

FOR SALE

7454 Ladysmith Road | Ruther Glen, Virginia 22546



Features

- › 5± acre lot for sale
- › Partially zoned B-1
- › Approximately ½ mile to interstate 95
- › Area retail – McDonalds, CVS, Food Lion anchored center, Dollar General, coming soon Wal-Mart anchored center
- › Traffic count: 83,600 VPD on I-95
- › Price: \$350,000/AC

Demographics

	3 Mile	5 Miles	10 Miles
Total Population	8,953	27,651	59,837
Average HH Income	\$91,848	\$83,884	\$79,407

For More Information Regarding This Property, Please Contact:

JOE BUHRMAN

804-433-1811

jbuhrman

@commonwealthcommercial.com

JIM MCVEY

804-433-1824

jmcvey

@commonwealthcommercial.com



FOR SALE

7454 Ladysmith Road | Ruther Glen, Virginia 22546

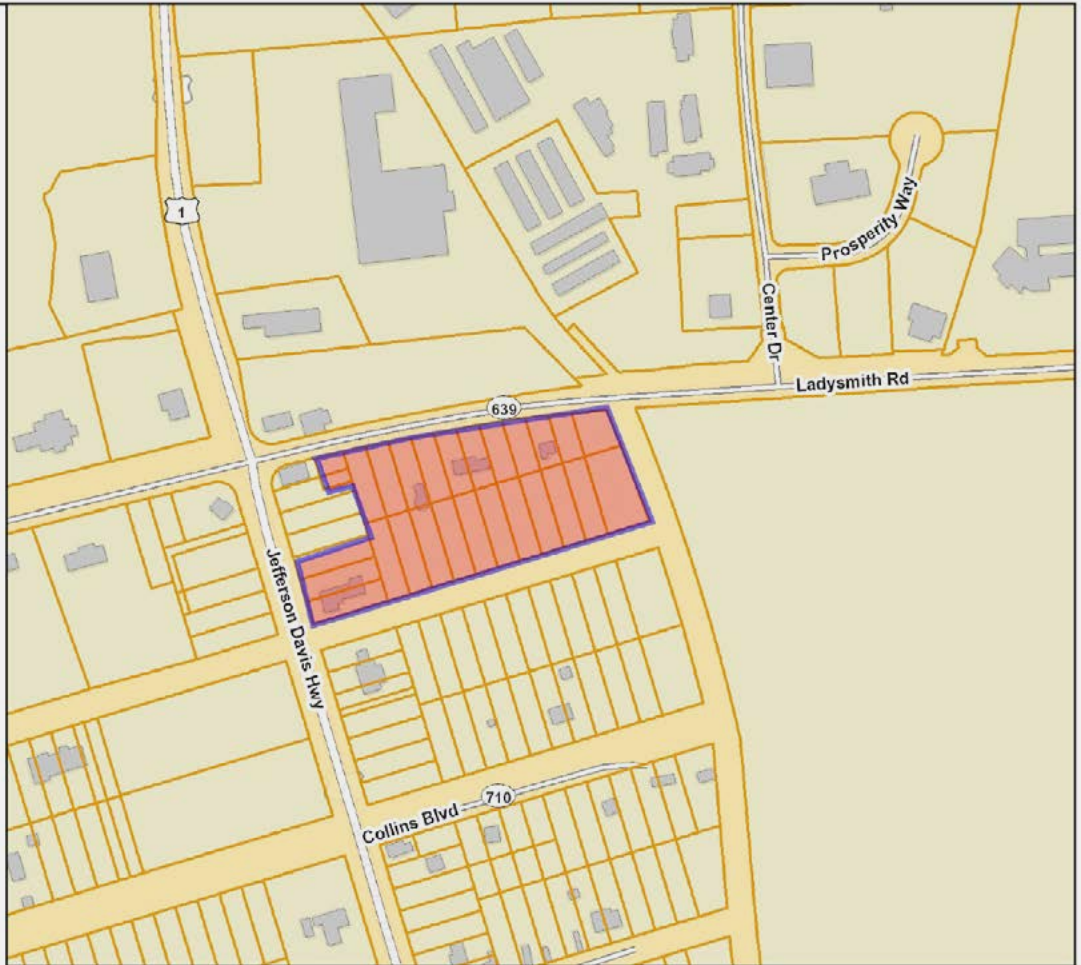
Caroline County, Virginia

Legend

- County Boundary
- Parcels
- Roads (12,000)**
- Interstate
- US Highway Primary
- State Highway Primary
- Secondary
- Secondary - 0
- Null
- Roads - Back (12,000)**
- Interstate
- US Highway Primary
- State Highway Primary
- Secondary
- Secondary - 0
- Null
- Road Labels
- Rights of Way
- Building Footprints
- Swamp/Marsh
- RPA
- FEMA Flood Zones
- Fire Stations
- Rescue Stations
- Schools

Map printed from Caroline
<http://caroline.mapsdirect.net/>

Feet
0 100 200 300 400
1:4,514 / 1"=297 Feet



Title: 5 +/- acres - Ladysmith Rd.

Date: 4/11/2017

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Caroline County is not responsible for its accuracy or how current it may be.

