

FAIRVIEW SQUARE SHOPPING CENTER

FOR LEASE



READ & CO., REALTORS

2121 Florida Ave. Lynchburg, VA



PROPERTY OVERVIEW

Fairview Square Shopping Center is a Food Lion anchored center consisting of 85,209 Sq. Ft. near the main interchange of Rt. 460/29 and Rt. 501 (Campbell Ave.) Retail spaces available from 2,000 Sq. Ft. up to 8,450 Sq. Ft. with many size variations. Businesses located within the shopping center include: *Food Lion, Maxway, Trust Chinese Restaurant, LA Nails, Coin Laundry and a child daycare center.* Businesses nearby include: *CVS Pharmacy, Burger King, Advance Auto Parts, Falwell Well Corp., Falwell Airport and Dodson Brothers.*

DETAILS

TOTAL SIZE:	85,209 Sq. Ft. ±
AVAILABLE SIZES:	2,000 Sq. Ft. up to 8,450 Sq. Ft.
RENTAL RATE:	\$9.00 Sq. Ft./Year
CAM:	\$0.95/Sq. Ft./Year
ZONING:	B - 3
PARKING:	458 spaces.
TRAFFIC COUNT:	US. Rt. 460/29. - 36,000 VPD Campbell Ave. - 19,000 VPD Florida Ave. - 4,200 VPD
FEATURES:	<ul style="list-style-type: none">- Strong Anchor and Junior Anchor- High Visibility- Plenty of Parking- Easy ingress and egress- Public Sewer- Public Water- Demographics attached

AREA DESCRIPTION: Located near the intersection of Campbell Ave. and Florida Ave.

FOR MORE DETAILS CONTACT:

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SITE PLAN

SPACE	TENANT	SQ. FT.
1	Food Lion	29,000
2	AVAILABLE	8,450
3	Trust Chinese Restaurant	1,500
4	LA Nails	2,000
5	Fairview Square Coin Laundry	4,000
6A	AVAILABLE	2,000
6B	AVAILABLE	5,186
6	Maxway	18,835
8	AVAILABLE	7,110
10	Faith Assembly, Child	2,128
TOTAL SQ. FT.		85,209

