

# FOR LEASE

## RETAIL AT LADYSMITH

Ladysmith Rd | Ruther Glen, VA 22546



**S.L. NUSBAUM**  
REALTY CO.



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**PROUD PARTNER**  
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RETAIL ADVISORS

# PROPERTY SUMMARY

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### OFFERING SUMMARY

Lease Rate:	\$32 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'**

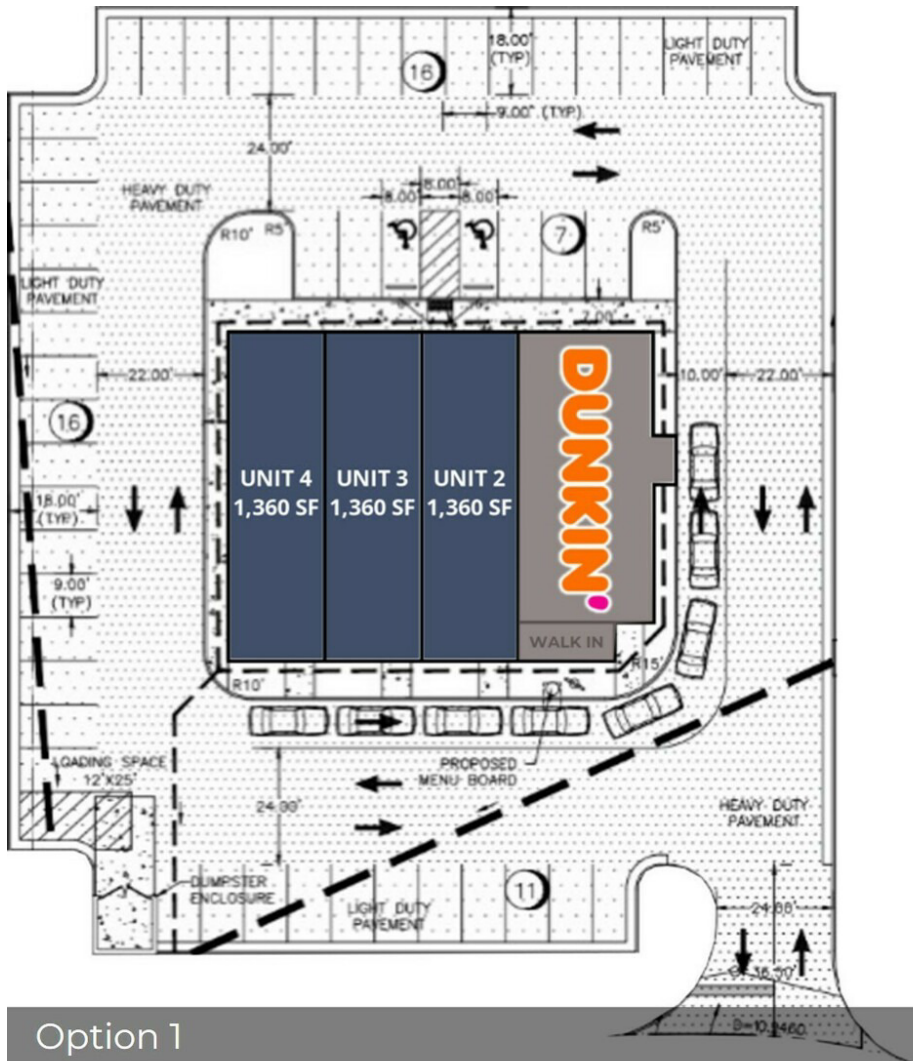
# SITE PLAN OPTIONS

RETAIL AT LADYSMITH

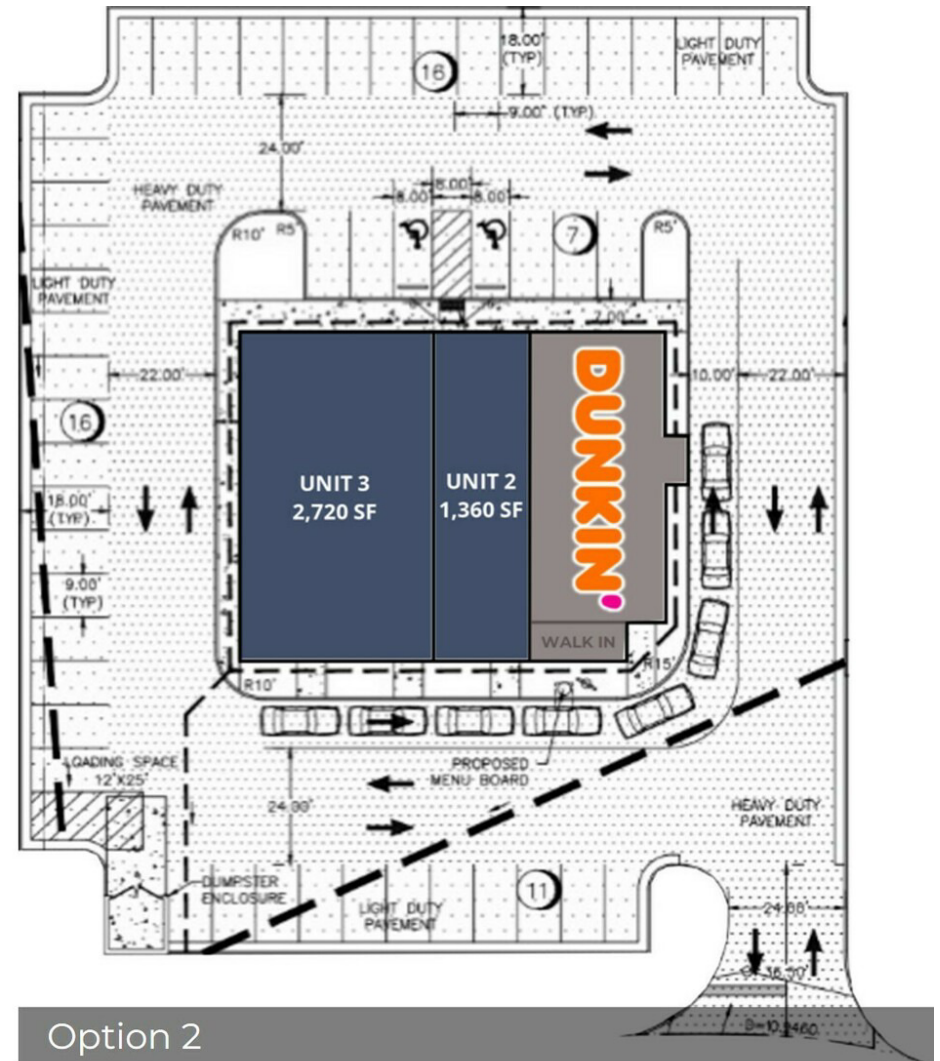
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Option 1



