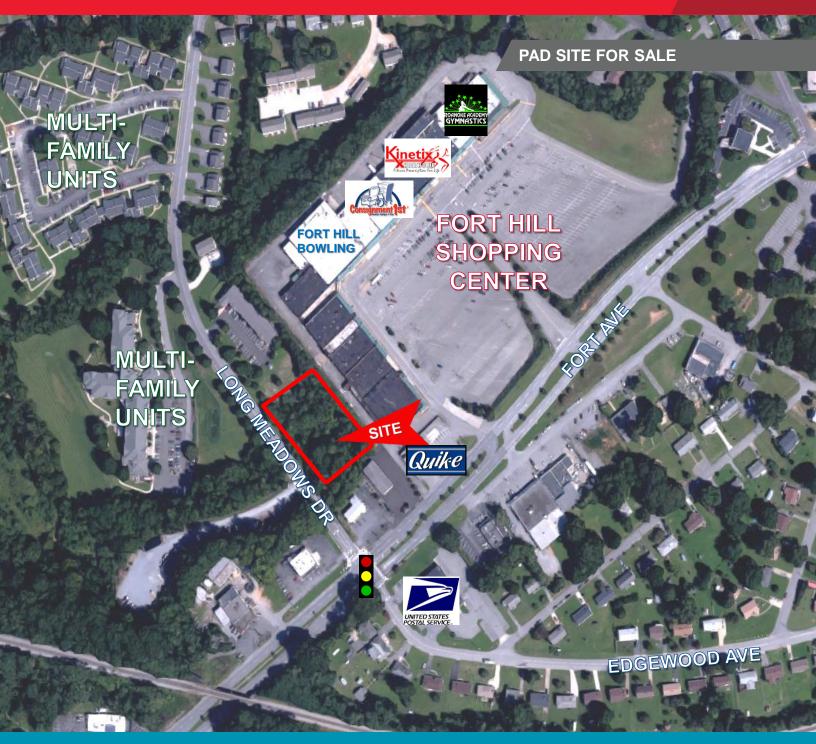


for sale 1214 Long Meadow Drive

Lynchburg, VA 24502



1.17 acres with 427' frontage along Long Meadows Drive

For more information, contact:

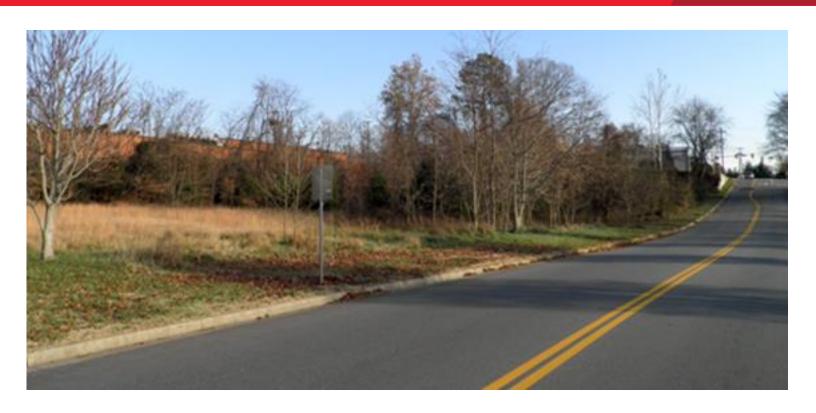
GEORGE LUPTON, CCIM

434 455 2306 george.lupton@thalhimer.com Coffee Crossing 6000 Boonsboro Road, Suite A Lynchburg, VA 24503 www.thalhimer.com



for sale 1214 Long Meadow Drive

Lynchburg, VA 24502



Property Features

- Located just off Fort Ave. & behind Fort Hill Shopping Center
- Zoned B-5 which allows for a variety of commercial uses
- Signalized intersection just up from the parcel on Long Meadows Dr./Fort Ave.
- · Water & sewer available
- Centrally located & in close proximity to the Lynchburg Expressway interchange
- Sale Price \$195,000

Demographics			
	1 Mile	3 Miles	5 Miles
Population	5,971	44,874	92,170
No. of Households	2,460	14,856	32,299
Avg. HH Income	\$46,602	\$49,393	\$53,563
Daytime Population	3,354	33,303	63,523



For more information, contact:

GEORGE LUPTON, CCIM

434 455 2306 george.lupton@thalhimer.com Coffee Crossing 6000 Boonsboro Road, Suite A Lynchburg, VA 24503 www.thalhimer.com