LEASED

SITE LEGEND

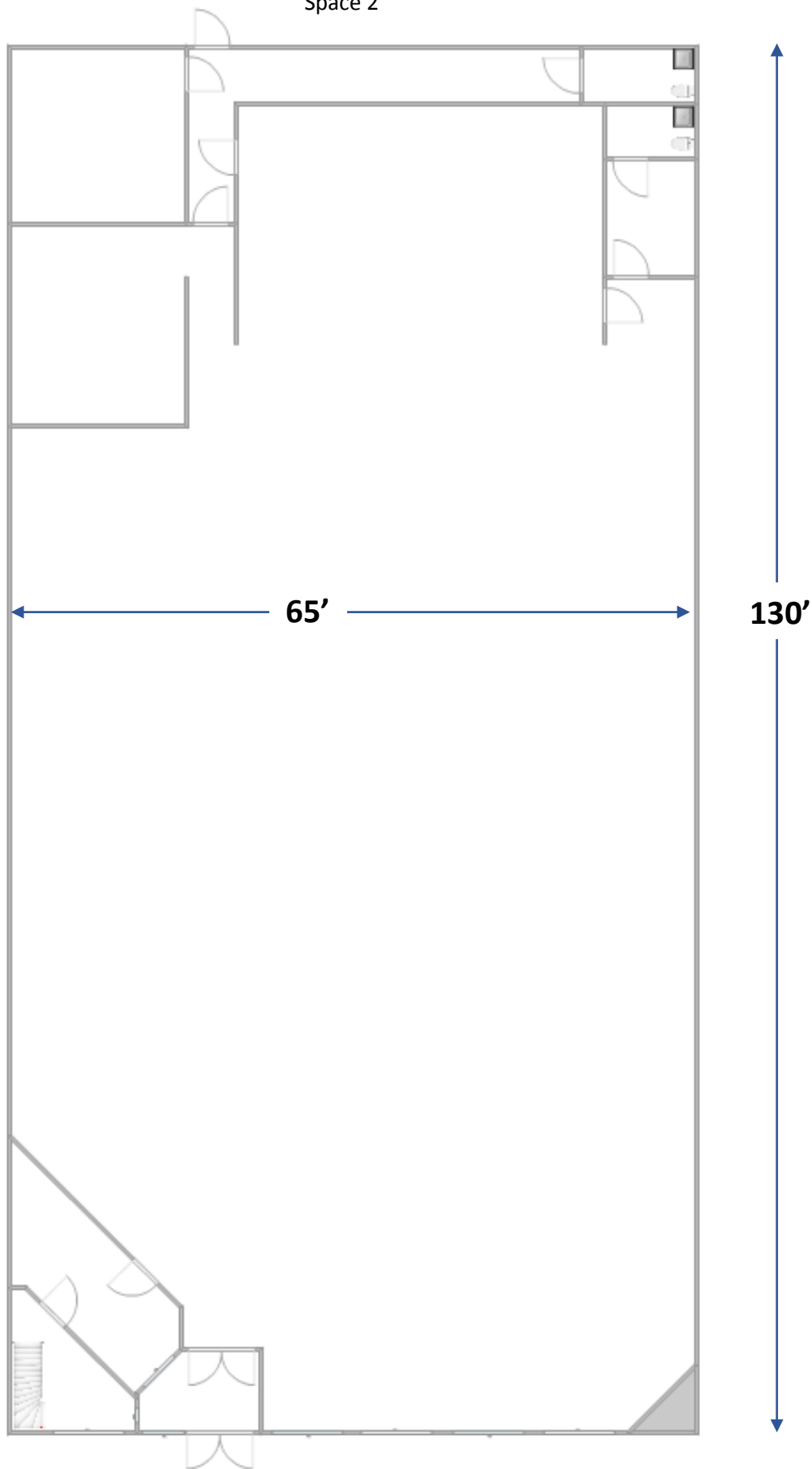
- Available
- Occupied



**EXCESS LAND AVAILABLE
2.9 ACRES**

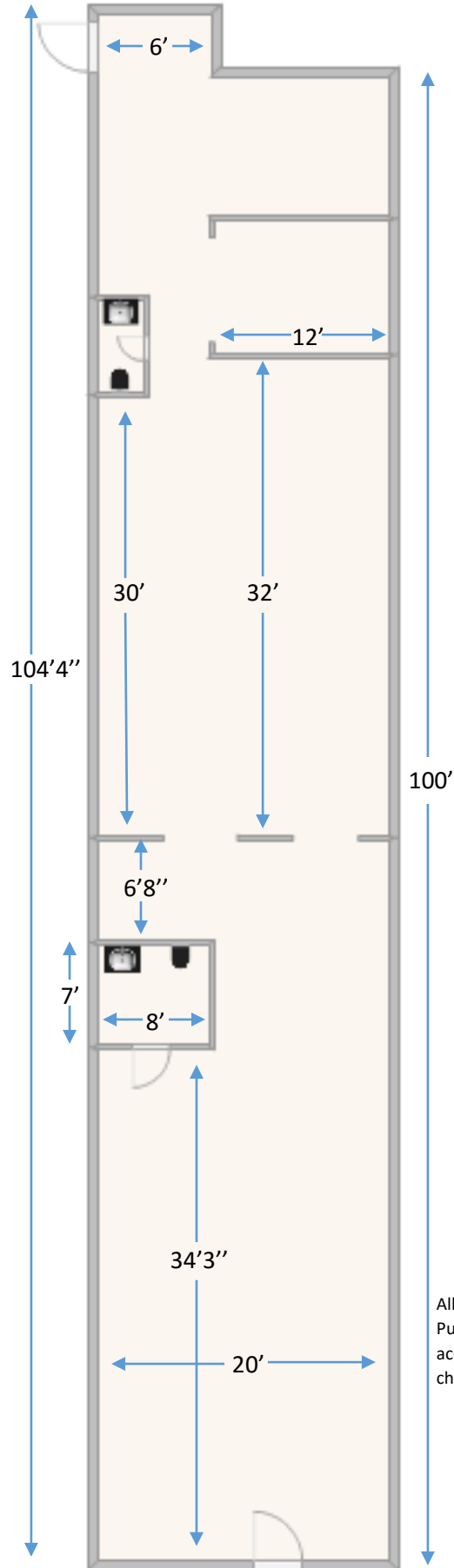
FLOOR PLAN

Space 2



FLOOR PLAN

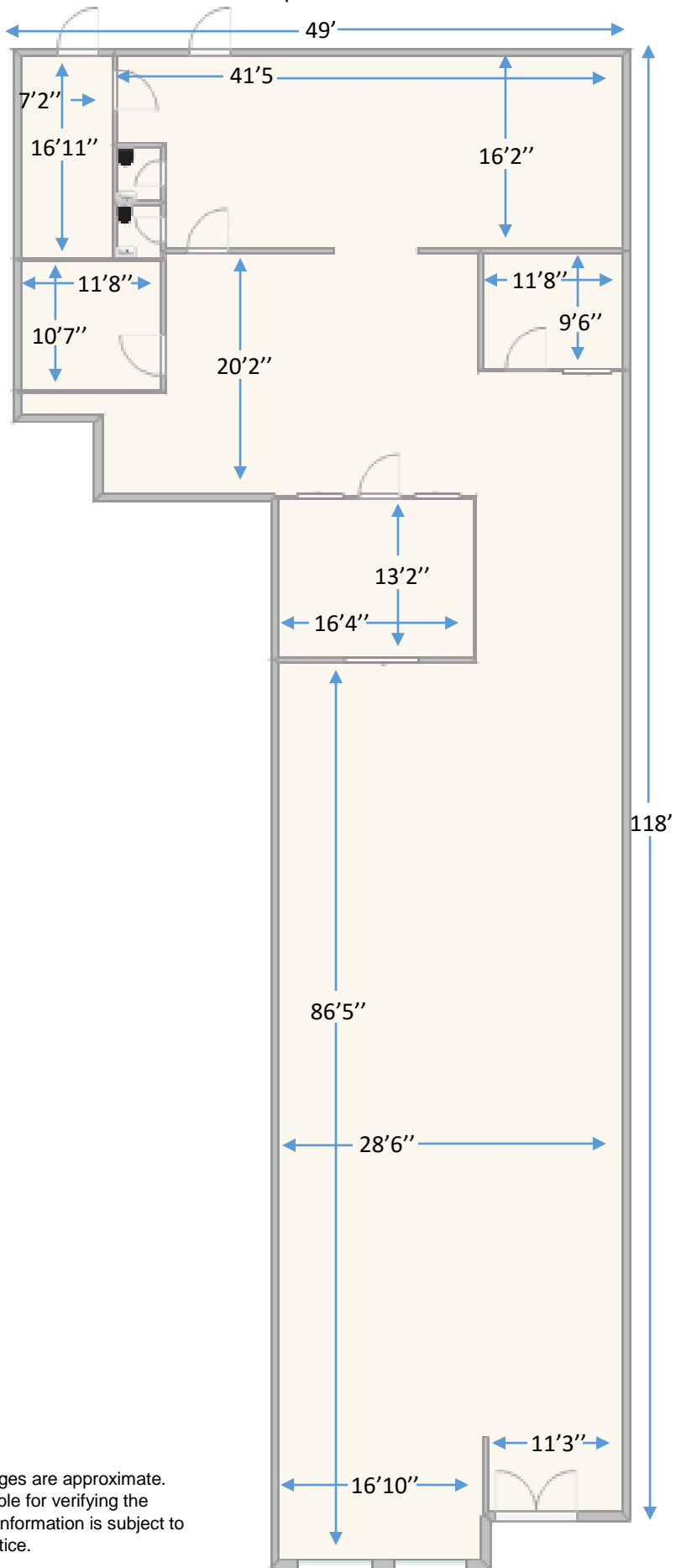
Space 6A



All dimensions and square footages are approximate. Purchaser or Tenant is responsible for verifying the accuracy of this information. All information is subject to change or withdrawal without notice.

