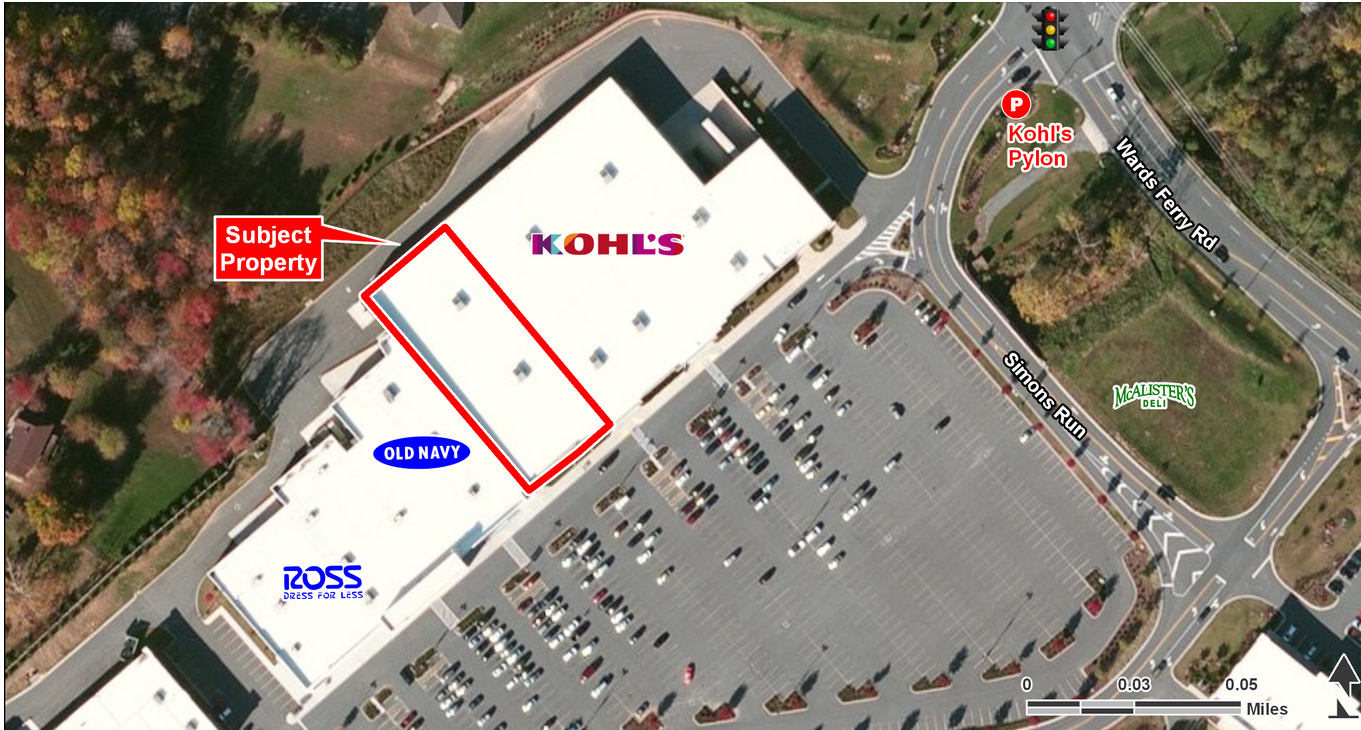


PRIME RETAIL SPACE ADJACENT TO KOHL'S

Lynchburg, VA 24502 | 225 Simons Run | Wards Rd & US Route 460 | #193



AVAILABLE SF:
24,200 SF

FRONTAGE:
98' 0"

ZONING:
COMMERCIAL

RATES:
CALL FOR DETAILS

- 24,200 SF of Jr. Anchor Space strategically located between Kohl's, Old Navy and Ross in the Wards Crossing West Shopping Center
- Located along the main retail corridor of US 29/Wards Road with good visibility
- Convenient access to highway, US 460
- Located directly across from Liberty University, which is the 7th largest US College with 110,000 students

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
2018 Population Density	6,631	36,310	85,885	Wards Rd	27,000 AADT
2018 Daytime Population	3,930	21,318	50,496	US Rt 460	44,000 AADT
2018 Average HH Income	53,856	58,179	56,637		
2018 Median HH Income	42,800	45,441	42,597		

