FOR LEASE
1,000 SF

SHOPS AT LADYSMITH

18041 US ROUTE 1, RUTHER GLEN, VA

AVAILABLE IMMEDIATELY

CUSHMAN & WAKEFIELD | THALHIMER

PROPERTY HIGHLIGHTS

- Former dry cleaners space available in 61,338 SF Food Lion Center
- Excellent signage opportunity – building façade and pylon
- Located on Route 1 in the middle of a growing residential population
- Nearly 1,000,000 employees/shoppers within 35 miles of Caroline County's interchange
- Located 70 miles south of Washington, DC and 30 miles from Richmond

Building Size: 61,338 SF

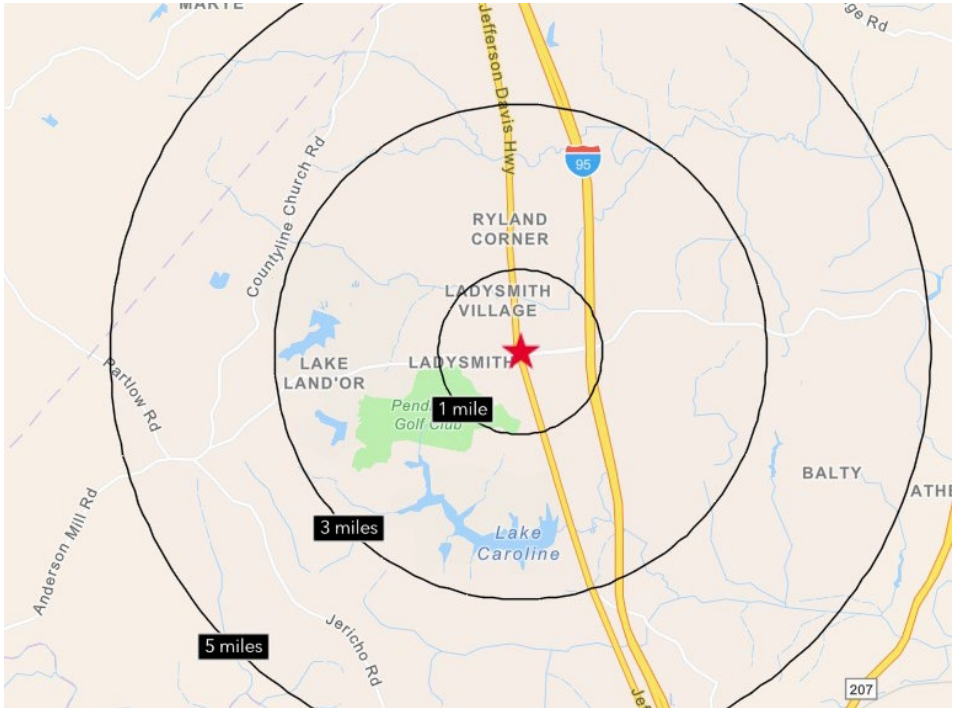
Space Available: 18041

Available SF: 1,000 SF

Parking: 3.9 / 1,000 SF

Year Built: 2001

Lease Rate: $23.00 PSF NNN ($5.25 PSF)



Nearby Tenants & Retailers:

