



INVESTMENT SALE

UNIVERSITY SQUARE



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Taylor Long
PROPERTIES
Commercial Real Estate



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CONFIDENTIALITY STATEMENT & DISCLAIMER

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All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

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Taylor Long Properties, Inc., is licensed in VA and member of the Retail Brokers Network.

AGENT

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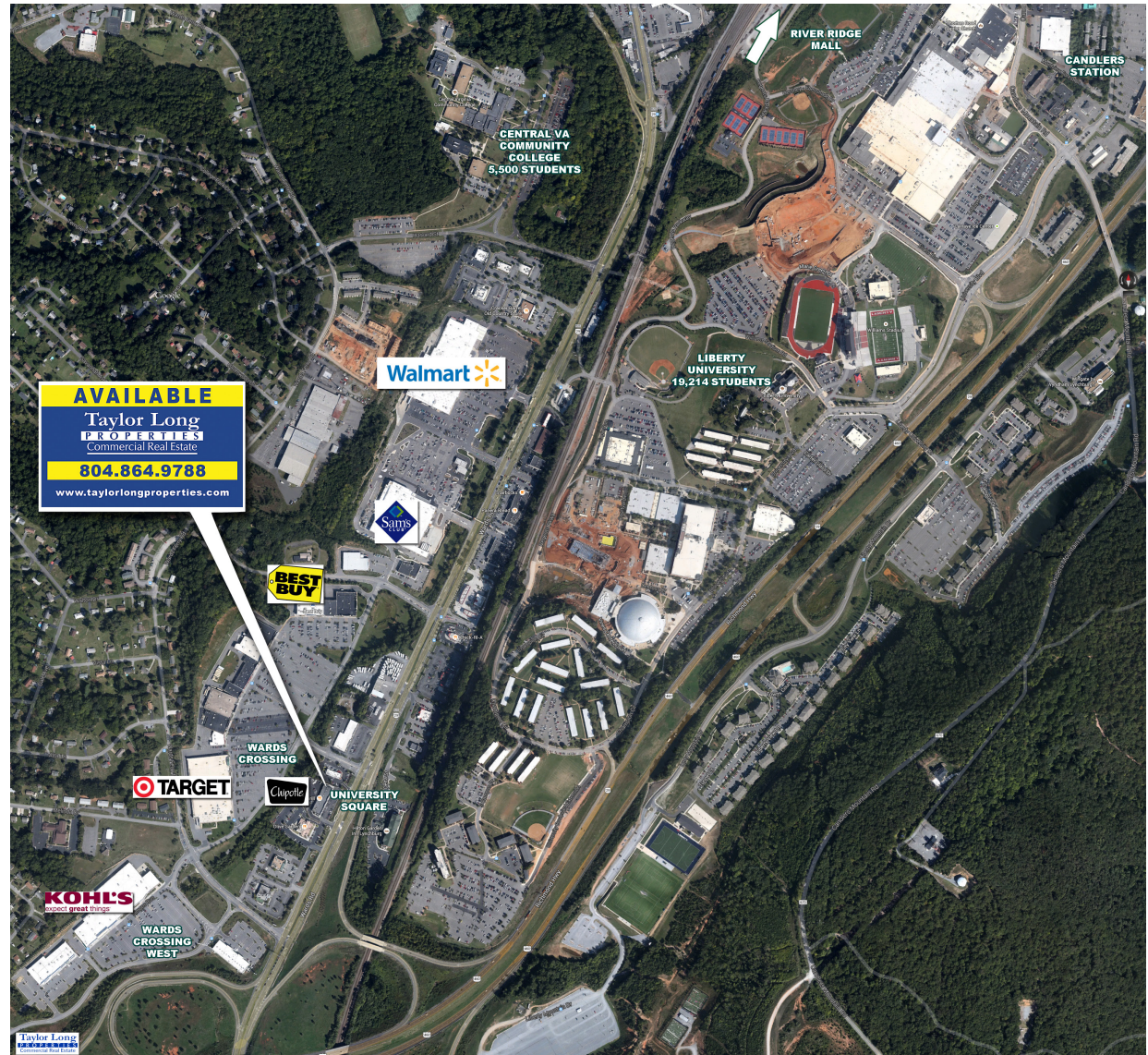
CENTER DESCRIPTION

