

FOR LEASE

1,625 Sq. Ft. ±



3831 Old Forest Rd. Lynchburg, VA 24501

Property Information

SF

1,625 Sq. Ft. ±

Price

\$14.25/Sq. Ft./Year (4% Increases Annually)

Zoning

B-5

Features

- Ample Parking
- Great Visibility & Easy Access
- High Traffic Area (21,000 VPD)
- Roadside & Building Signage
- (5) Plumbing Hookups for Salon Stations
- Water/Sewer Included
- Wired for Internet
- Speaker System
- Shower
- Kitchenette
- Fluorescent & Track Lighting

Property Features

This property sits at a highly visible location on Old Forest Rd. (21,000 VPD) adjacent to the Fresh Market Station. Features include: ample parking, plumbing for salon stations, shower, laminate floors, tile, & carpet, and roadside & building signage.

Nearby businesses include: Fresh Market, Panera Bread, Smoothie King, Zoe's Kitchen, U.S. Cellular, Jersey Mike's, Iron & Grace, Travel Team, Chipotle, Petco, & Mattress Warehouse.

Ricky Read, CCIM
Cell: 434-841-3659
Main: 434-455-2285 ext. 101
ricky@realestatelynchburg.com

Luke Dykeman
Cell: 434-944-3920
Main: 434-455-2285 ext. 107
lukedykeman@realestatelynchburg.com

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**Coldwell Banker Commercial
Read & Co., Realtors
101 Annjo Court, Forest, VA 24551
434-455-2285**

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