

FOR LEASE

**CENTRAL
VIRGINIA'S NEXT
POWER CENTER**

LADYSMITH CROSSING

18142 GREEN ROAD • LADYSMITH, VA 22546

DEVELOPER: **BDC**
BLACKWOOD
DEVELOPMENT COMPANY, INC.

segall
GROUP



134,000+ SF
Retail
Development

Ladysmith Crossing

An **18-acre** development at the signalized intersection of Ladysmith Road and New Green Road, the largest remaining large-format commercial site at I-95 Exit 110. The conceptual plan supports 134,350 SF across three anchor and junior anchor boxes, four retail spaces, and two pad buildings. The interchange is firmly established with Wawa, Sheetz, McDonald's, Arby's, Dunkin', O'Reilly, Exxon, Taco Bell, Flagstop Car Wash, and a recently announced Publix.

Caroline County is the fourth fastest growing county in Virginia since 2020, drawing buyers with a median home price roughly \$100,000 below Spotsylvania and nearly \$200,000 below Stafford. Residential growth surrounds the site — the 605-acre Ladysmith Village master plan, new sections now selling at South Village and Pendleton, and the gated Lake Land'Or and Lake Caroline communities off Ladysmith Road and Route 1.

Quick Facts

Availability	TBD
Size	18-acres
Rental Rate	TBD
Net Charges	TBD

Nearby Tenants



LADYSMITH

Ladysmith is a rapidly growing community in Caroline County, Virginia, situated west of I-95 exit 110 along US 1 and State Route 639. It sits in the center of a commuter corridor — equidistant between Richmond and Fredericksburg, and within reach of Washington via I-95 and the Spotsylvania VRE station — with residents commuting an average of 37 minutes to work against a Virginia average of 27. That pattern is changing quickly: Kalahari Resorts opens in November 2026 with roughly 1,500 employees, a new 1.1 million SF logistics project joins approximately 1,000 jobs already at World Class Distribution, CleanArc's data center campus is under construction adjacent to the site, and the proposed 1,200 acre Carmel Technology & Enterprise Center to the south all strengthen future daytime demand on top of an established base of resident spending.

AREA POIs



TOP CONSUMERS (5-MILES)

	E - Thriving Boomers Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes	14.4%
	F - Promising Families Young couples with children in starter homes, living child-centered lifestyles	13.3%
	D - Suburban Style Middle-aged, ethnically mixed suburban families and couples earning upscale incomes	12.7%
	H - Bourgeois Melting Pot Middle-aged, established couples living in suburban homes	10.5%

