

FOR LEASE
3,400 SF



SHOPS AT LADYSMITH

18041 US ROUTE 1, RUTHER GLEN, VA

AVAILABLE IMMEDIATELY



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

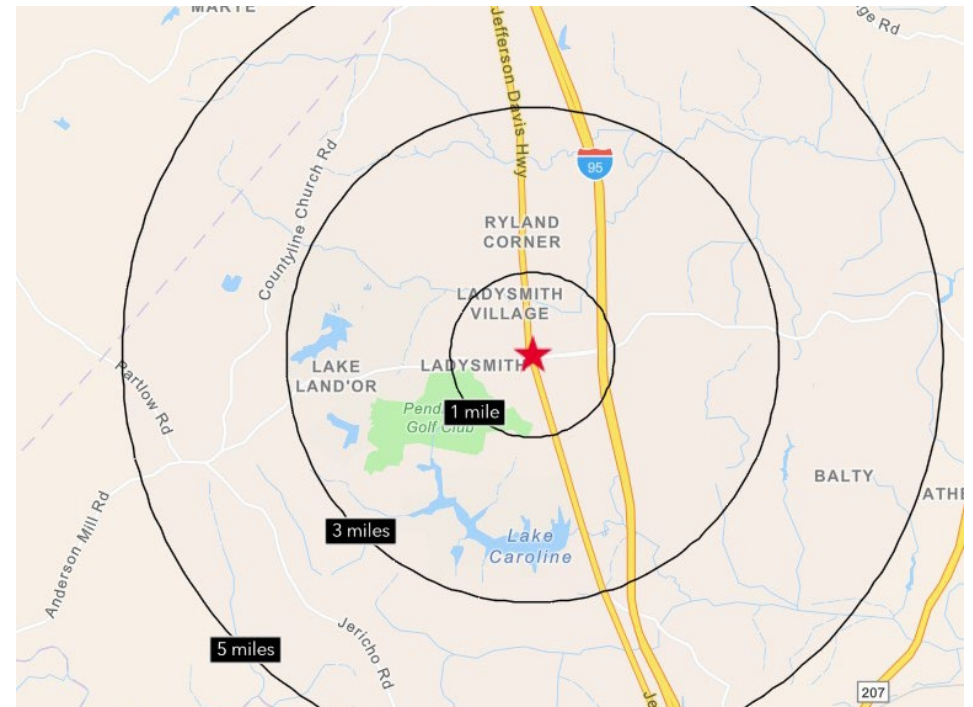
Space Available: 18041 - 1,000 SF
17477 - 2,400 SF

Parking: 3.9 / 1,000 SF

Year Built: 2001

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

Nearby Tenants & Retailers:



