

FOR LEASE

CENTRAL VIRGINIA'S NEXT POWER CENTER

LADYSMITH CROSSING



18142 GREEN ROAD • LADYSMITH, VA 22546

DEVELOPER: BDC BLACKWOOD DEVELOPMENT COMPANY, INC.

SEGALL GROUP



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

Wawa
O'Reilly Auto Parts
DUNKIN'
SHEETZ

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, M.C. Dean's $412.5 million investment to expand its Caroline County manufacturing campus, 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

Pendleton Golf Club

Kalahari Resorts & Conventions

Kings Dominion

Ladysmith Logistics Center

Dominion Raceway & Entertainment

TOP CONSUMERS (5-MILES)



E - Thriving Boomers — 14.4%
Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes



F - Promising Families — 13.3%
Young couples with children in starter homes, living child-centered lifestyles



D - Suburban Style — 12.7%
Middle-aged, ethnically mixed sub-urban families and couples earning upscale incomes



H - Bourgeois Melting Pot — 10.5%
Middle-aged, established couples living in suburban homes

15,027 Population

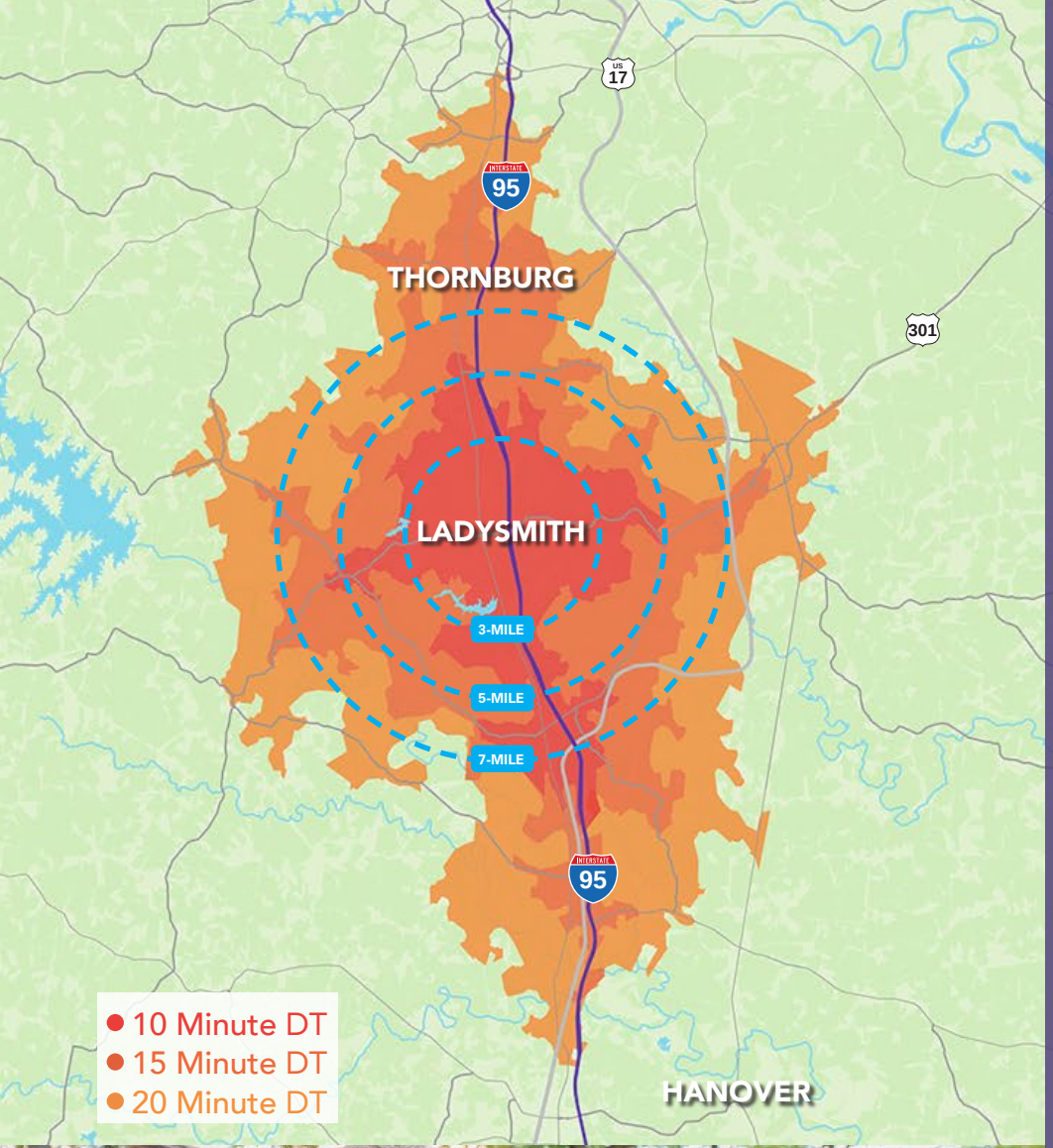
$103,606 Average HH Income

$395.7K Median Home Value

90.8% High School Grad or Higher

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.







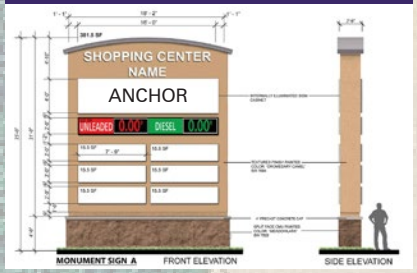
	3 MILES	5 MILES	7 MILES	15 MIN
POPULATION				
POPULATION	9,158	15,027	20,226	16,370
DAYTIME POPULATION	5,249	8,739	12,978	10,637
AVERAGE AGE	39.1	40.0	40.4	40.1
MARRIED W/ CHILDREN	27.4%	26.2%	26.2%	26.1%
MARRIED W/OUT CHILDREN	41.0%	43.0%	44.0%	42.7%
HOUSEHOLDS				
HOUSEHOLDS	3,348	5,511	7,364	5,998
OWNER OCCUPIED	76.4%	78.0%	78.0%	77.6%
RENTER OCCUPIED	16.9%	15.1%	15.1%	15.5%
AVERAGE HOME VALUE	$363,198	$364,766	$369,637	$368,989
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%

