

# 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  | 13,930    | 18,990    | 31,066    |
| Total Households  | 5,133     | 6,893     | 11,328    |
| Average HH Income | \$121,408 | \$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'**

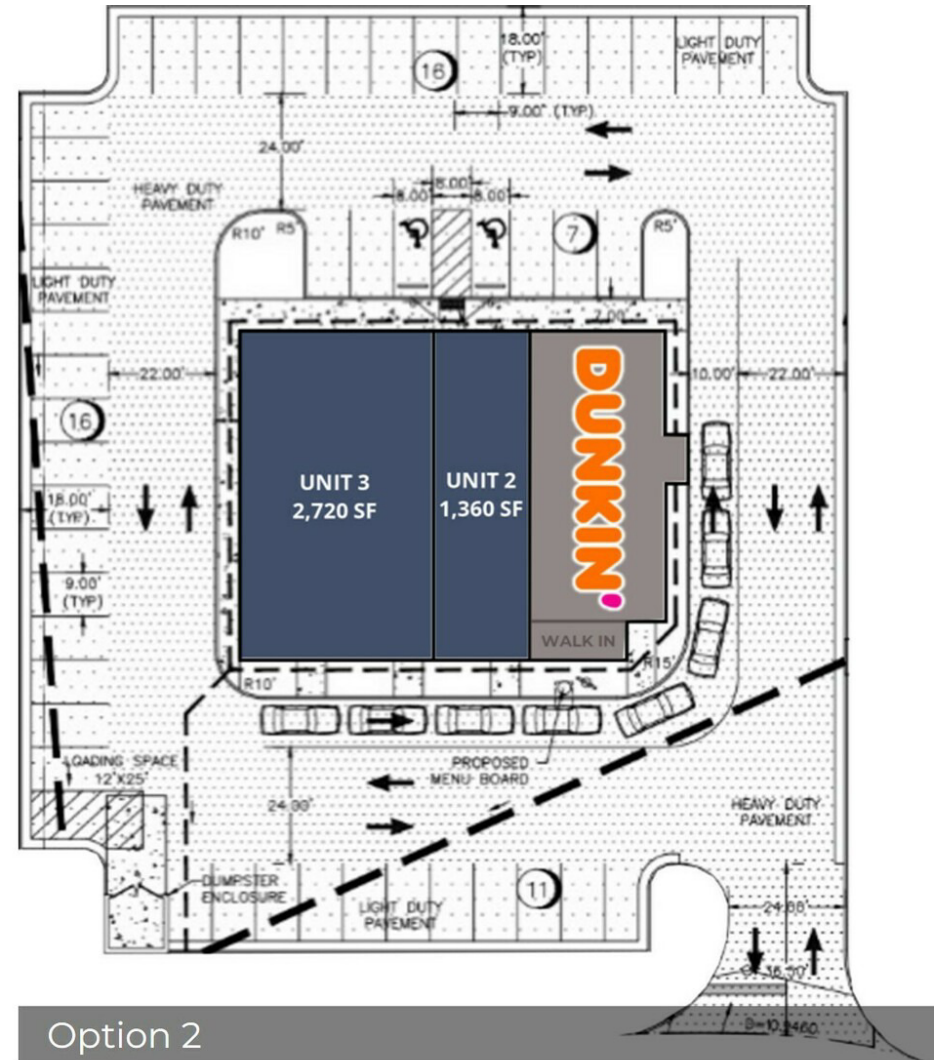
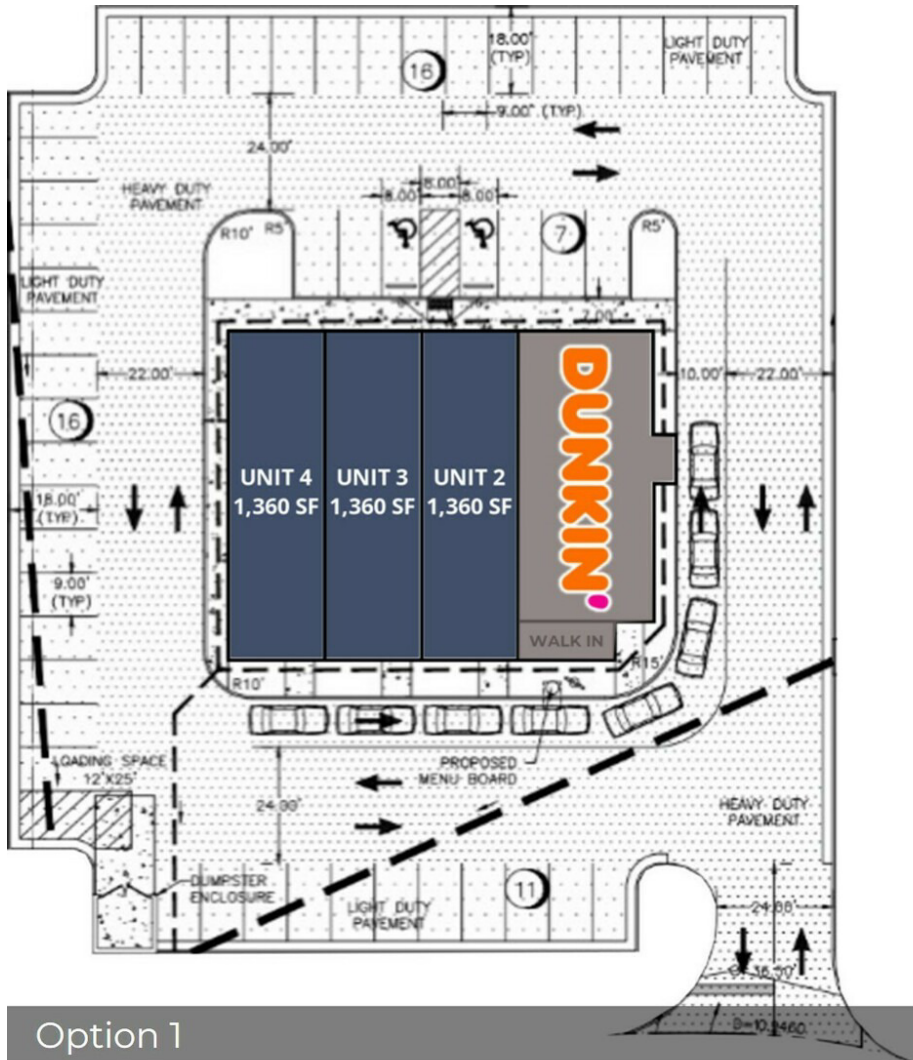
# SITE PLAN OPTIONS

