



WARDS CROSSING WEST

4730 SIMONS RUN, LYNCHBURG, VIRGINIA 24502-2944

FEATURES

- **NOW AVAILABLE: 4,800 SF FOR LEASE (2,400 SF Spaces "F" & "G").**
- **Pre-leasing 5,000 SF - 10,000 SF (New Construction - Building "G").**
- **Hilton Garden Inn coming soon!**
- Join our newest Tenants *Phone Axiom Express, AAA Mid-Atlantic & McAlister's!*
- 202,605 SF shopping center located in the heart of Lynchburg's shopping area, on a major commercial corridor.
- Directly across from *Liberty University*, the largest Christian University in the world (over 100,000 students).
- Close to proposed 48-acre *Centra Health* Medical facility.
- Direct access to Lynchburg Highway.

DEMOGRAPHICS*

| | 3 Miles | 5 Miles | 10 Miles |
|----------------------|----------|----------|----------|
| 2017 Est. Population | 33,579 | 82,229 | 150,860 |
| Avg. HH Income | \$59,053 | \$56,569 | \$64,822 |
| Daytime Employment | 25,105 | 50,435 | 599,182 |

Traffic Count: 37,000 VPD on Wards Road
 35,511 VPD on Rt. 460

* Detailed demographics upon request



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PROPERTIES
 Commercial Real Estate



SITE PLAN

| RETAIL | | |
|--|-----------|-------------------------------|
| Suite # | SF | Status |
| INLINE | | |
| A | 96,224 SF | Kohl's |
| B | 18,886 SF | Old Navy |
| C1 | 30,075 SF | Ross Dress For Less |
| C2 | 1,216 SF | Yogurt Yeti |
| D1 | 7,000 SF | Five Below |
| D2-A | 5,212 SF | Rue 21 |
| D2-B | 5,212 SF | Maurices |
| D2-C | 3,400 SF | The Children's Place |
| E | 21,071 SF | A.C. Moore |
| RETAIL "F" | | |
| Bldg. F | 57,622 SF | Carmax |
| RETAIL "G" See Siteplan on Page 4 | | |
| A | 5,000 SF | PRE-LEASING |
| B | 5,000 SF | PRE-LEASING |
| RETAIL "H" - See Siteplan on Page 3 | | |
| A | 2,400 SF | AT&T |
| B | 1,600 SF | Great Clips |
| C | 1,600 SF | Lee Nails |
| D-E | 3,200 SF | Penelope |
| F | 2,400 SF | AVAILABLE |
| G | 2,400 SF | AVAILABLE |
| H-I | 3,200 SF | America's Best |
| J | 1,600 SF | GNC |
| K-L | 3,100 SF | La Carreta |
| RETAIL "I" - See Siteplan on Page 4 | | |
| A | 3,600 SF | McAlisters |
| B | 765 SF | Phone Axiom |
| B | 2,287 SF | AAA Mid-Atlantic |
| OUTPARCEL "H" | | |
| H | SOLD | Hilton Garden Inn Coming Soon |



AERIAL

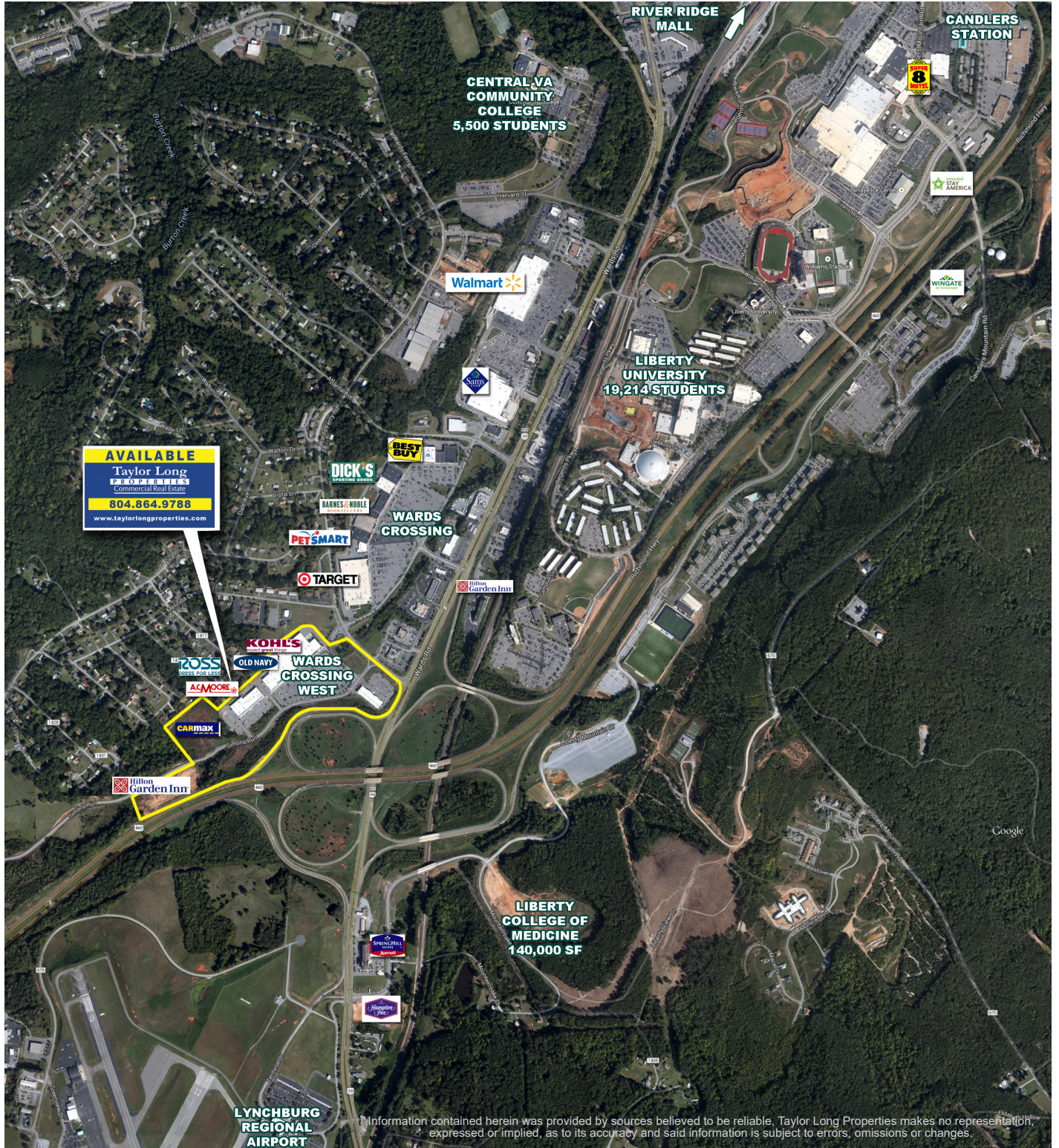


WARD'S CROSSING West

RETAIL H



AERIAL



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PHOTOS



Wards Crossing

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