AREA ANCHORS



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):
KAREN MIKULSKI • karen.mikulski@tscg.com • 757.722.2500
CHRISTINA MAYHUGH • christina.mayhugh@tscg.com • 804.673.1100



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TSCG

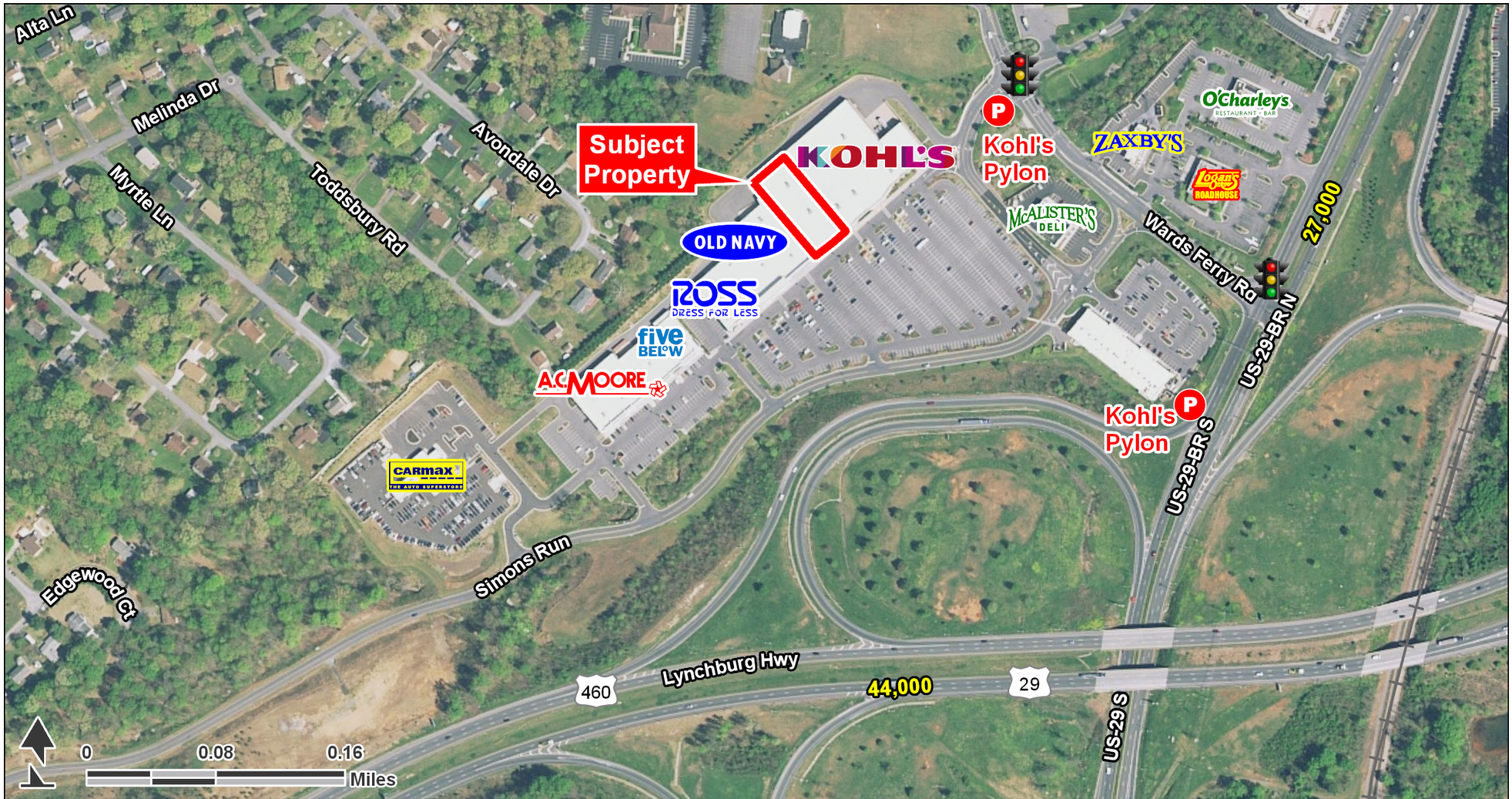
Stan Johnson Co.
THE NET LEASE AUTHORITY™

CHAINLINKS
RETAIL ADVISORS

Demographics: Esri 2018 No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.

