



COLDWELL BANKER
COMMERCIAL
READ & CO.



6200 FORT AVENUE

Fort Ave. Office Building

6200 Fort Avenue, Lynchburg, VA 24502

Investment or Owner-Occupant Opportunity

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6200 FORT AVENUE

LYNCHBURG, VA 24502

| | |
|-------------------------|--------------------------------|
| Address | 6200 Fort Avenue |
| City/State/Zip | Lynchburg, VA 24502 |
| Property Type | Office |
| Year Built | 1975 |
| Building Size (GLA) | 7,185 SF |
| Lot Size | 0.83 Acres |
| Zoning | B-3 |
| Stories | 3 |
| Construction | Brick Exterior |
| Location | Corner Lot (Fort & Fenwick) |
| Building Systems | |
| Roofing | Shingle and Metal |
| Utilities | All Public Utilities Available |

HIGHLIGHTS

- Brick Exterior Construction
- Broad Commercial Utility
- High Visibility Location
- Corner Lot Positioning

SPACE CONFIG

- Main Level: ~2,500 SF
- Upper Level: ~2,500 SF
- Total Area: 7,185 SF

Our team is pleased to present **6200 Fort Avenue**—a multi-level office building featuring brick exterior construction with shingle and metal roofing. The property is zoned B-3, offering broad commercial utility.

The building consists of three levels, with the main and upper levels each featuring approximately 2,500 square feet of office space. It is situated on a corner lot at the intersection of Fort Avenue and Fenwick Drive.



INVESTMENT HIGHLIGHTS



Signalized Corner
Location offering high
visibility



Flexible layout set up
for multiple tenants



Recently renovated
with nice office
finishes



Ideal for Owner-
Occupant Investment



Strong visibility and
access on Fort
Avenue

EXECUTIVE SUMMARY

VERSATILE INVESTMENT PROFILE



6200 Fort Avenue presents a compelling opportunity for both investors and owner-users. The multi-level structure is thoughtfully designed to accommodate diverse tenancy strategies. Whether configured for multiple occupants to maximize income diversification or utilized by a single entity, the building offers exceptional flexibility to align with specific business or investment goals.

STRATEGIC CORNER POSITIONING

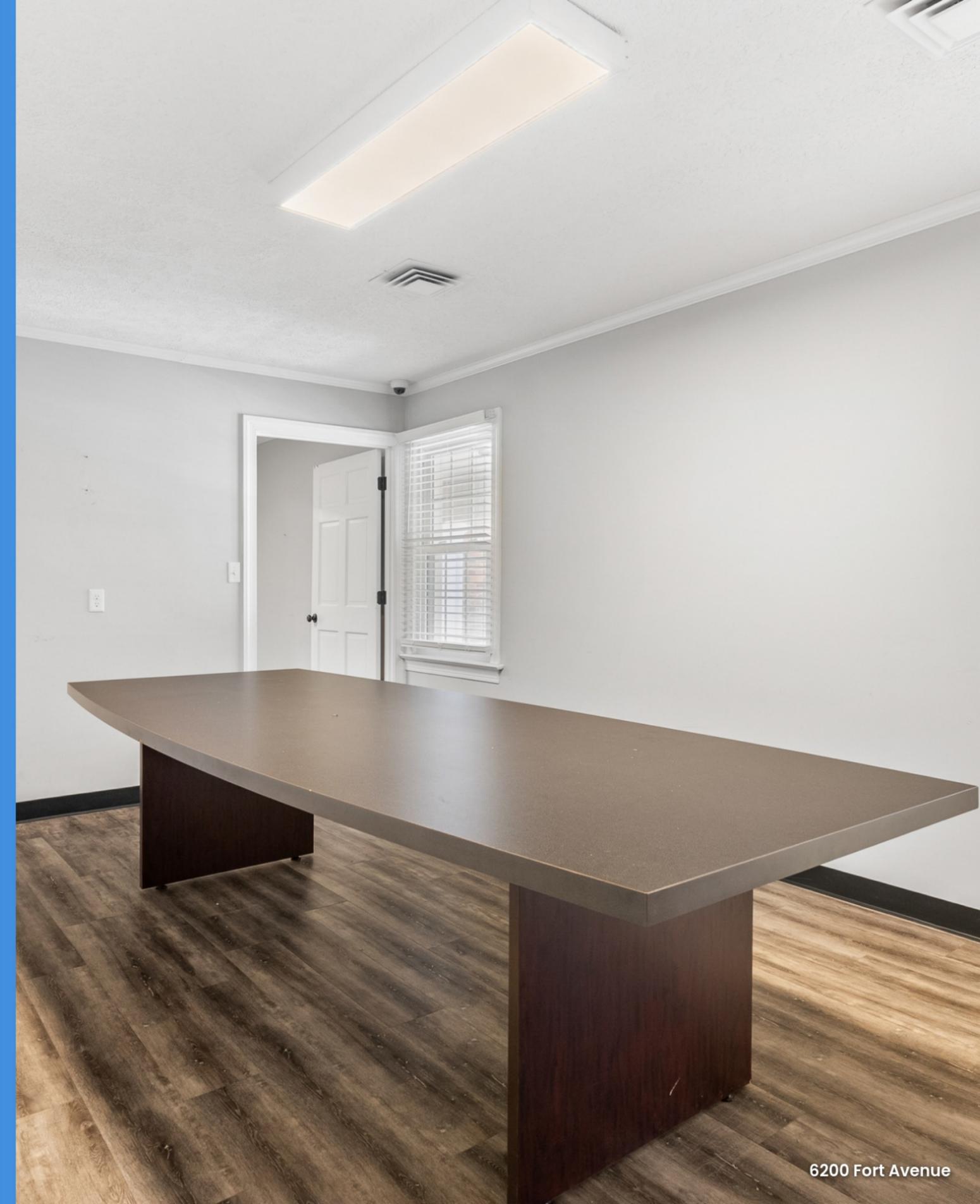


Situated at a high-profile signalized corner, the property commands superior visibility and access—essential attributes for professional office users. This prominence ensures immediate brand recognition for tenants, while the convenient ingress and egress points streamline daily operations for employees and clients, solidifying the location's long-term commercial appeal.

