# 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

-Shower -Kitchenette -Fluorescent & Track Lighting

- -Water/Sewer Included
- -Wired for Internet
- -Speaker System

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

### **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.

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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lukedykeman@realestatelynchburg.com

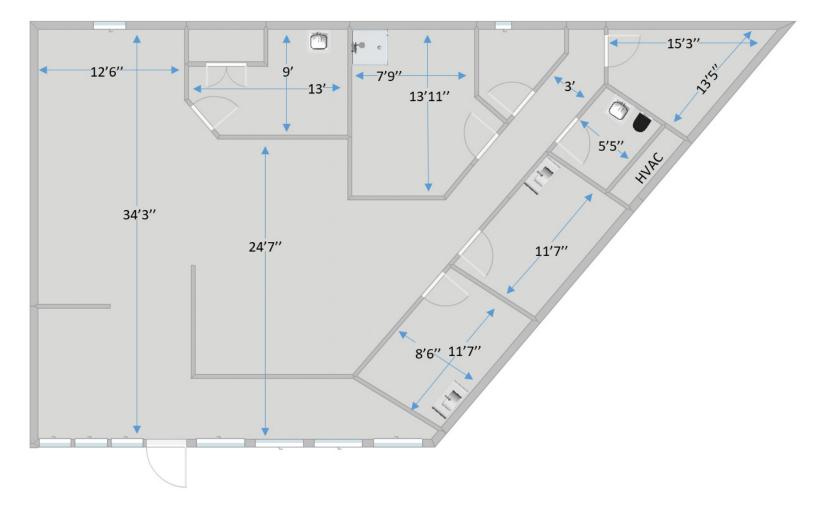
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