



INLINE- END CAP PROPERTY FOR LEASE

LYNCHBURG - FORMER KMART AVAILABLE FOR LEASE

2315 WARDS ROAD, LYNCHBURG, VA 24502



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF: 88,000 SF
Lease Rate: Negotiable
Lot Size: 88000.0 Acres
Traffic Count: 25,000 VPD on Wards Road

PROPERTY OVERVIEW

Freestanding building adjacent to additional retail development

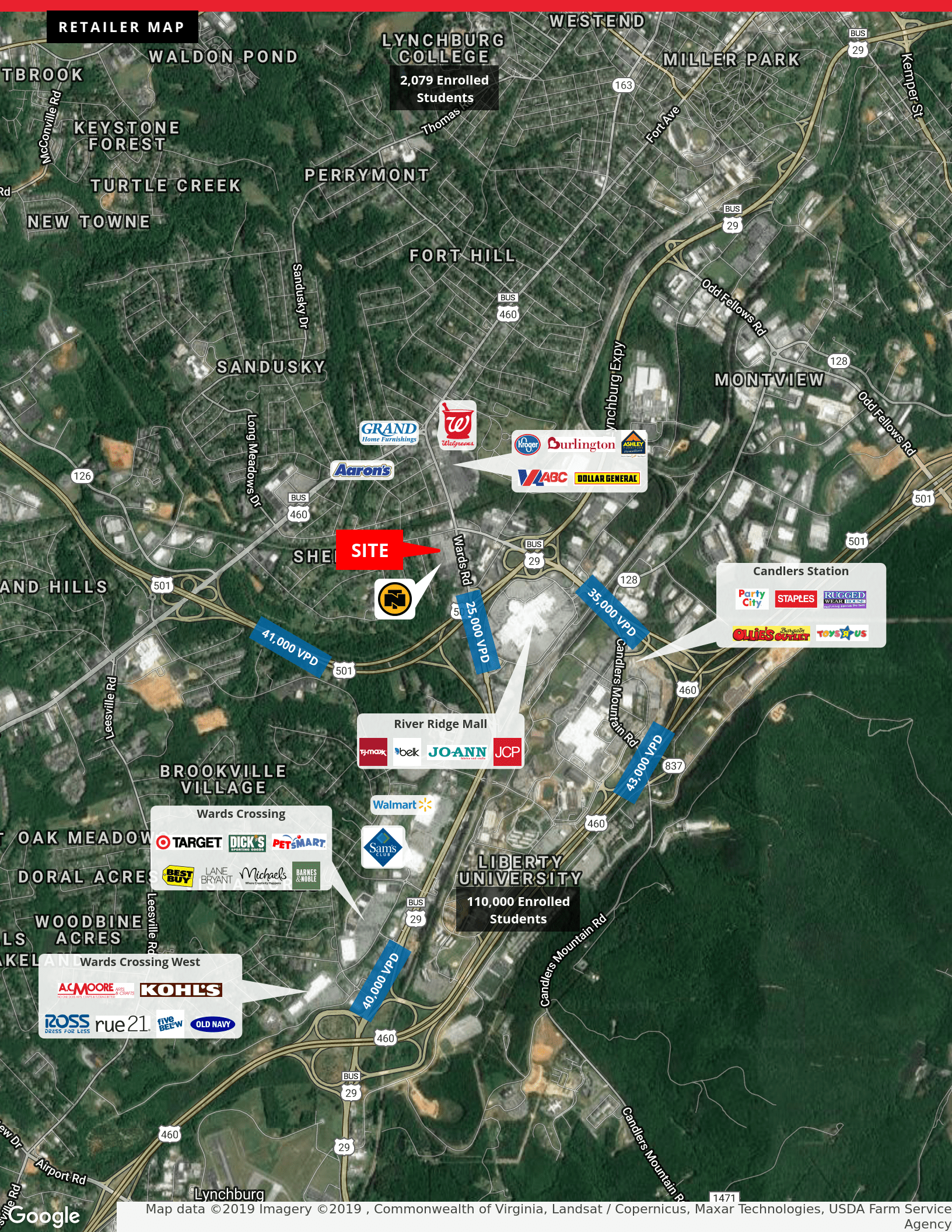
PROPERTY HIGHLIGHTS

- Well located near River Ridge Mall and the dominant retail corridor
- Densely populated area with 94,000 residents within 5 miles
- Located within 1 mile of Liberty University
- Excellent exposure and access

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,664	16,024	37,329
Total Population:	4,044	46,033	97,668
Average HH Income:	\$50,701	\$47,864	\$54,373