100% LEASED STRIP CENTER IN COVETED LYNCHBURG RETAIL CORRIDOR

University Square has an excellent tenant line-up, comprised of Sleepy's, Chipotle, Panda Express, Complete Nutrition and Lily's TV. The 12,727 square foot center is located on Wards Road, a major commercial corridor in Lynchburg. With outstanding visibility, the site has traffic counts of approximately 36,000 vehicles per day and has direct access to US Highway 29.

University Square is located across from Wards Crossing, a 397,386 square foot shopping center anchored by Target, Barnes & Noble, Dick's Sporting Goods and Best Buy. Other major local retailers in less than a two-mile radius include Walmart, Sam's Club and Kohl's. River Ridge Mall (862,000 square feet) is also less than two miles from the property.

Additionally, the site is located across from Liberty University, with an enrollment of over 19,000 residential students and 100,000 online students.





OFFERING SUMMARY & MAP

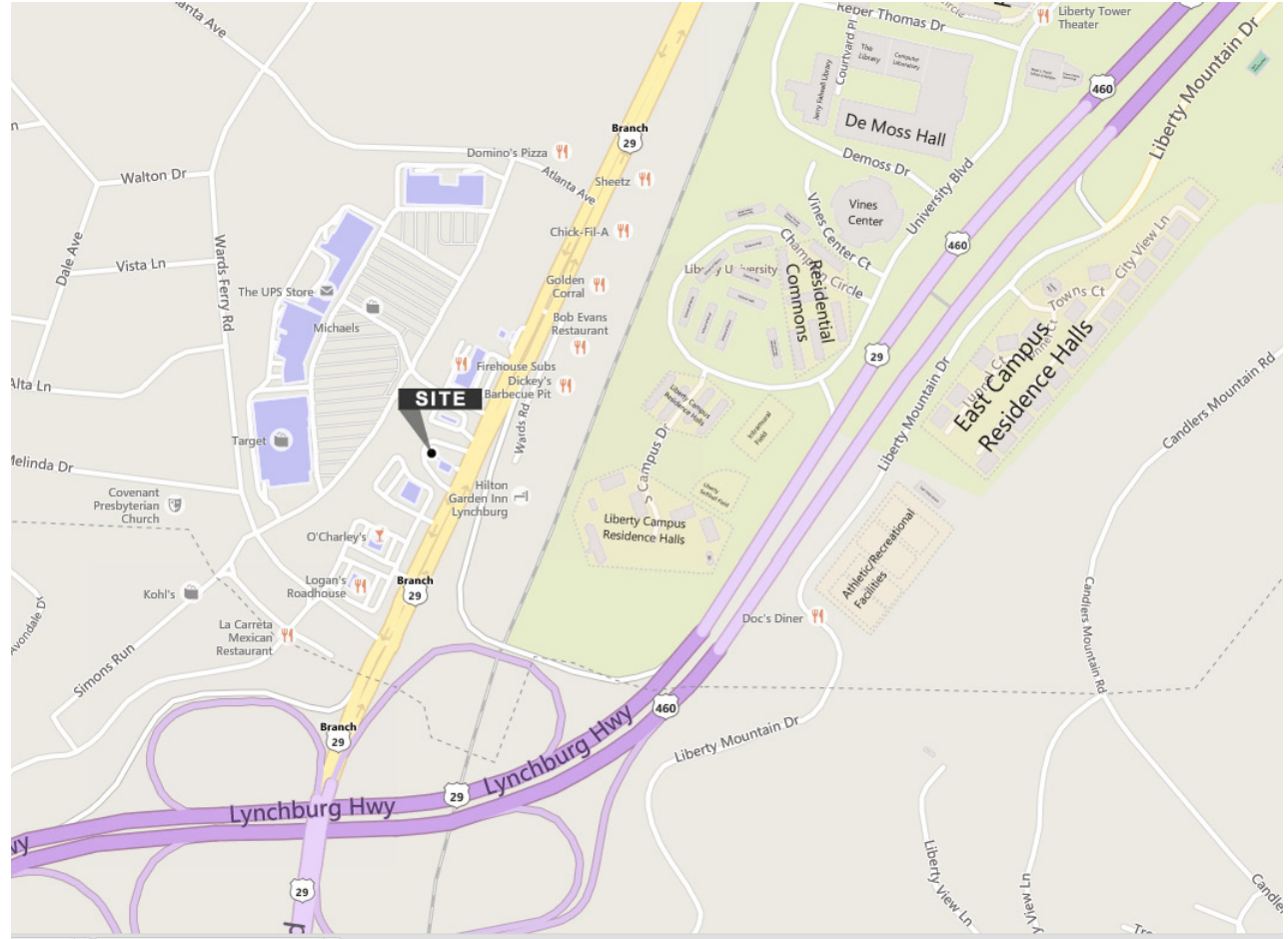
OFFERING SUMMARY

Sale Price	\$7,500,000
Price per SF	\$589.30
Land Area	1.88 Acres (81,893 SF)
GLA	12,727 SF
Occupancy	100%
Frontage	305' on Wards Rd. (with 1 curb cut)
Year Built	2012
Parking	103
Zoning	B-5 RC
Parcel Number	260-05-005

DEMOGRAPHICS

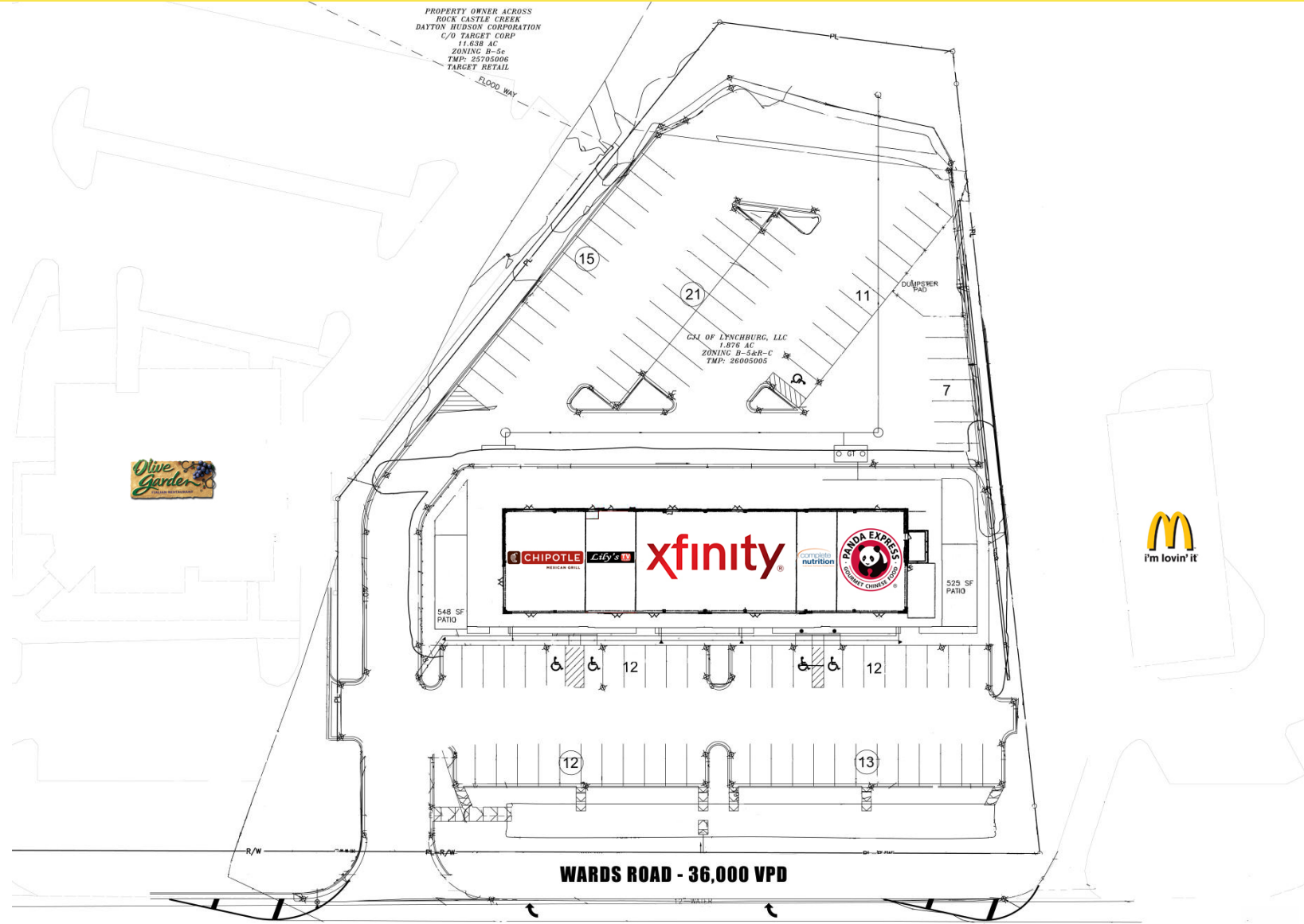
	1 mile	3 miles	5 miles
2016 Est. Population	2,343	28,483	87,858
Avg HH Income	\$58,524	\$55,865	\$53,170
Daytime Employment	4,921	12,803	26,126