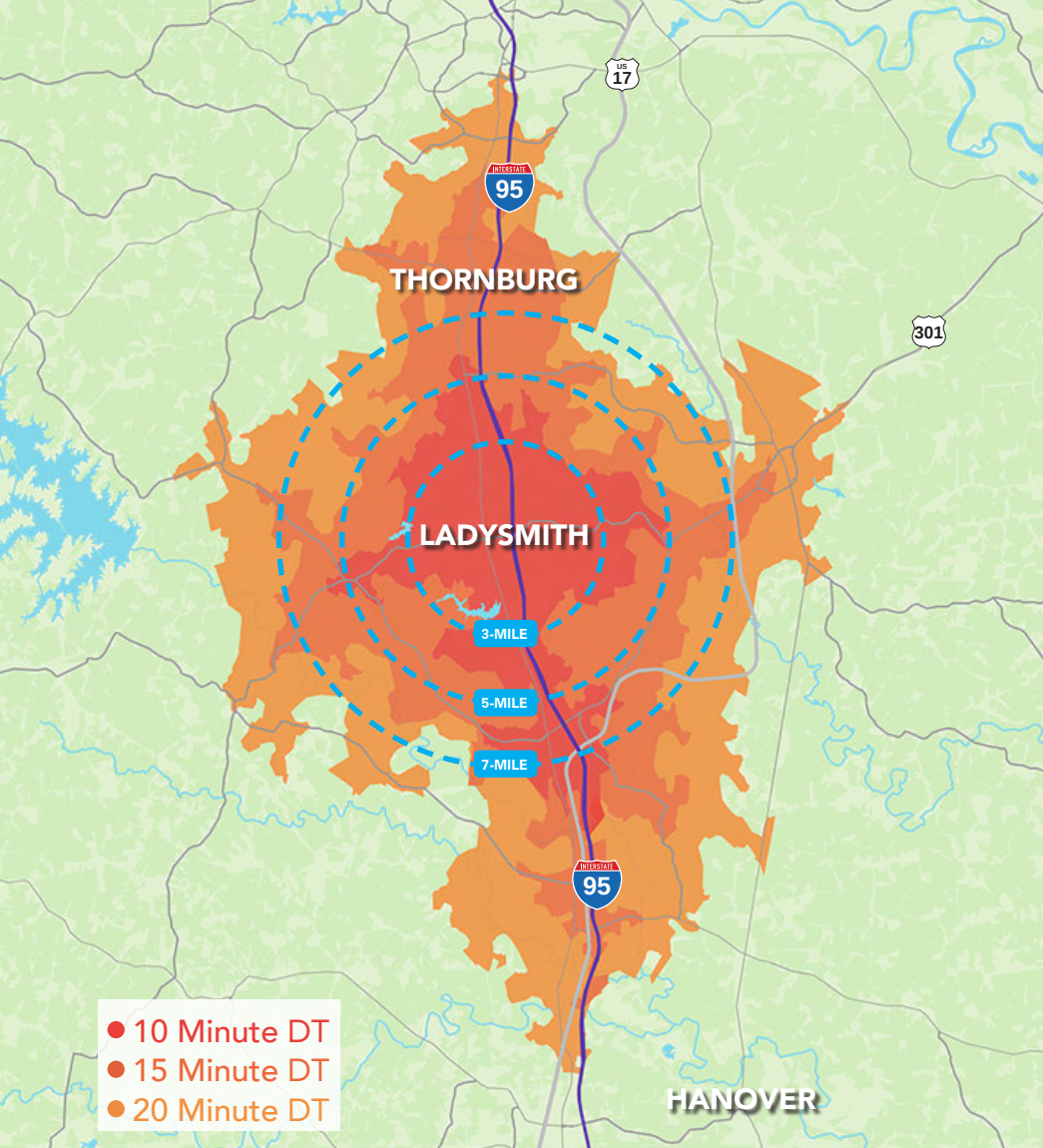


The trade area splits between two growing cohorts. Young families and first-time buyers, seeking value relative to Spotsylvania and Stafford, are purchasing new construction from the upper \$300s in master-planned communities designed with elementary schools and amenities. At the same time, Thriving Boomers are the single largest consumer segment at 14.4%, drawn to gated lake communities, golf, and new age-restricted housing. Median age runs 39 to 42. Master-planned developments throughout the area cater to both, featuring private lakes, community pools, playgrounds, walking trails, golf, and neighborhood clubhouse facilities.



"Centrally located
between
growing markets"

"Competitive
positioning"



	3 MILES	5 MILES	7 MILES	15 MIN
POPULATION				
POPULATION	9,158	15,027	20,226	16,370
DAYTIME POPULATION	5,249	8,739	12,978	10,637
AVERAGE AGE	39.1	40.0	40.4	40.1
HOUSEHOLDS				
HOUSEHOLDS	3,348	5,511	7,364	5,998
OWNER OCCUPIED	76.4%	78.0%	78.0%	77.6%
RENTER OCCUPIED	16.9%	15.1%	15.1%	15.5%
INCOME				
PER CAPITA INCOME	\$37,680	\$37,938	\$39,347	\$38,864
AVERAGE HH INCOME	\$103,051	\$103,443	\$108,065	\$106,069
MEDIAN HH INCOME	\$85,494	\$86,868	\$90,395	\$88,706
BUSINESS				
BUSINESSES	165	226	309	275
EMPLOYEES	1,466	2,024	2,764	2,465
EDUCATION				
HIGH SCHOOL GRAD+	90.7%	90.0%	89.5%	89.9%
BACHELOR'S OR HIGHER	28.8%	26.6%	24.5%	25.7%
POPULATION BY RACE / ETHNICITY				
WHITE	63.9%	64.9%	64.0%	63.4%
BLACK	21.7%	22.1%	23.0%	23.4%
ASIAN	1.3%	1.1%	1.1%	1.1%
OTHER	13.1%	11.8%	11.9%	12.0%
HISPANIC	9.1%	7.6%	7.1%	7.5%