Floor Plan

Space 6B

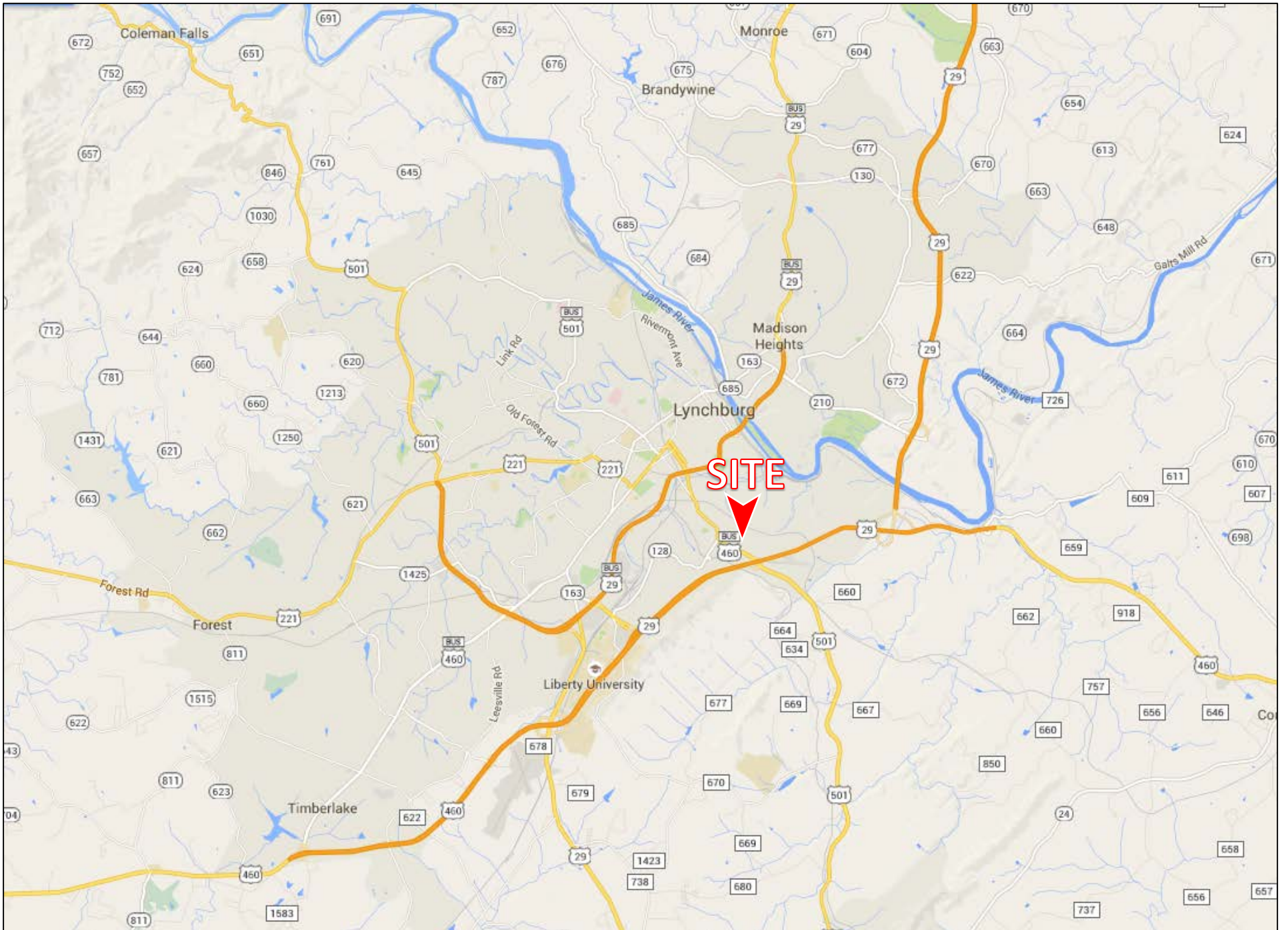


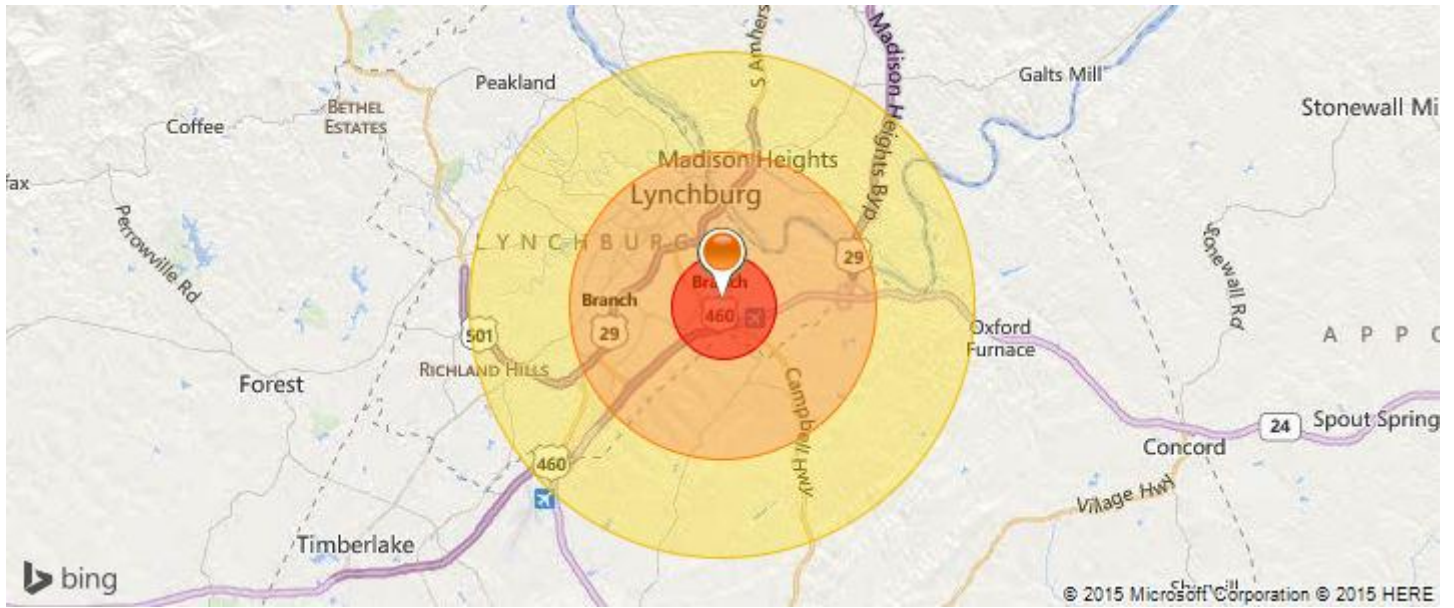
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AERIAL



AERIAL





Population	1-mi.	3-mi.	5-mi.
Total Population	3,430	26,369	66,135
Group Quarters Population	53	3,289	10,334
Urban Population	3,007	24,448	61,641
Rural Population	423	1,921	4,494
Not defined	0	0	0
Adult Population	2,394	20,749	53,464
Ratio of Males to Females	0.9	0.9	0.9
Female Population	1,852	13,775	34,876
Male Population	1,577	12,594	31,259
Land Area (Square Miles)	4.0	28.2	74.1

Age	1-mi.	3-mi.	5-mi.
Median Age, Total	31.0	33.1	30
Median Age, Male	29.6	31.3	28.5
Median Age, Female	32.1	34.9	31.6
% Age 18+	69.8	78.7	80.8
% Age 21+	65.9	70.6	68.3
% Age 55+	22.5	24.6	23.8
% Age 65+	11.6	13.0	13.5

Ethnicity	1-mi.	3-mi.	5-mi.
% White	34.3	48.7	60.3
% Black	59.1	45.2	32.0
% Asian	0.5	0.7	1.8
% Hispanic	2.8	2.6	3.1
% Other	3.3	2.7	2.7

5 Year Projections	1-mi.	3-mi.	5-mi.
Total Population	3,454	26,280	66,785
Group Quarters Population	53	3,289	10,336
Adult Population	2,396	20,631	53,940
Total Households	1,365	9,840	24,713
Per Capita Income (based on Total Population)	15,576	17,676	21,233
Total Population 16+	2,504	21,230	55,275