RETAILER MAP



LYNCHBURG COLLEGE
2,079 Enrolled Students

LIBERTY UNIVERSITY
110,000 Enrolled Students

SITE

Callout for a retail center featuring:

- Grand Home Furnishings
- Walgreens
- Kroger
- Burlington
- Ashley Furniture
- ABC
- Dollar General

Candlers Station

- Party City
- Staples
- Rugged Wear
- Oldies Outlet
- Toys R Us

River Ridge Mall

- FJ-maxx
- bek
- JOANN
- JCP

Wards Crossing

- Target
- Dick's Sporting Goods
- PetSmart
- Best Buy
- Lane Bryant
- Michaels
- Barnes & Noble

Wards Crossing West

- Ac Moore
- Kohl's
- Zoss Dress for Less
- rue21
- Five Below
- Old Navy

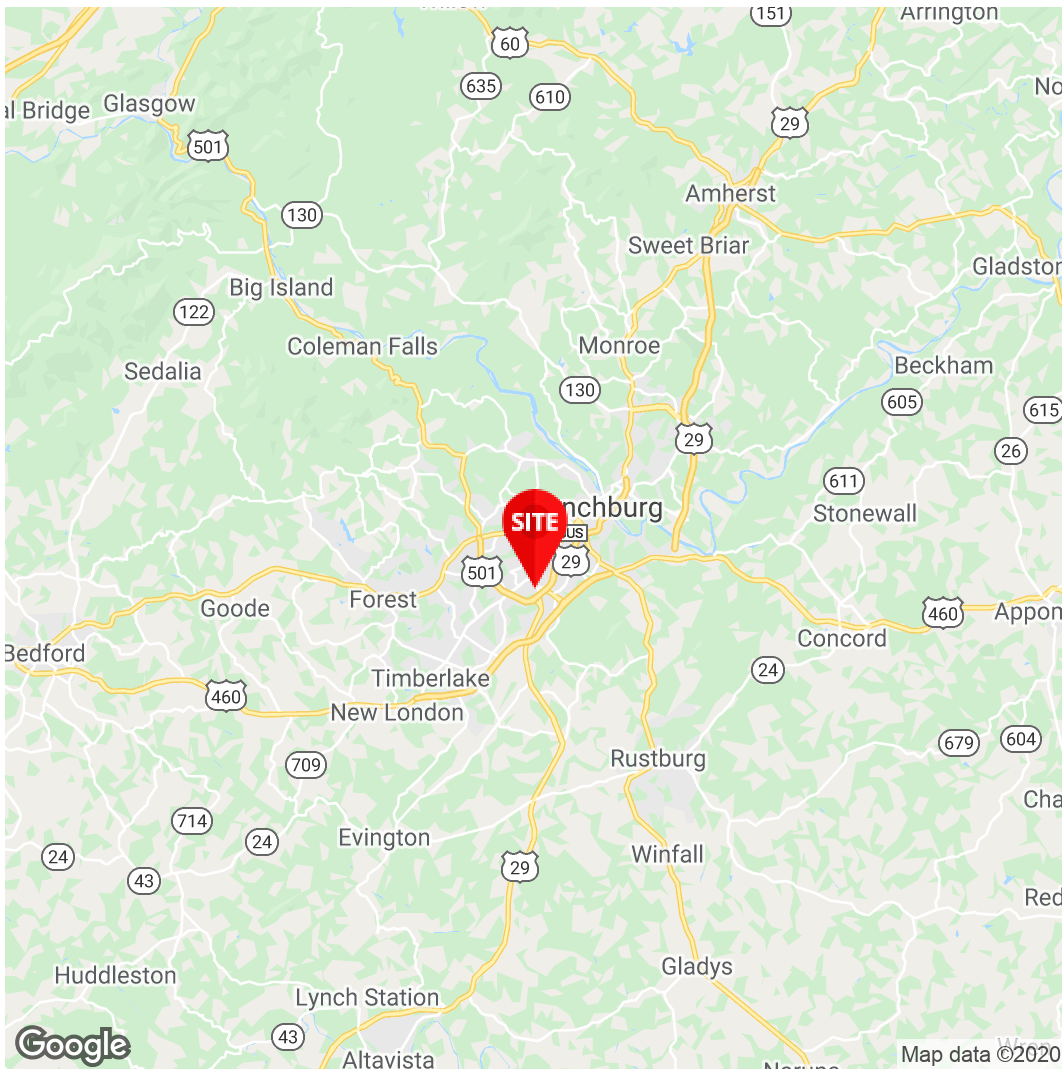
41,000 VPD

25,000 VPD

35,000 VPD

43,000 VPD

40,000 VPD



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