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# PROPOSED FRONT & BACK ELEVATIONS

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S.L. NUSBAUM  
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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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# CONTACT INFORMATION

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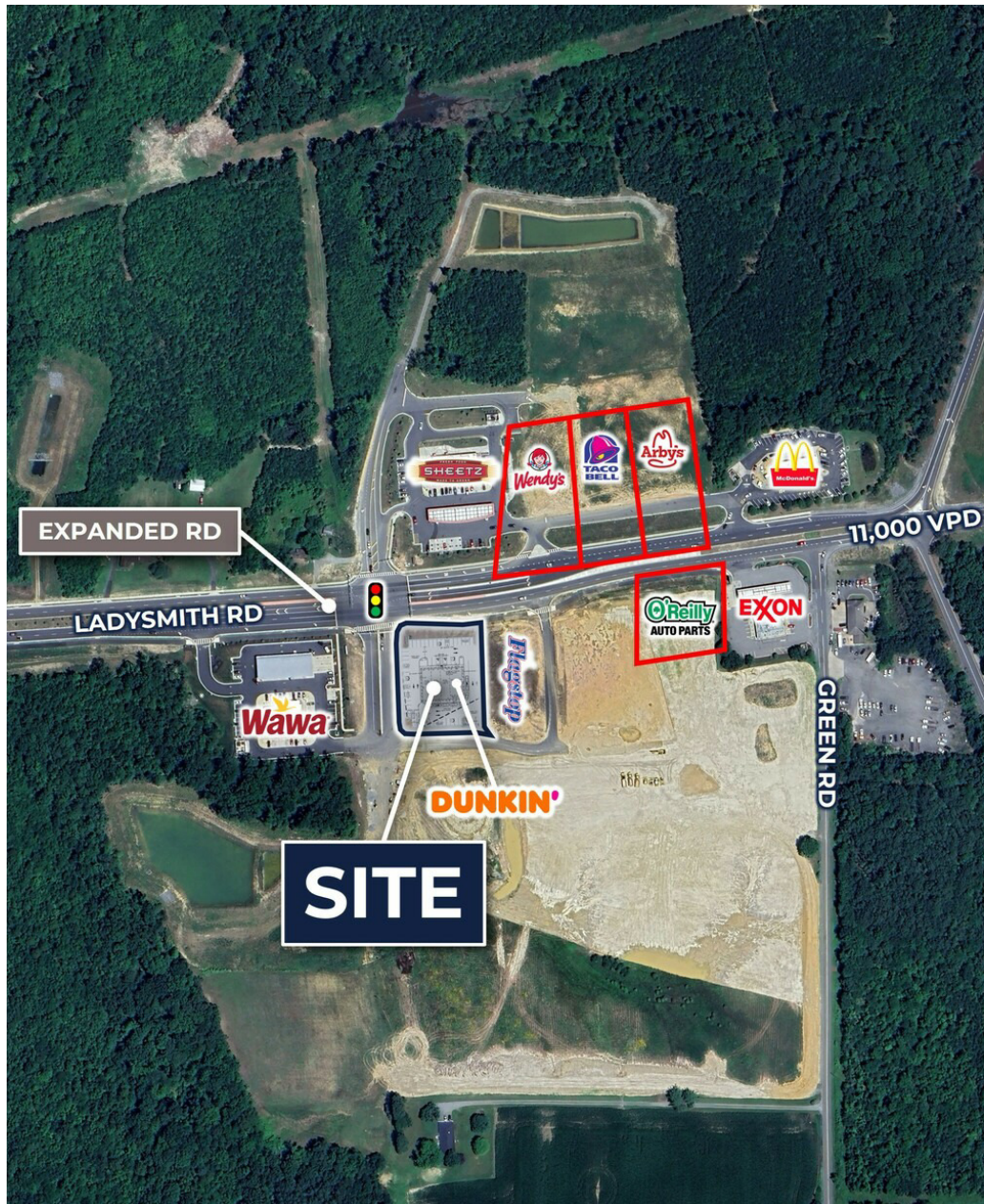
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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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PROUD PARTNER

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