5 Year Ethnicity Projections	1-mi.	3-mi.	5-mi.
% White	33.5	48.0	59.5
% Black	59.4	45.6	32.3
% Asian	0.5	0.7	1.9
% Hispanic	3.0	2.8	3.4
% Other	3.6	2.9	2.8

Housing and Household's	1-mi.	3-mi.	5-mi.
Total Housing Units	1,477	11,163	26,784
Total Households	1,354	9,789	24,226
Owner-Occupied: Owned with a mortgage or loan	408	3,042	7,802
Owner-Occupied: Owned free and clear	266	1,977	4,725
Renter-Occupied	680	4,770	11,698
Aggregate Contract Rent	\$232,767	\$2,009,013	\$6,040,730
Average (Mean) Number of Vehicles Available	1.7	1.8	1.9

Housing Value	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	42	237	582
Housing Value \$10,000-\$14,999	22	240	338
Housing Value \$15,000-\$19,999	37	102	148
Housing Value \$20,000-\$24,999	20	287	311
Housing Value \$25,000-\$29,999	0	111	195
Housing Value \$30,000-\$34,999	2	160	245
Housing Value \$35,000-\$39,999	16	135	188
Housing Value \$40,000-\$49,999	24	134	181
Housing Value \$50,000-\$59,999	110	357	459
Housing Value \$60,000-\$69,999	84	366	566
Housing Value \$70,000-\$79,999	85	386	668
Housing Value \$80,000-\$89,999	86	585	1,068
Housing Value \$90,000-\$99,999	9	223	524
Housing Value \$100,000-\$124,999	51	483	1,446
Housing Value \$125,000-\$149,999	38	441	1,674
Housing Value \$150,000-\$174,999	31	308	1,312
Housing Value \$175,000-\$199,999	2	88	692
Housing Value \$200,000-\$249,999	5	123	918
Housing Value \$250,000-\$299,999	7	82	262
Housing Value \$300,000-\$399,999	3	84	402
Housing Value \$400,000-\$499,999	2	37	158
Housing Value \$500,000-\$749,999	0	46	130
Housing Value \$750,000-\$999,999	0	0	24
Housing Value \$1,000,000 or more	0	3	36
Total Owner-occupied housing units (OOHU)	674	5,019	12,527

Income	1-mi.	3-mi.	5-mi.
Per Capita Income (based on Total Population)	\$15,876	\$17,475	\$20,754
Average (Mean) Household Income	\$36,186	\$38,100	\$47,643
Median Household Income	\$24,084	\$27,351	\$33,265
Aggregate Income	\$49,790,833	\$436,647,743	\$1,309,027,932

% Households by Income	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	17.0	17.6	14.0
% Household Income \$10,000-\$14,999	10.1	9.0	7.7
% Household Income \$15,000-\$19,999	8.4	10.3	8.3
% Household Income \$20,000-\$24,999	17.3	9.5	9.0
% Household Income \$25,000-\$29,999	6.7	7.4	6.7
% Household Income \$30,000-\$34,999	7.2	6.2	6.6
% Household Income \$35,000-\$39,999	3.6	6.8	5.9
% Household Income \$40,000-\$44,999	5.6	5.1	4.7
% Household Income \$45,000-\$49,999	3.7	4.6	4.7
% Household Income \$50,000-\$59,999	5.5	6.2	7.4
% Household Income \$60,000-\$74,999	6.2	7.5	8.8
% Household Income \$75,000-\$99,999	4	5.3	8.1
% Household Income \$100,000-\$124,999	2.6	2.1	3.7
% Household Income \$125,000-\$149,999	0.9	0.9	1.7
% Household Income \$150,000-\$199,999	0.3	0.6	1.1
% Household Income \$200,000-\$249,999	0.6	0.6	0.8
% Household Income \$250,000-\$499,999	0.2	0.3	0.6
% Household Income \$500,000+	0.2	0.1	0.4

Education	1-mi.	3-mi.	5-mi.
College undergraduate	109	2,983	12,696
Graduate or prof school	38	318	1,363

