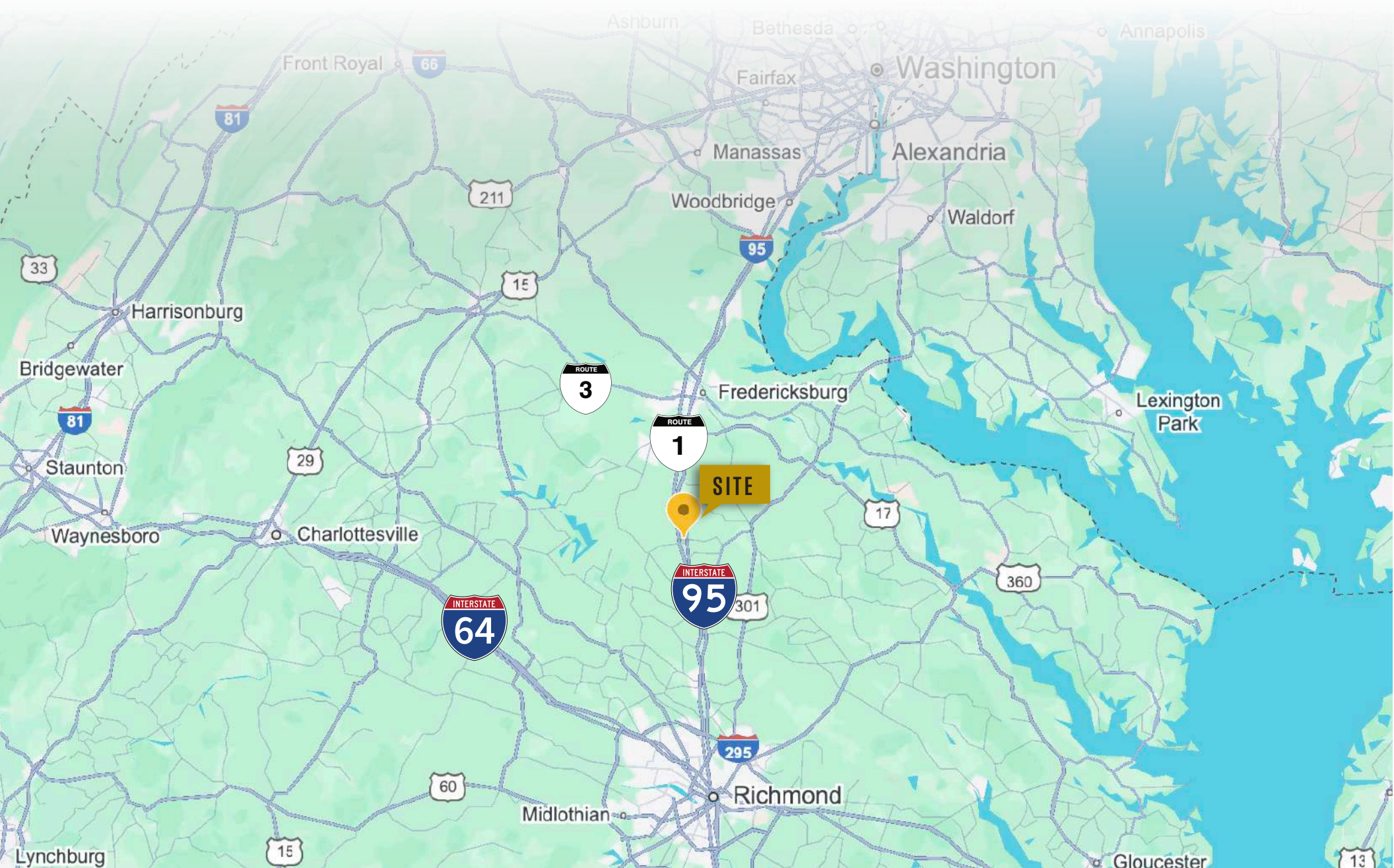
PAD SITE PHOTOS



LOCAL MAP VIEW



REGIONAL MAP VIEW



DEMOGRAPHIC/INCOME REPORT



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INCOME	5 mile	10 mile
Avg Household Income	\$106,284	\$101,578
Median Household Income	\$80,545	\$78,339
< \$25,000	485	1,376
\$25,000 - 50,000	1,100	2,223
\$50,000 - 75,000	886	2,102
\$75,000 - 100,000	780	1,636
\$100,000 - 125,000	442	1,324
\$125,000 - 150,000	658	1,131
\$150,000 - 200,000	325	870
\$200,000+	612	1,177

POPULATION	5 mile	10 mile
2020 Population	13,264	30,280
2024 Population	14,410	32,340
2029 Population Projection	15,607	35,133
Annual Growth 2020-2024	2.2%	1.7%
Annual Growth 2024-2029	1.7%	1.7%
Median Age	38.6	40.1
Bachelor's Degree or Higher	23%	21%
U.S. Armed Forces	0	283

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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