TRAFFIC COUNTS

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

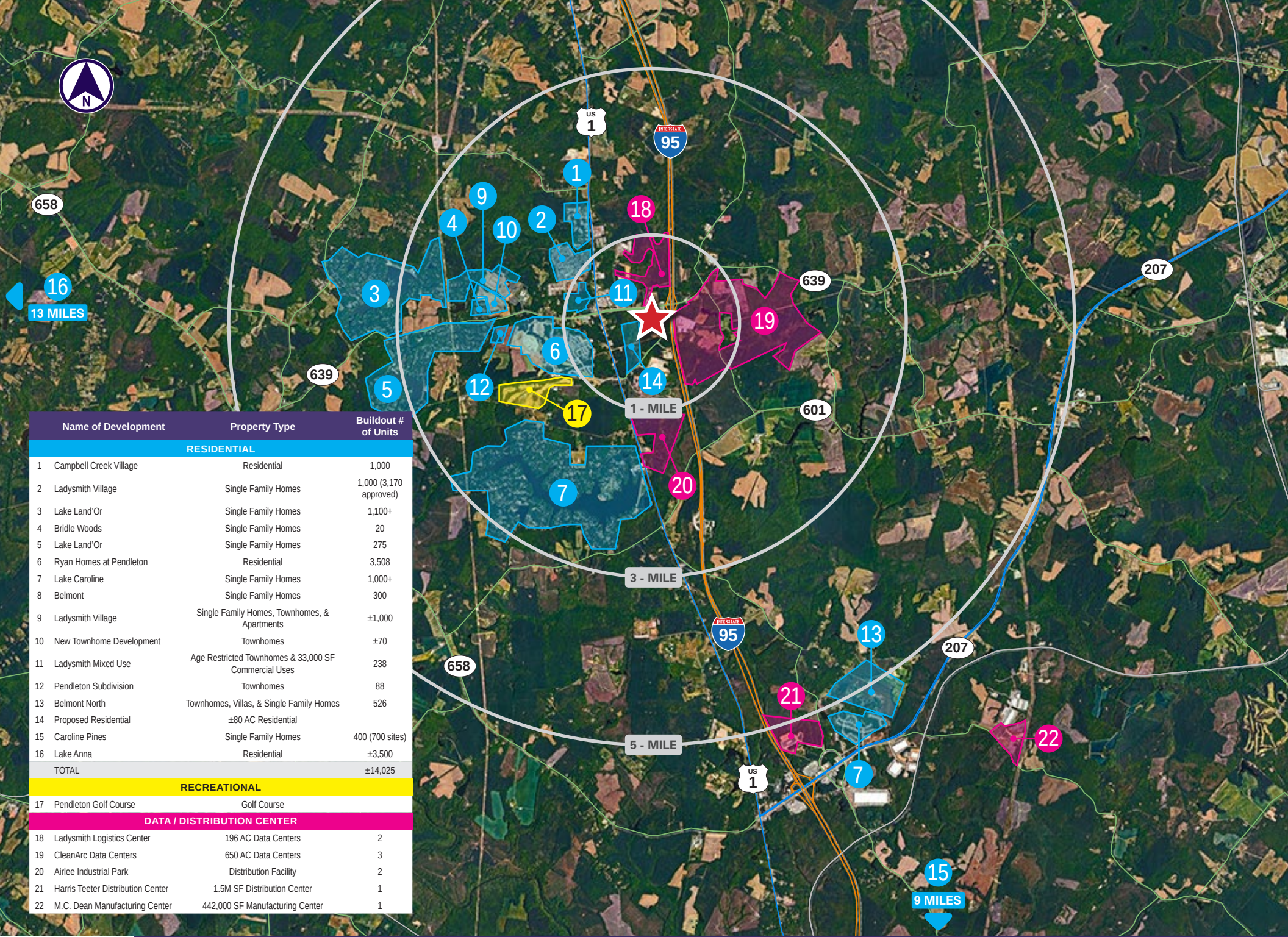
Space	Size
Anchor 1	50,000 SF
Anchor 2	18,000 SF
Anchor 3	22,000 SF
Junior Anchor 4	10,000 SF
Junior Anchor 5	8,400 SF
Retail 6	5,250 SF
Retail 7	5,250 SF
Retail 8	7,050 SF
Retail 9	8,400 SF
TOTAL	134,350 SF
Pad Site	±1.29 AC

Project Signage




N
SOUTHERN ACCESS OFF I-95S FROM EXIT 110
NORTHERN ACCESS OFF I-95N FROM EXIT 110
INTERSTATE 95
639
Ladysmith Rd
15,000 AADT
97,000 AADT
New Green Rd
Old Green Rd
SHEETZ
Wendy's UNDER DEVELOPMENT
TACO BELL UNDER DEVELOPMENT
Arby's
EXXON
O'Reilly AUTO PARTS
PAD SITE ±1.29 AC
DUNKIN'
Flagstop CAR WASH UNDER DEVELOPMENT
Wawa
7,050 SF
8,400 SF
50,000 SF
18,000 SF
22,000 SF
10,000 SF
8,400 SF
5,250 SF
5,250 SF