Option 2

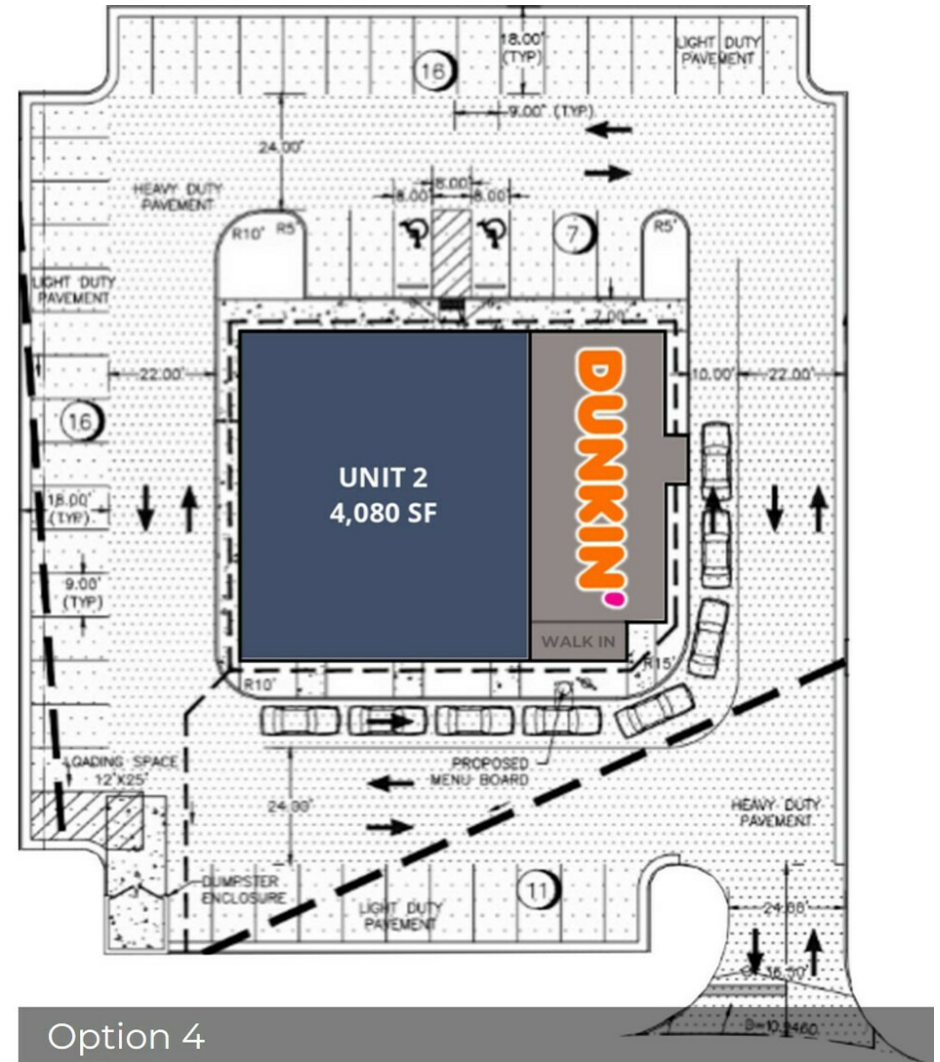
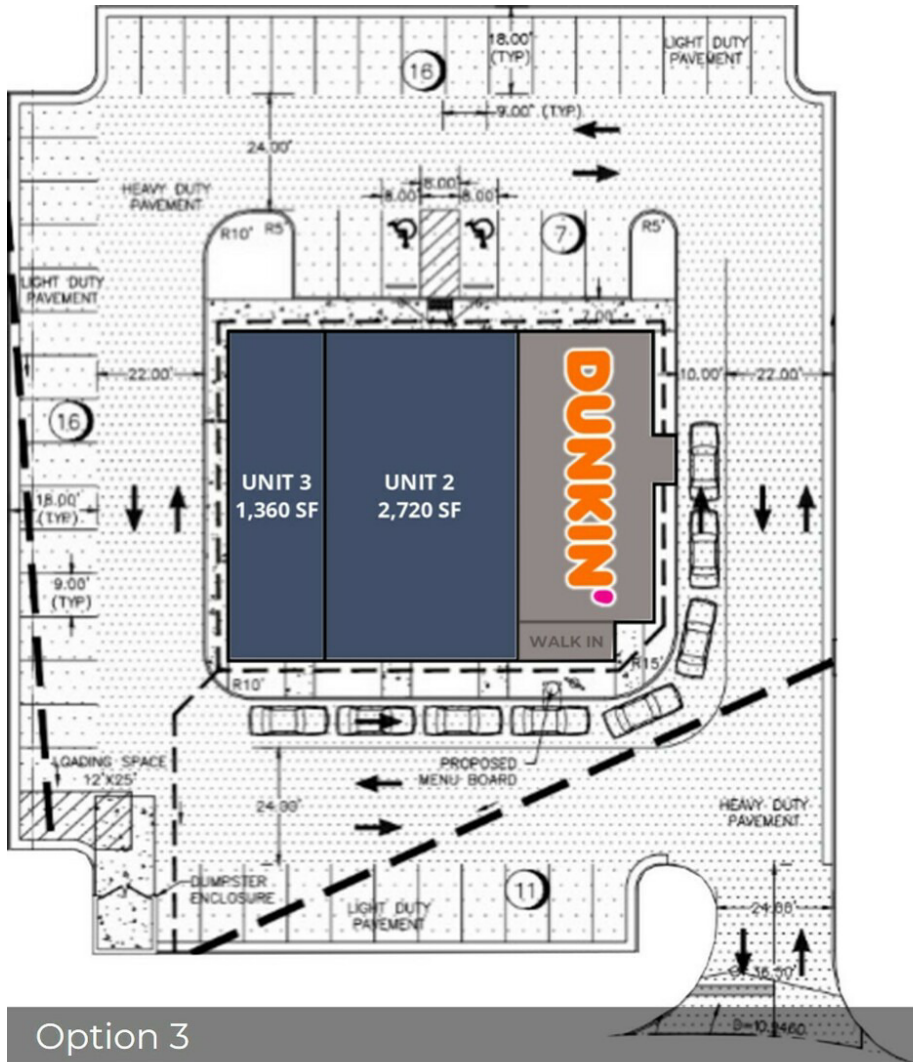
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# TRADE AREA