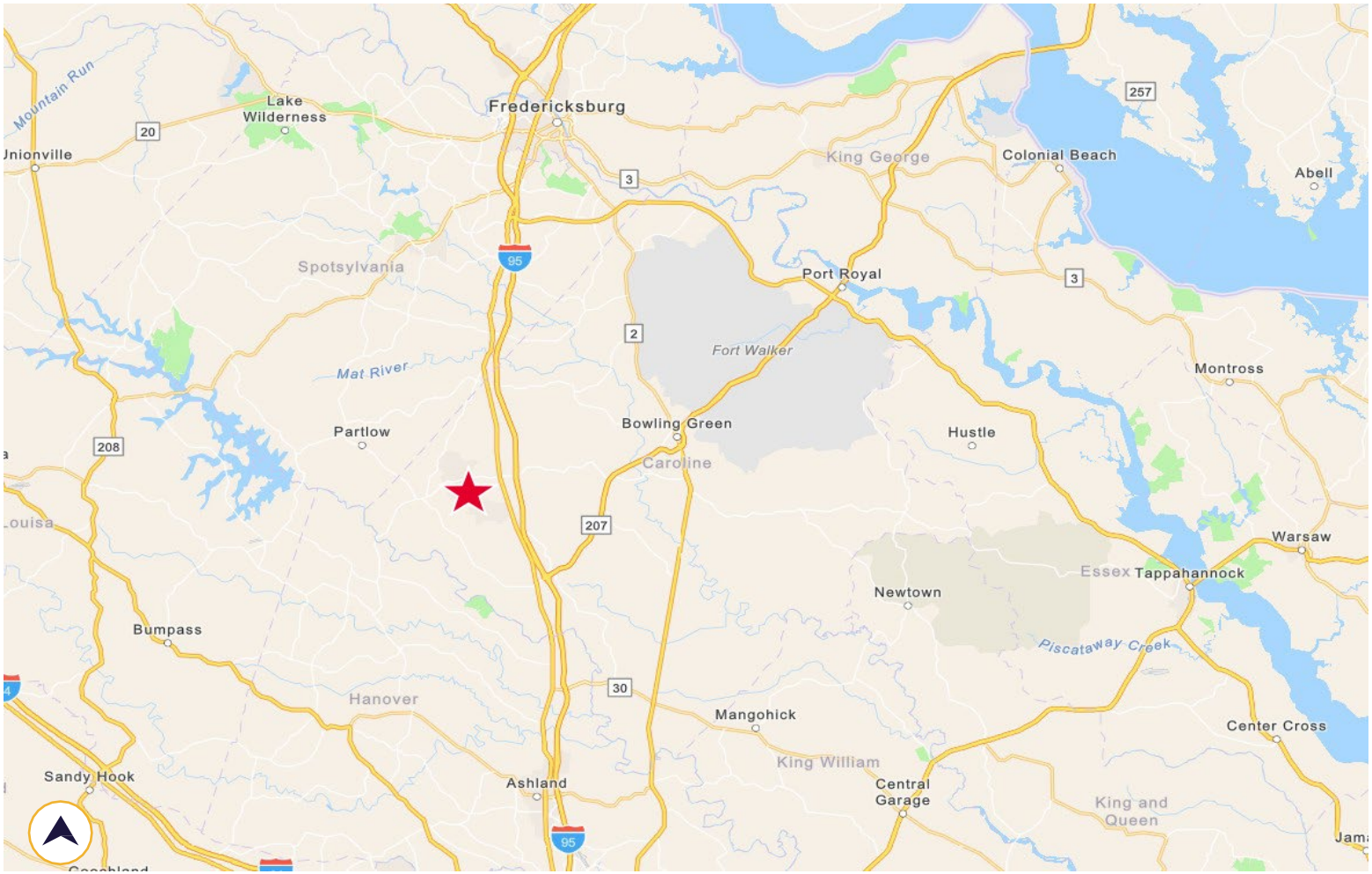
FOOD LION, SUBWAY, FAMILY DOLLAR, Advance Auto Parts, verizon, ABC, Domino's