N
LADYSMITH VILLAGE
MASTER PLAN
605 ACRE RESIDENTIAL
DEVELOPMENT
Walton
Kalahari
RESORTS & CONVENTIONS
NOVEMBER 2026
7.5 MILES FROM SITE
11,000 AADT
LADYSMITH
LOGISTICS CENTER
196 ACRE DATA CENTERS
BUILDING 2
BUILDING 1
105,000 AADT
MADISON ES
TRACTOR SUPPLY CO
Green Rd
THE SHOPS AT
LADYSMITH
FOOD LION
FAMILY DOLLAR
Domino's
ADVANCE AUTO PARTS
ABC
SUBWAY
verizon
SHEETZ
Arby's
LEWIS &
CLARK ES
MADISON
TOWNE CENTER
Publix
PROPOSED
OP1
OP2
OP3
OP4
OP5
Grocer
15,000 AADT
O'Reilly AUTO PARTS
Wawa
SOUTH VILLAGE
107 UNITS
NOW SELLING
Ryan Homes
DOLLAR
GENERAL
PROPOSED
ACCESS
ROAD
LADYSMITH CENTER
20 AC RETAIL PAD SITE
LADYSMITH
CROSSING
CLEANARC DATA CENTERS
650 ACRE 900MW VA1 CAMPUS
DEVELOPMENT
FIRST 300MW CAMPUS Q1 2027
PENDLETON
3,508 UNITS
NOW SELLING
Ryan Homes
PROPOSED
RESIDENTIAL
±80 AC
INTERSTATE
95
AIRLEE
INDUSTRIAL PARK
1.97M SF
DISTRIBUTION
FACILITIES
1.3 MILES FROM SITE



	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	
	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
22	M.C. Dean Manufacturing Center	442,000 SF Manufacturing Center	1

M.C. Dean to invest $412.5M in Caroline, creating 1,950 jobs

Date: October 13, 2026 - Virginia Business



M.C. Dean, a power and technology engineering firm based in Tysons, plans to invest $412.5 million to expand its manufacturing campus in Caroline County, creating a projected 1,950 jobs, Gov. Abigail Spanberger announced Tuesday.

A new 168,000-square-foot building at the privately owned business's Modular Mission Critical manufacturing campus opened in 2023, part of a $63 million expansion that created about 500 jobs in Virginia. M.C. Dean began developing the facility in 2003.

CEO Bill Dean has grown the small electrical business his grandfather started in 1949 into a corporation employing more than 9,000 workers across more than 40 offices worldwide. The privately owned design-build systems integration company reportedly earns more than $3 billion in annual revenue.

According to the governor's announcement, M.C. Dean plans to build two new plants: a 442,000-square-foot building on the main campus and a 1.5 million-square-foot building on the 600-acre north campus. When complete, M.C. Dean will have more than 3.6 million square feet on 1,300 acres by 2030. The company also plans to invest in a new Power Systems Training Center at Caroline High School starting in 2027, set to provide electrical systems training.

The Virginia Economic Development Partnership worked with Caroline County, Virginia's Innovation Crossroads and the Virginia General Assembly's Major Employment and Investment Project Approval Commission, which allocated up to $45 million, pending approval by the state legislature.

"We are proud of our growth in Virginia, establishing the nation's No. 1 at-scale modular manufacturing facility based on production right here in Caroline County," Bill Dean said in a statement. "We're poised to deliver one large power module every 30 minutes this year, compounding our output and impact, and providing long-term economic benefit, local workforce development and high-paying careers for residents."

Spanberger called the expansion "a transformational next chapter for M.C. Dean, Caroline County and the commonwealth," noting that the company has "grown from a Virginia electrical contractor into a global leader in engineering, advanced manufacturing and mission-critical systems."

