

DO YOU NEED TO EXPAND YOUR BUSINESS SPACE?

WOULD YOU LIKE TO OWN YOUR COMMERCIAL SPACE?

WE HAVE THE ANSWER!

WE OFFER:

Lease

Lease with Option to Buy

Purchase with 90% Financing

LADYSMITH COMMONS RETAIL

17069 Jefferson Davis Highway, Ladysmith, Virginia

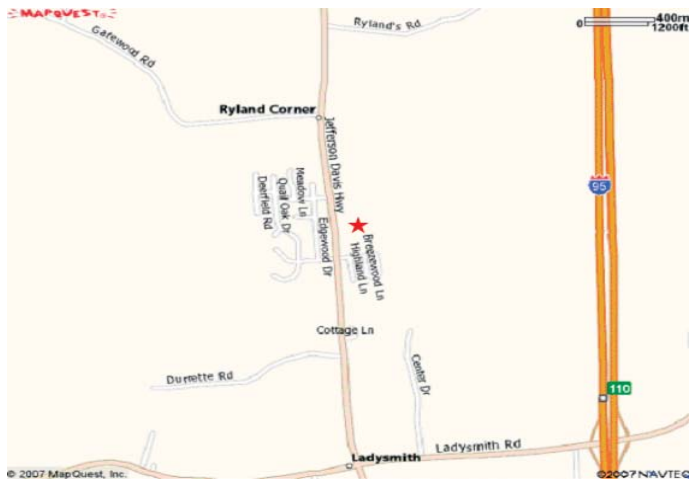


This is a fabulous opportunity to purchase your own space for your business or to lease brand new space. Ladysmith Commons is well located just .8 miles north of the intersection of Ladysmith Road and Route 1, on the east side of Route 1. The location is easy to find, and the visibility from the road is tremendous. You should give serious consideration to Ladysmith Commons as your next business address. If you have any questions, please call David Blackwood.

Blackwood Real Estate, Inc.

“CREATING VALUE THROUGH SERVICE EXCELLENCE”

540-710-8800 / 877-712-8800



OVERVIEW

Project: Retail/Office commercial condominiums totaling approximately 99,190 square feet, comprised of 1,200 SF and 1,800 SF units

Location: 17069 Jefferson Davis Hwy., .8 miles north of the intersection of Ladysmith Road and Route 1, on the east side of Route 1

Property: 40 new retail/office condominiums

Sale Price: From \$235,000 to \$385,000

Lease Rate: Base rent is \$19.00 SF NNN for retail space and \$17.50 SF NNN for retail/office space

Utilities: Utilities are available to all units, excluding natural gas

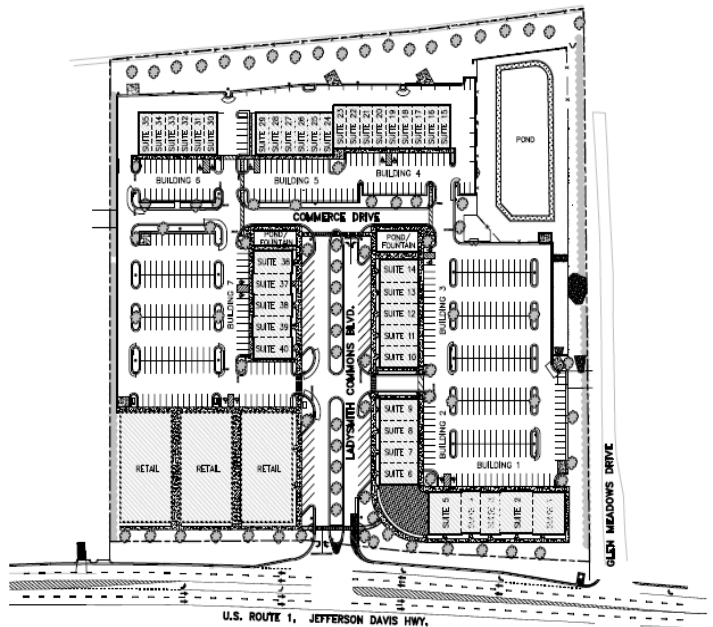
Zoning: B-1 Business

Condo Fee: \$142.00/month for 1,200 SF and \$213.00/month for 1,800 SF

Taxes: \$94.00/month for 1,200 SF, based on a value of \$235,000; \$140.40/month for 1,800 SF, based on a value of \$351,000

BUILDING SPECIFICATIONS

- 1) 1,200 SF and 1,800 SF units
- 2) 1,200 SF units will be steel frame with brick or siding
- 3) 1,800 SF units will be wood frame with brick or siding
- 4) roof system will be EPDM with a 10 year manufacturer's warranty
- 5) aluminum framed glass storefront entrances
- 6) windows shall be vinyl with 1" insulated panes or a commercially glazed window based on unit's facade
- 7) 4" to 6" thick reinforced concrete slab
- 8) 220amp panel; 120/208V, single phase, 4W power
- 9) 465 parking spaces & 13 handicapped spaces
- 10) 8 dumpsters located throughout the development
- 11) demising walls constructed of 6" metal studs 16" O.C. with 5/8" gypsum board



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