Employment and Occupation	1-mi.	3-mi.	5-mi.
Total Civilian employed population aged 16+	1,155	9,613	26,673

% Employment by Industry	1-mi.	3-mi.	5-mi.
% Armed Forces	0.4	0.6	0.3
% Civilian, Employed	46.2	45.0	48.6
% Civilian, Unemployed	3.8	3.2	4.1
% Not in Labor Force	49.5	51.2	47.0
% Agriculture, forestry, fishing/hunting, mining	0	0.3	0.5
% Construction	3.9	5.6	4.6
% Manufacturing	18.8	12.9	12.3
% Wholesale trade	1.1	1.3	1.3
% Retail trade	16.2	13.7	11.9
% Transportation and warehousing and utilities	7.6	3.2	2.4
% Information	2.1	1.8	1.3
% Finance and ins, real estate, rental and leasing	3.8	3.1	3.8
% Professional, sci, mgmt, admin and waste mgmt svcs	2.7	9.0	6.9
% Educational svcs, health care and social asst	27.6	30.3	33.0
% Arts, entertainmnt, recreation, accom. and food svcs	11.4	11.6	15
% Other svcs, except public admin	1.7	5.3	5.0
% Public admin	3.1	2.0	2.3

Transportation to Work	1-mi.	3-mi.	5-mi.
Total Workers 16+	1,155	9,613	26,673
Car, truck, or van	1,013	8,235	22,804
Public transport (not taxi)	43	468	875
Taxicab	41	43	58
Motorcycle	0	1	54
Bicycle	0	0	24
Walked	38	439	1,737
Other means	1	76	240
Worked at home	20	351	881

Consumer Expenditures	1-mi.	3-mi.	5-mi.
Average Apparel	\$1,313.9	\$1,352.8	\$1,478.6
Average Education	\$431.5	\$461.5	\$590.4
Average Entertainment	\$1,573.8	\$1,708.0	\$1,984.2
Average Food and Beverages	\$4,774.5	\$5,007.0	\$5,585.9
Average Gifts	\$459.7	\$519.1	\$640.9
Average Health Care	\$2,270.8	\$2,500.6	\$2,872.4
Average Household Furnishings and Equipment	\$958.9	\$1,032.8	\$1,207.9
Average Household Operations	\$654.3	\$707.8	\$850.3
Average Personal Care	\$462.5	\$477.0	\$530.7
Average Personal Expenditure	\$468.6	\$509.6	\$582.2
Average Reading	\$56.0	\$62.2	\$76.3
Average Shelter	\$6,407.1	\$6,629.1	\$7,289.8
Average Transportation	\$5,918.5	\$6,259.2	\$7,201.7
Average Utilities	\$3,474.5	\$3,523.8	\$3,646.5

Demand by Store Type	1-mi.	3-mi.	5-mi.
Motor Vehicle & Parts Dealers	\$2,756,387	\$21,155,570	\$63,822,934
Furniture & Home Furnishings Stores	\$394,035	\$2,931,283	\$8,377,388
Electronics & Appliance Stores	\$317,625	\$2,429,459	\$6,910,216
Building Material & Garden Equipment & Supply Dealers	\$526,804	\$4,229,153	\$12,781,216
Food & Beverage Stores	\$3,284,069	\$24,847,034	\$66,267,811
Health & Personal Care Stores	\$639,471	\$4,965,728	\$13,613,948
Gasoline stations	\$3,492,507	\$26,070,273	\$69,592,333
Clothing & Clothing Accessories Stores	\$860,083	\$6,446,217	\$17,660,025
Sporting Goods, Hobby, Book, & Music Stores	\$232,969	\$1,760,001	\$5,071,718
General Merchandise Stores	\$2,622,563	\$19,711,107	\$53,626,688
Miscellaneous Store Retailers	\$424,262	\$3,297,814	\$9,352,012
Nonstore retailers	\$860,939	\$6,609,454	\$18,600,963
Foodservice & Drinking Places	\$2,253,221	\$17,050,285	\$49,937,758
General Merchandise, Apparel and Accessories, Furniture and	\$4,551,040	\$34,225,787	\$94,359,723

2014/2015 Demographics provided by Experian through Alteryx