Source:
Kate Andrews "https://virginiabusiness.com/mc-dean-caroline-county-manufacturing-expansion/"
Virginia Business, October 13, 2026



Source:
Concept Render "https://co.caroline.va.us/DocumentCenter/View/11072/SP-07-2026-M-C-Dean-B-3-Reedy-Church"

Publix Plans New Virginia Location

Date: August 16, 2026 - WHATNOW



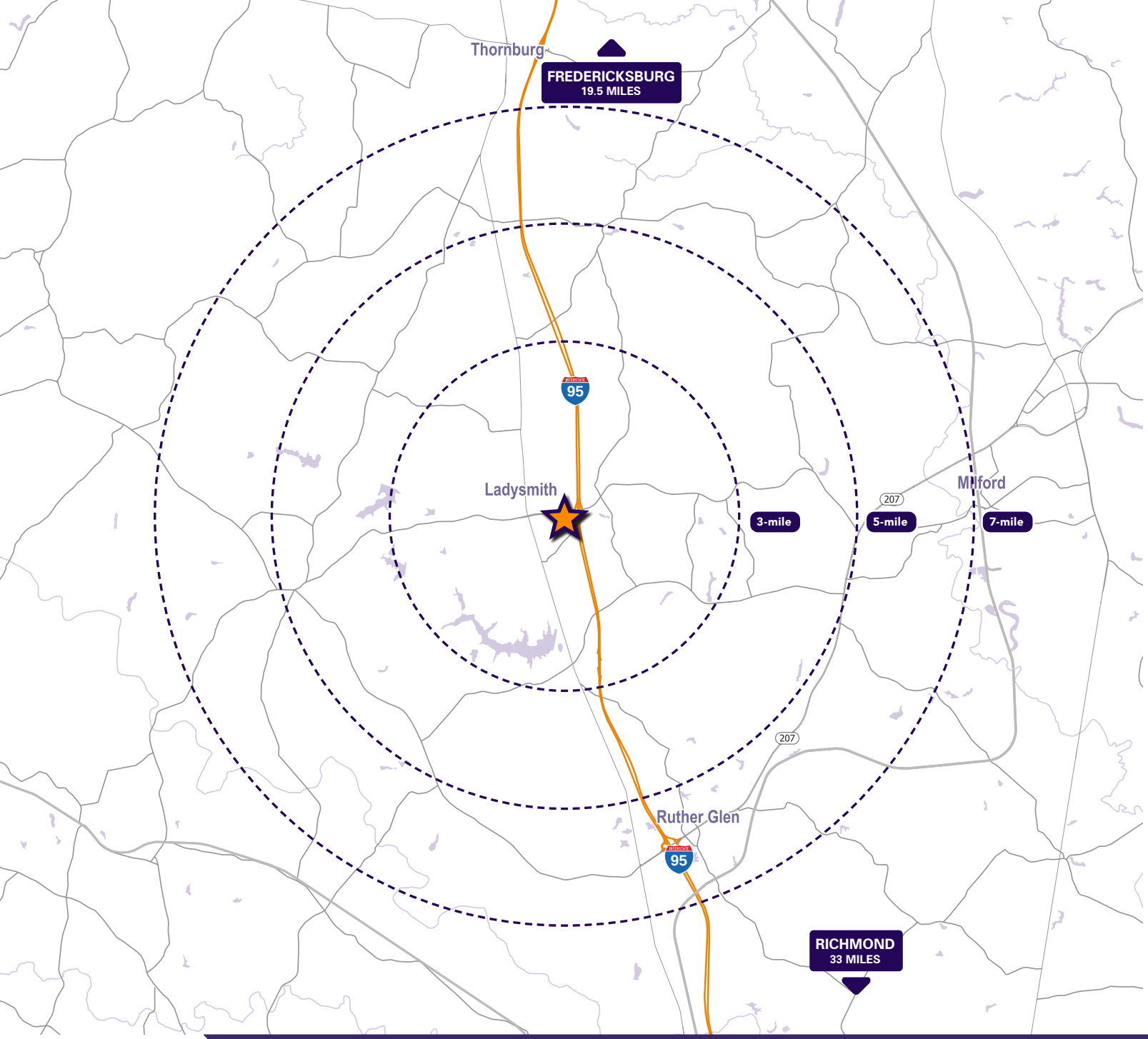
A Virginia development is getting a burst of Florida sunshine, via grocery store. Publix has received approval to open a new location in Ladysmith, reports Fredericksburg Free Press.

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



RETAIL READY.

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