TRAFFIC COUNTS	
15,000 AADT	97,000 AADT
Ladysmith Road	I-95 South



639



LADYSMITH RD

PROJECT SIGNAGE

DN
KN

Flagstop
CAR WASH
COMING SOON

PAD SITE

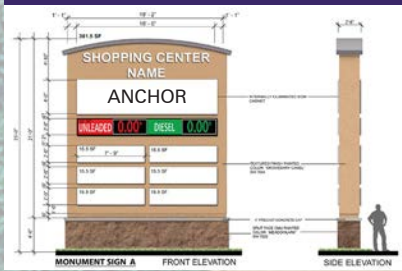
O'Reilly AUTO PARTS

EXXON

Wawa

Space	Size
Anchor 1	50,000 SF
Anchor 2	18,000 SF
Anchor 3	22,000 SF
Junior Anchor 4	10,000 SF
Junior Anchor 5	8,400 SF
Retail 6	5,250 SF
Retail 7	5,250 SF
Retail 8	7,050 SF
Retail 9	8,400 SF
TOTAL	134,350 SF
Pad Site	±1.29 AC

Project Signage



NEW GREEN RD

OLD GREEN RD









658

16

13 MILES

639

601

207

Name of Development

Property Type

Buildout #
of Units

RESIDENTIAL

1	Campbell Creek Village	Residential	1,000
2	Ladysmith Village	Single Family Homes	1,000 (3,170 approved)
3	Lake Land'Or	Single Family Homes	1,100+
4	Bridle Woods	Single Family Homes	20
5	Lake Land'Or	Single Family Homes	275
6	Ryan Homes at Pendleton	Residential	3,508
7	Lake Caroline	Single Family Homes	1,000+
8	Belmont	Single Family Homes	300
9	Ladysmith Village	Single Family Homes, Townhomes, & Apartments	±1,000
10	New Townhome Development	Townhomes	±70
11	Ladysmith Mixed Use	Age Restricted Townhomes & 33,000 SF Commercial Uses	238
12	Pendleton Subdivision	Townhomes	88
13	Belmont North	Townhomes, Villas, & Single Family Homes	526
14	Proposed Residential	±80 AC Residential	
15	Caroline Pines	Single Family Homes	400 (700 sites)
16	Lake Anna	Residential	±3,500
TOTAL			±14,025

RECREATIONAL

17	Pendleton Golf Course	Golf Course
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DATA / DISTRIBUTION CENTER

18	Ladysmith Logistics Center	196 AC Data Centers	2
19	CleanArc Data Centers	650 AC Data Centers	3
20	Airlee Industrial Park	Distribution Facility	2
21	Harris Teeter Distribution Center	1.5M SF Distribution Center	1

US
195
INTERSTATE

1

9

10

2

3

11

6

5

12

7

14

1 - MILE

3 - MILE

95
INTERSTATE

658

207

13

5 - MILE

US
1

7

15

9 MILES

Publix Plans New Virginia Location

Date: August 16, 2026 - WHATNOW



A Virginia development is getting a burst of Florida sunshine, via grocery store. Publix has received approval to open a new location in Ladysmith, reports Fredericksburg Free Press.

Publix will be moving into a sprawling 53,400 square foot building joining the Madison Towne Center development, which is located at the northwest corner of the intersection of U.S. 1 and Ladysmith Road.

The Caroline County Board of Supervisors approved an incentive agreement that will provide Publix with 50 percent of the local taxes the company pays to Caroline over 10 years. An opening timeline isn't presently available for the grocery store; the agreement is still very fresh, however, suggesting that locals may have a bit of a wait ahead of them before shopping in the grocery favorite.

Publix has been a strong presence in the grocery scene since its founding in 1930. The chain has over 1,400 stores open across the southeastern United States.

Source:

Kelly Mintzer "<https://whatnow.com/washington-dc/retail/publix-plans-new-virginia-location/>"
WHATNOW, August 16, 2026



Interested? Contact:

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