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 1Mile



\$109,030
AVG. INCOME
Within 1Mile



\$86,721
AVG. HOME VALUE
Within 1Mile



35.6
AVG. AGE
Within 1Mile

11,254
POPULATION
Within 3Miles

\$116,403
AVG. INCOME
Within 3Miles

\$92,174
AVG. HOME VALUE
Within 3Miles

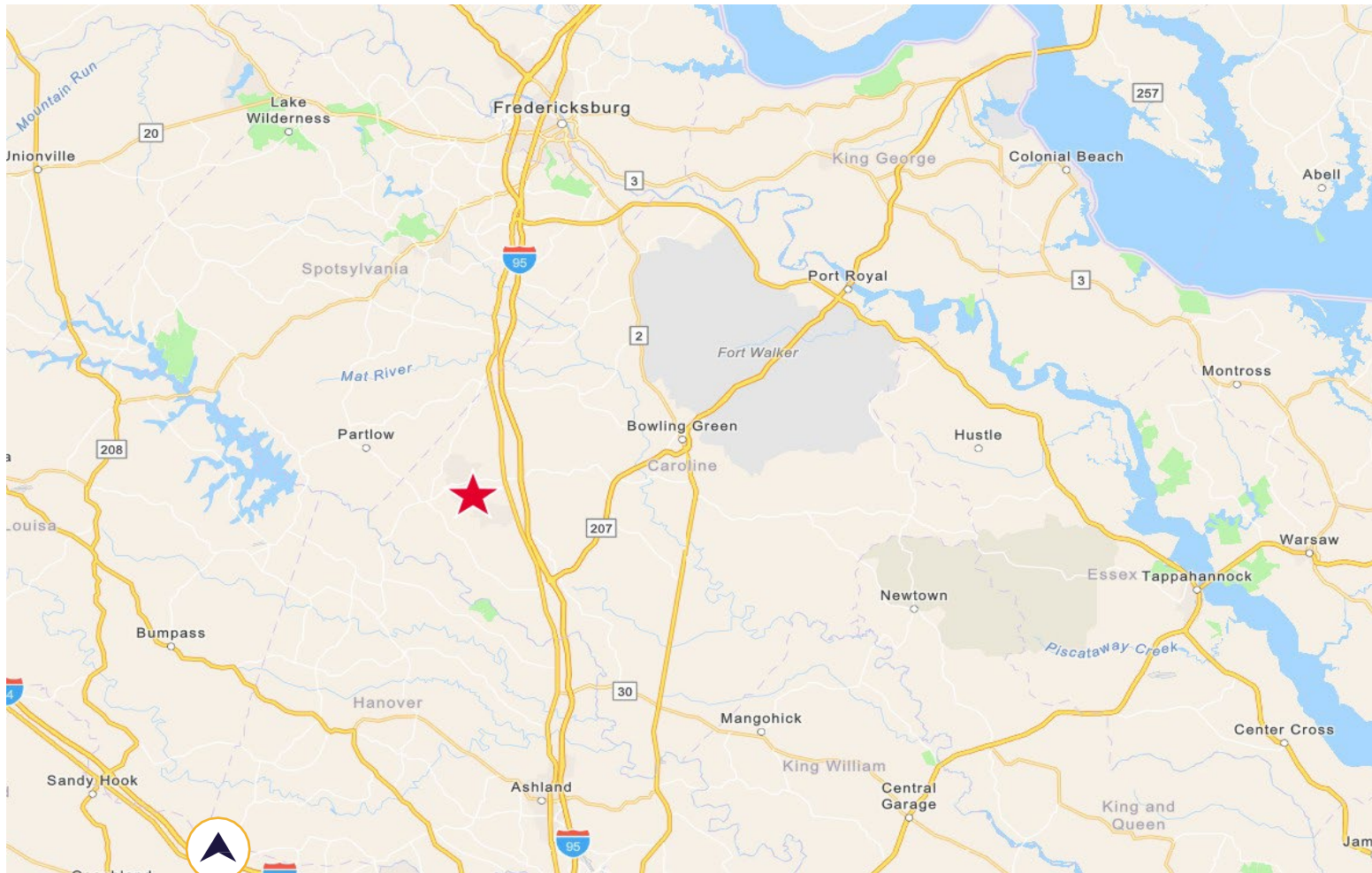
36.9
AVG. AGE
Within 3Miles

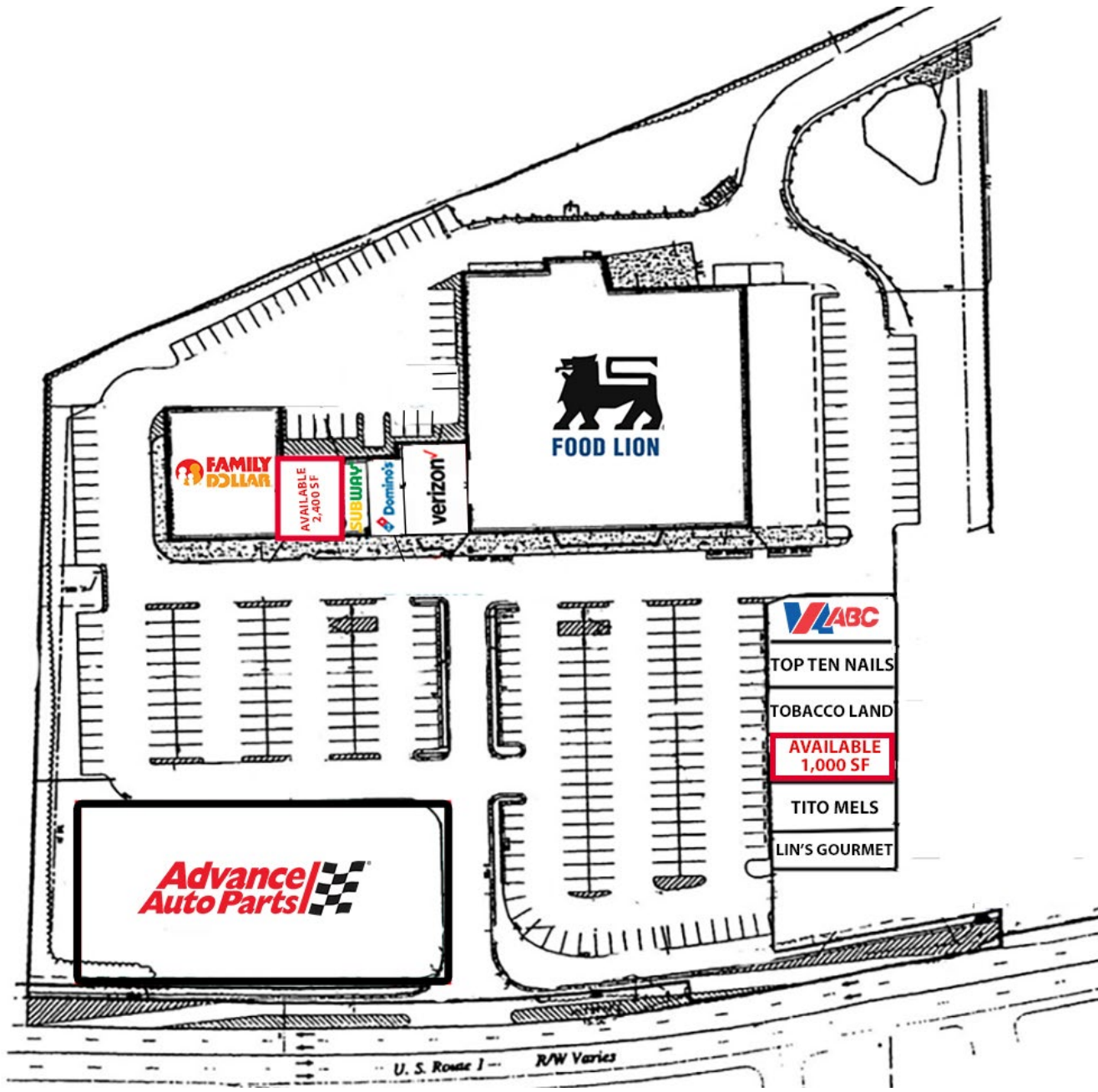
14,384
POPULATION
Within 5Miles

\$114,738
AVG. INCOME
Within 5Miles

\$88,551
AVG. HOME VALUE
Within 5Miles

38.1
AVG. AGE
Within 5Miles





SITE PLAN

1,000 SF



AERIAL

CONTACT INFORMATION

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