



Property Features

- +/- 1.75 pad ready retail site with public water and sewer nearby
- Property fronts Independence Blvd near Main St intersection
- Road frontage – 103 linear feet along Independence Blvd
- High traffic area – 11,000 VPD along Independence Blvd
- In close proximity to Wal-Mart Supercenter
- Access to signalized intersection on Independence Blvd
- Zoned B2
- Ideally suited for retail or any self-storage facility
- Sale price \$275,000.00

Demographics

	1 Mile	3 Miles	5 Miles
Population	1,668	9,335	13,041
No. of Households	681	3,887	5,436
Avg. HH Income	\$41,961	\$57,766	\$59,410
Daytime Population	2,345	11,502	13,933

Join Tenants/Nearby Retailers

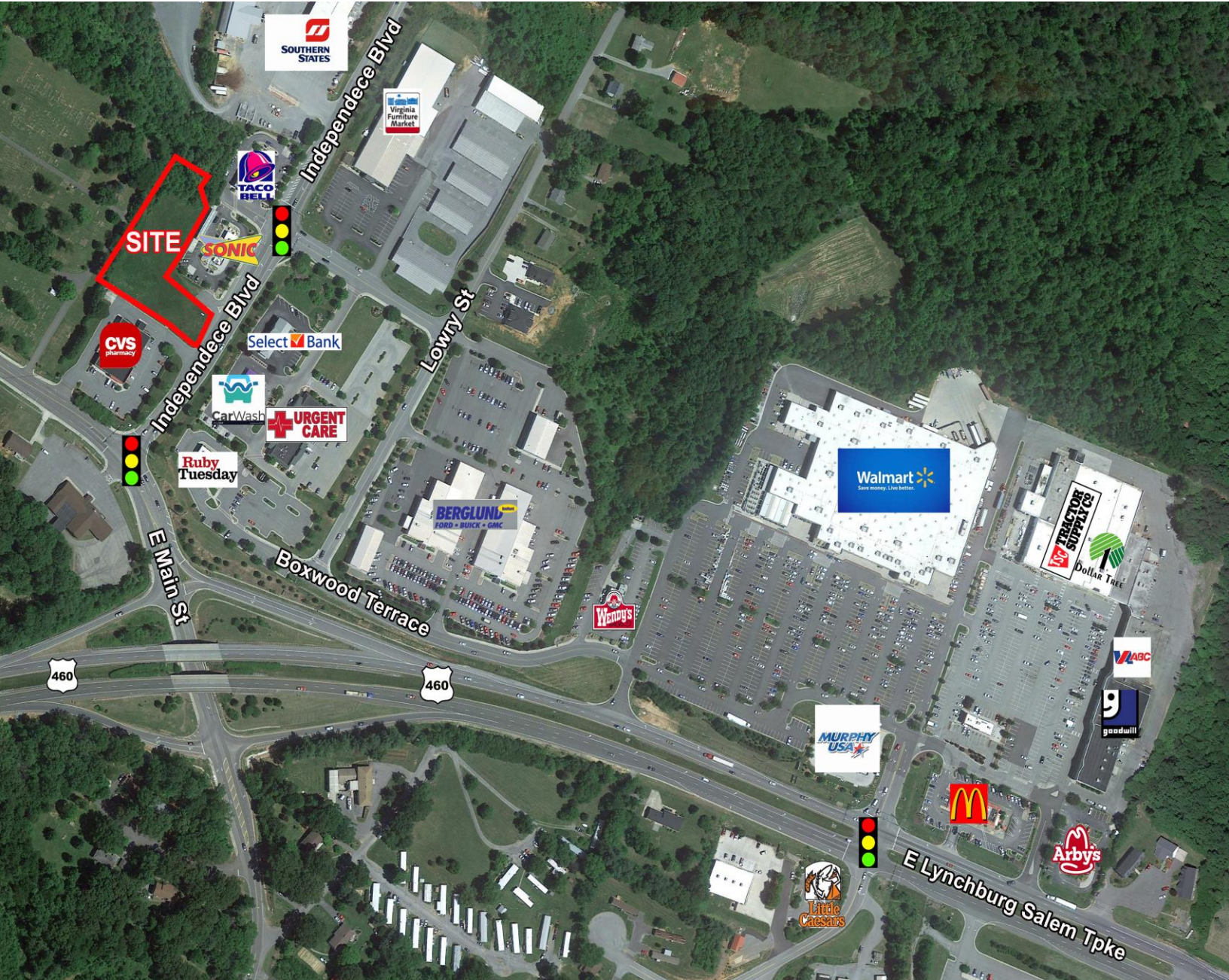


For more information, contact:

GEORGE LUPTON, CCIM
 Senior Associate
 434 455 2306
 george.lupton@thalhimer.com

NORMAN MOON, CCIM, SIOR, CRE
 First Vice President
 434 455 2302
 norman.moon@thalhimer.com

Coffee Crossing
 6000 Boonsboro Road, Suite A
 Lynchburg, VA 24503
 www.thalhimer.com



For more information, contact:

GEORGE LUPTON, CCIM
 Senior Associate
 434 455 2306
george.lupton@thalhimer.com

NORMAN MOON, CCIM, SIOR, CRE
 First Vice President
 434 455 2302
norman.moon@thalhimer.com

Coffee Crossing
 6000 Boonsboro Road, Suite A
 Lynchburg, VA 24503
www.thalhimer.com