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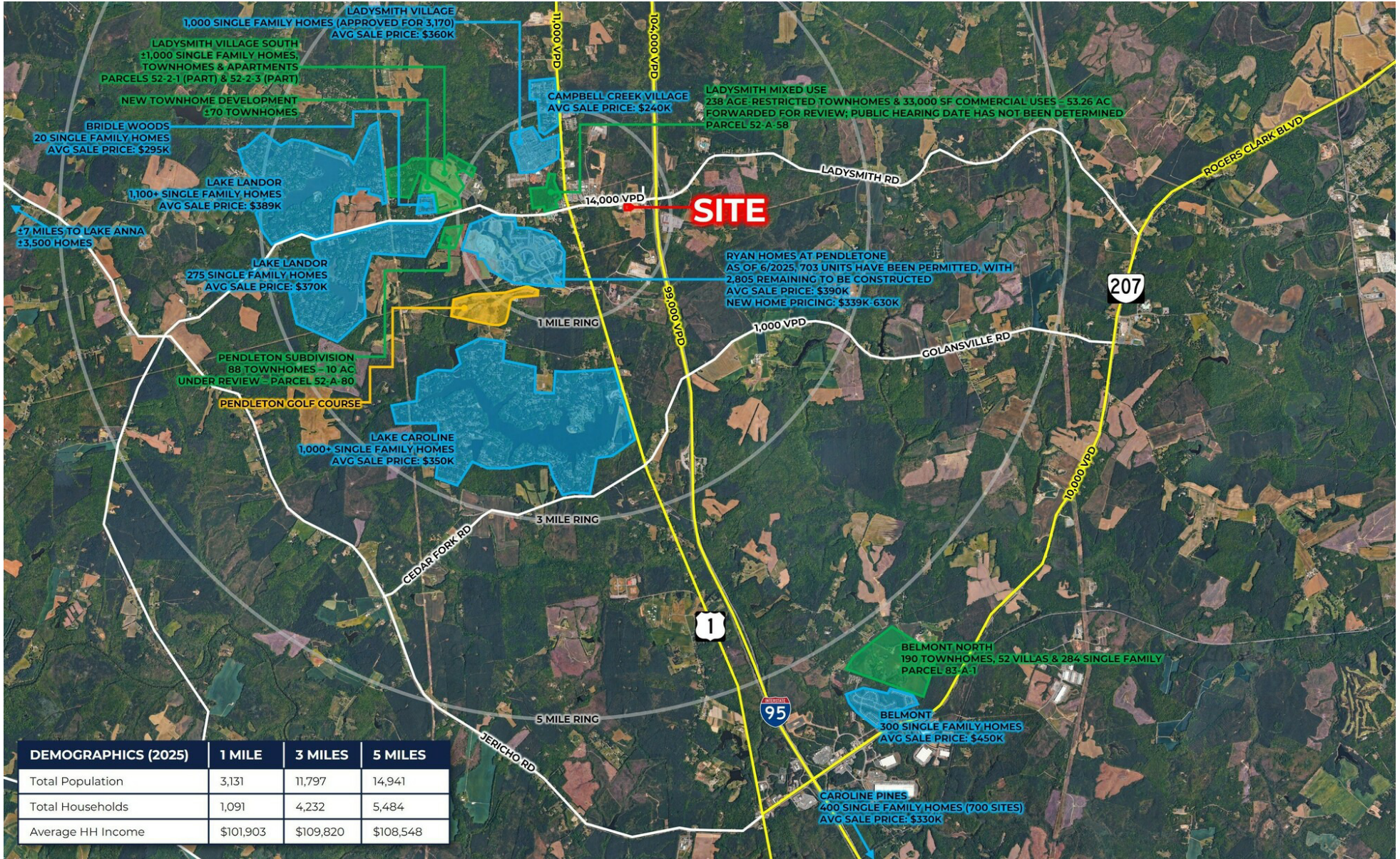
# AREA DEVELOPMENT

