

# FOR LEASE

6109 FORT AVE.  
LYNCHBURG, VA

RETAIL



## Property Overview

Great retail location with high visibility and strong traffic count. Formerly a drug store, this building currently has a drive-thru window, open showroom area and ample storage space in rear. Interior finish consists of VCT flooring, fluorescent lighting, 2'x4' drop-tile ceiling, (1) private office, (1) handicap restroom and security system.

\*Triple Net Lease - Tenant pays taxes, insurance and all maintenance on the property. Landlord covers roof and structure.

## Property Details

<b>Bldg Size (SF):</b>	2,880
<b>Bldg Class</b>	Retail/Office
<b>Land</b>	0.40 AC.
<b>Price:</b>	\$2500.00/month NNN*
<b>Traffic Count:</b>	17,000 VPD (2012)
<b>Parking:</b>	12+ spaces
<b>Zoning:</b>	B - 5
<b>Area Description:</b>	Located on Fort Ave. near the intersection of Fort Ave. and Long Meadows Dr.

## Contact Information

LUKE DYKEMAN  
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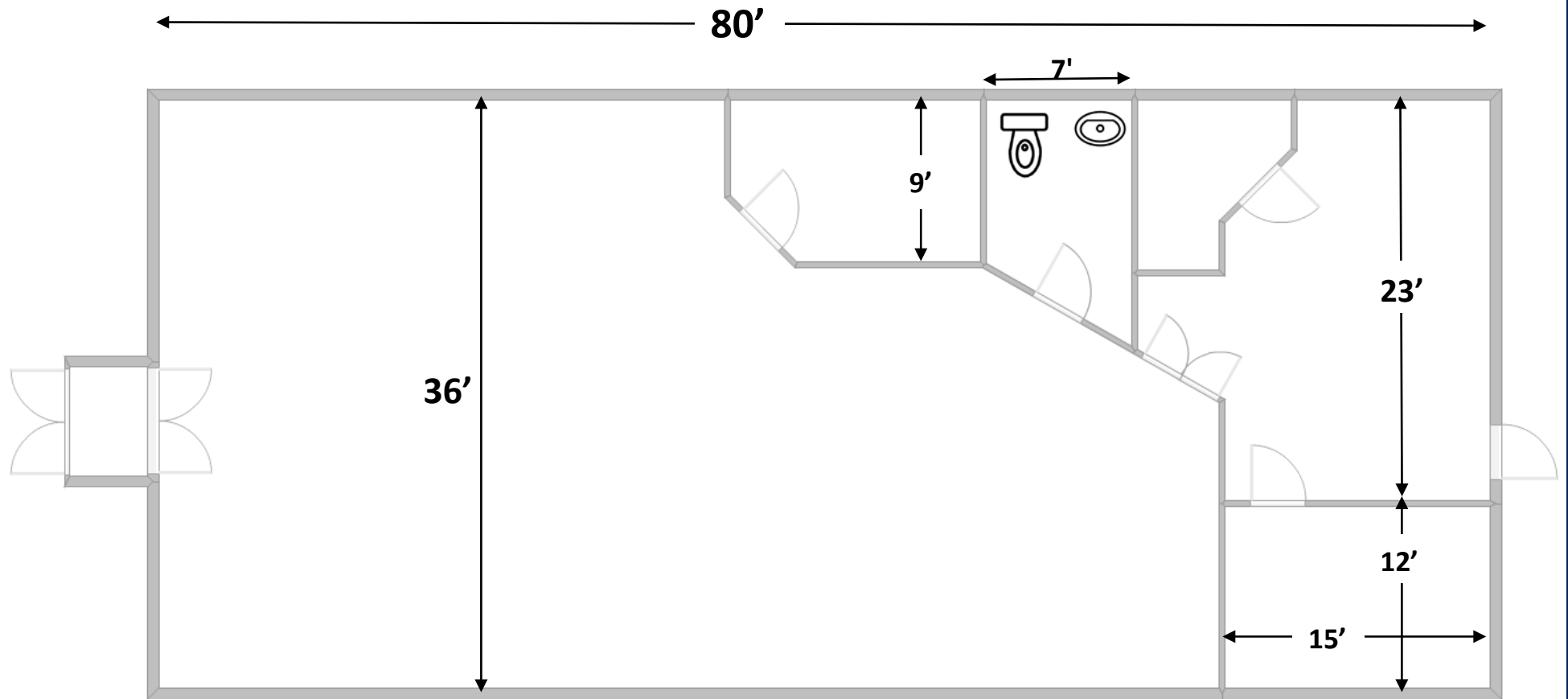
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434-455-2285

Listing ID:



**2,880 Sq. Ft. ±**

**\*Coldwell Banker Commercial Read & Co. represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co.'s fiduciary responsibilities are to the Seller/Landlord.**

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