Traffic Count: 35,000 VPD on Wards Road





SITEPLAN





DEMOGRAPHICS

* Detailed demographics upon request

Radius	1 Mile	3 Mile	5 Mile
Population			
2021 Projection	2,418	29,483	87,858
2016 Estimate	2,343	28,453	85,066
2010 Census	2,294	26,907	80,545
Growth 2016 - 2021	3.20%	3.62%	3.28%
Growth 2010 - 2016	2.14%	5.75%	5.61%
2016 Population by Hispanic Origin	72	1,079	3,090
2016 Population	2,343	28,453	85,066
White	1,707 72.86%	22,062 77.54%	61,424 72.21%
Black	452 19.29%	4,269 15.00%	18,781 22.08%
Am. Indian & Alaskan	11 0.47%	117 0.41%	367 0.43%
Asian	111 4.74%	1,347 4.73%	2,651 3.12%
Hawaiian & Pacific Island	0 0.00%	34 0.12%	72 0.08%
Other	62 2.65%	623 2.19%	1,772 2.08%
U.S. Armed Forces	1	52	106
Households			
2021 Projection	995	12,046	33,880
2016 Estimate	962	11,593	32,680
2010 Census	944	10,942	30,792
Growth 2016 - 2021	3.43%	3.91%	3.67%
Growth 2010 - 2016	1.91%	5.95%	6.13%
Owner Occupied	506 52.60%	6,619 57.09%	18,773 57.44%
Renter Occupied	456 47.40%	4,974 42.91%	13,907 42.56%
2016 Households by HH Income			
Income: <\$25,000	285 29.66%	3,124 26.94%	10,211 31.25%
Income: \$25,000 - \$50,000	168 17.48%	2,928 25.25%	8,558 26.19%
Income: \$50,000 - \$75,000	269 27.99%	2,766 23.86%	6,328 19.36%
Income: \$75,000 - \$100,000	86 8.95%	1,269 10.95%	3,438 10.52%
Income: \$100,000 - \$125,000	107 11.13%	934 8.06%	2,418 7.40%
Income: \$125,000 - \$150,000	15 1.56%	322 2.78%	782 2.39%
Income: \$150,000 - \$200,000	5 0.52%	115 0.99%	586 1.79%
Income: \$200,000+	26 2.71%	136 1.17%	358 1.10%
2016 Avg Household Income	\$58,524	\$55,865	\$53,170