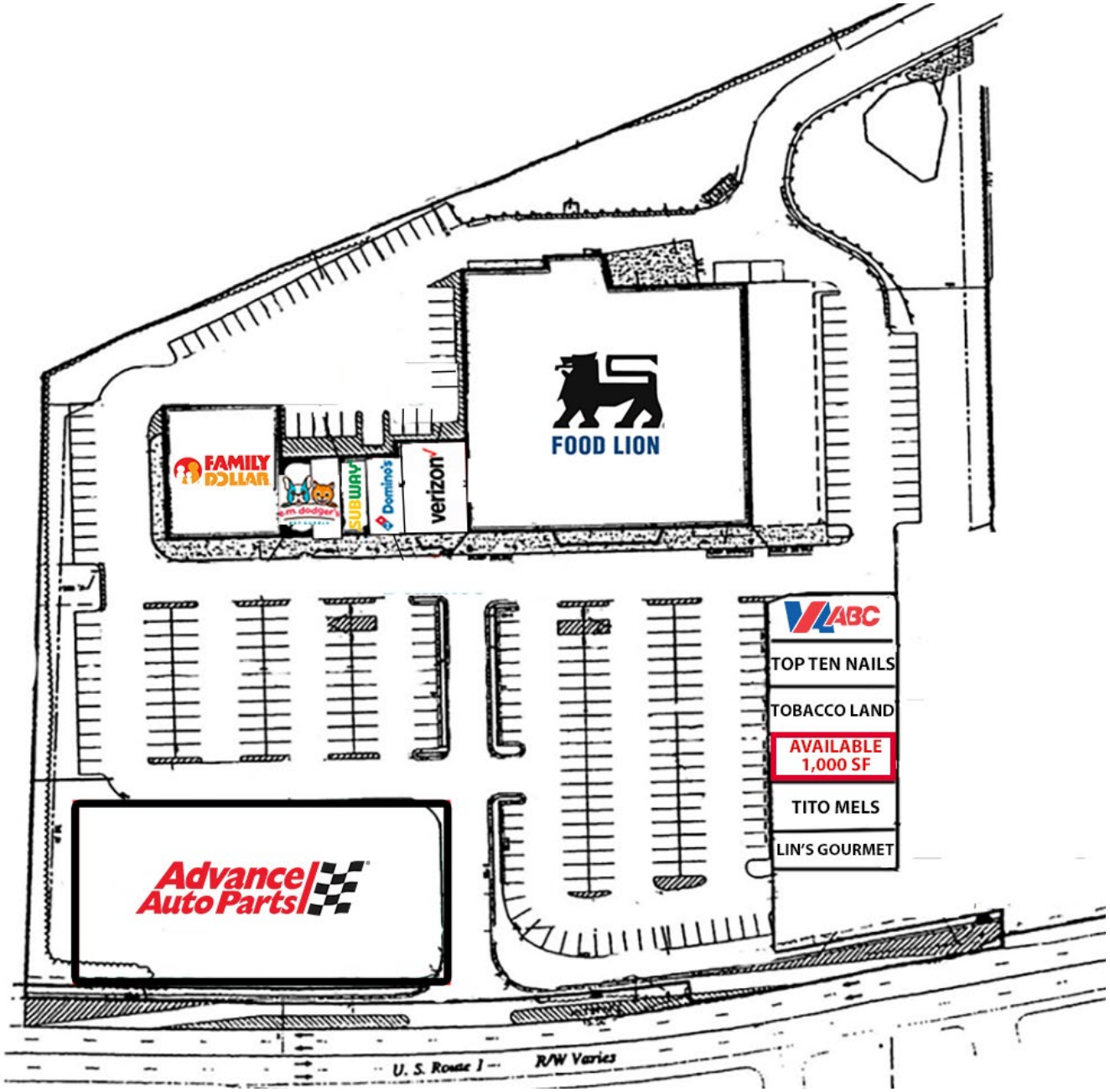
PROPERTY INFORMATION

TRAFFIC COUNTS:

Interstate – 95	104,000 VPD
US Route 1	6,500 VPD
Route 639 / Ladysmith Road	13,000 VPD

2,851 **POPULATION** *Within 1 Mile*	$109,030 **AVG. INCOME** *Within 1 Mile*	$86,721 **AVG. HOME VALUE** *Within 1 Mile*	35.6 **AVG. AGE** *Within 1 Mile*
11,254 **POPULATION** *Within 3 Miles*	$116,403 **AVG. INCOME** *Within 3 Miles*	$92,174 **AVG. HOME VALUE** *Within 3 Miles*	36.9 **AVG. AGE** *Within 3 Miles*
14,384 **POPULATION** *Within 5 Miles*	$114,738 **AVG. INCOME** *Within 5 Miles*	$88,551 **AVG. HOME VALUE** *Within 5 Miles*	38.1 **AVG. AGE** *Within 5 Miles*





SITE PLAN

1,000 SF

LADYSMITH VILLAGE GREEN
MAPLE GROVE
THE SHOPS AT LADYSMITH
FOOD LION
Domino's
ABC
FAMILY DOLLAR
SUBWAY
Advance Auto Parts
US ROUTE 1
6,500 VPD
COMMERCE WAY
CENTER DRIVE
18041 US RTE. 1
LADYSMITH ROAD
13,000 VPD
Atlantic Union Bank
CVS
CITGO
DOLLAR GENERAL
ALLEN ST.
7,200 VPD
SHEETZ
McDonald's
EXXON
Wawa
GREEN ROAD
EXIT 110
INTERSTATE 95
104,000 VPD
91,000 VPD
The Virginia Bazaar

AERIAL

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CUSHMAN & WAKEFIELD | THALHIMER

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