



THALHIMER

FOR SALE

8570 Wards Road | US Route 29 South

Rustburg, VA



For more information, contact:

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Property Features

- 26 acres with 1,000' road frontage along US Route 29 South consisting of the following improvements:
 - 2,763 sf freestanding restaurant facility
 - 8,000 sf multi-family facility (8 units)
 - 1,100 sf residential rental house
- Annual gross income from the multi-family units & rental home is \$49,200. All rentals are currently 100% occupied.
- The property fronting US Route 29 South is zoned B-GC for commercial use & the back half of the property is zoned R-SF which allows for the redevelopment of up to 64 single family homes.
- Commercially zoned parcel is accessed from US Route 29 South & the residentially- zoned parcel is accessed from Route 24. County water is available along both US Route 29 South and Route 24.
- The freestanding restaurant has a fully functioning kitchen & plenty of parking with roadside pylon signage
- Located 3 miles south of the Lynchburg Regional Airport
- Sale Price \$1,200,000.00

Demographics			
	3 Miles	5 Miles	7 Miles
Population	4,203	12,666	87,161
No. of Households	1,314	4,134	29,817
Avg. HH Income	\$58,928	\$55,853	\$55,604

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