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# CONTACT INFORMATION

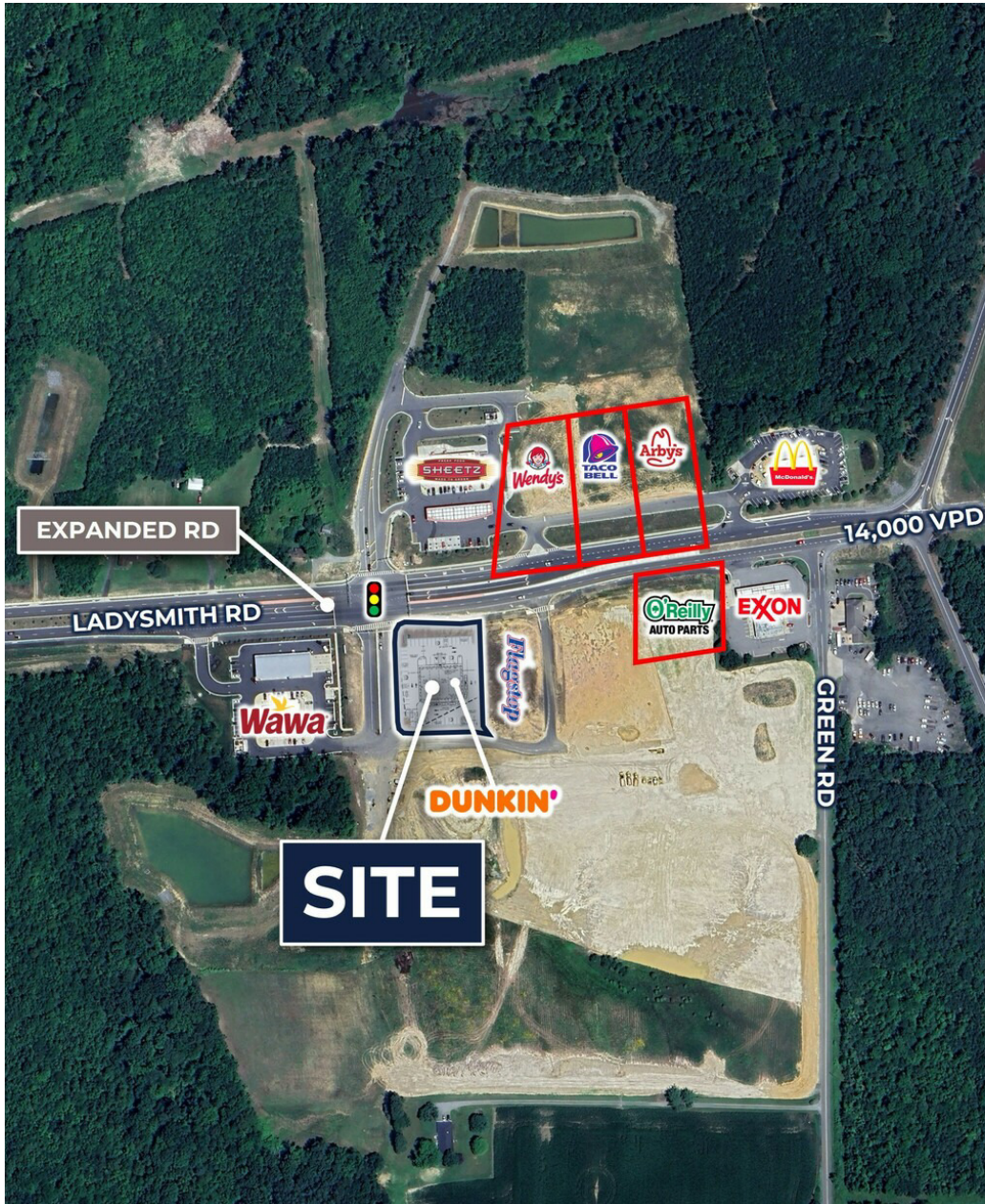
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