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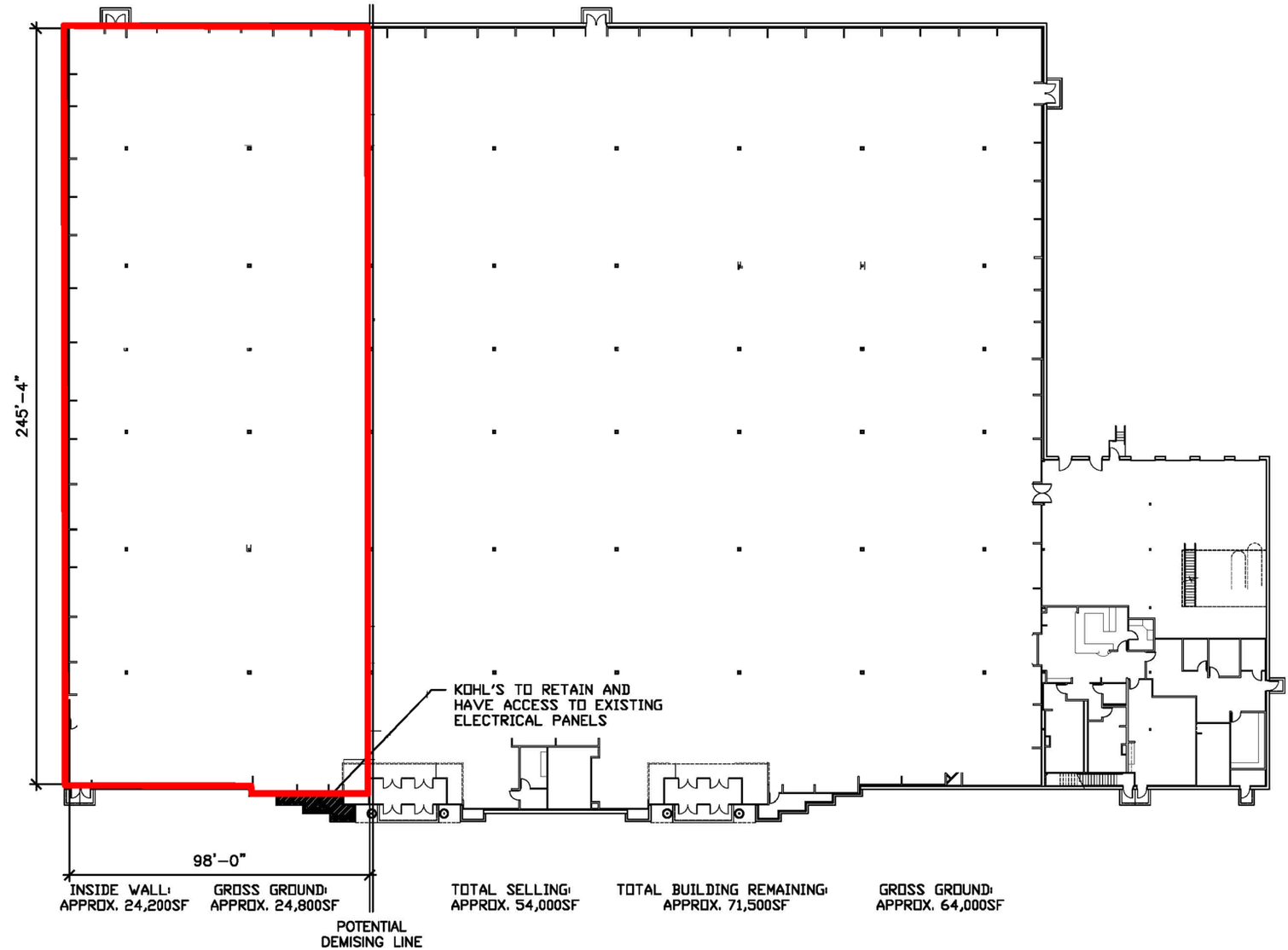


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#10193 Lynchburg, VA
Updated: 12/6/17



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