RENOVATED & TURN-KEY CONDITION



Recently renovated, the asset stands as a modern, professional facility ready for immediate occupancy. These capital improvements significantly reduce near-term expenditure requirements, allowing new ownership to focus on revenue generation. The updated condition enhances tenant retention potential and supports a strong value-add narrative for future appreciation.





Interior Finishes

The interior features nice office finishes throughout the building, creating a polished and professional environment suitable for a variety of business needs.



Recent Renovations

Reflecting recent renovations, the property offers lowered immediate capital expenditure requirements for new ownership, providing a turnkey investment opportunity.



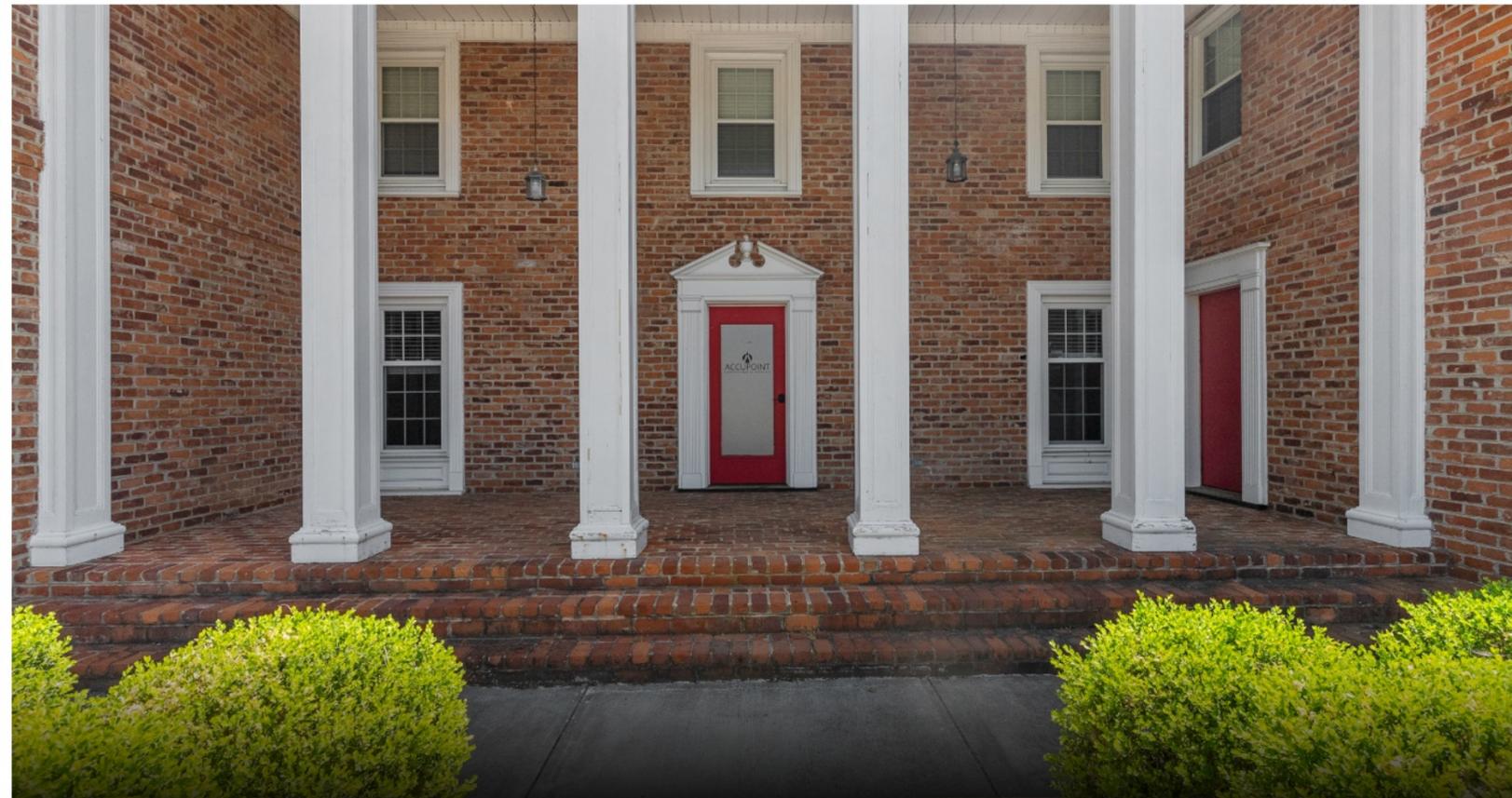
Professional Layout

The layout supports professional office operations with an efficient flow, private offices, and collaborative spaces designed for modern workflows.



Shared Amenities

There is significant potential for shared amenities within the space, enhancing the value proposition for tenants and offering flexibility in leasing strategies.



FLOOR PLANS



TOTAL: 2127 sq. ft
 FLOOR 1: 2127 sq. ft
 EXCLUDED AREAS: PORCH: 429 sq. ft

Floorplan Created By Skinner Media Company. Measurements Are Deemed To Be Highly Reliable But Not Guaranteed



TOTAL: 2106 sq. ft
 FLOOR 1: 2106 sq. ft

Floorplan Created By Skinner Media Company. Measurements Are Deemed To Be Highly Reliable But Not Guaranteed



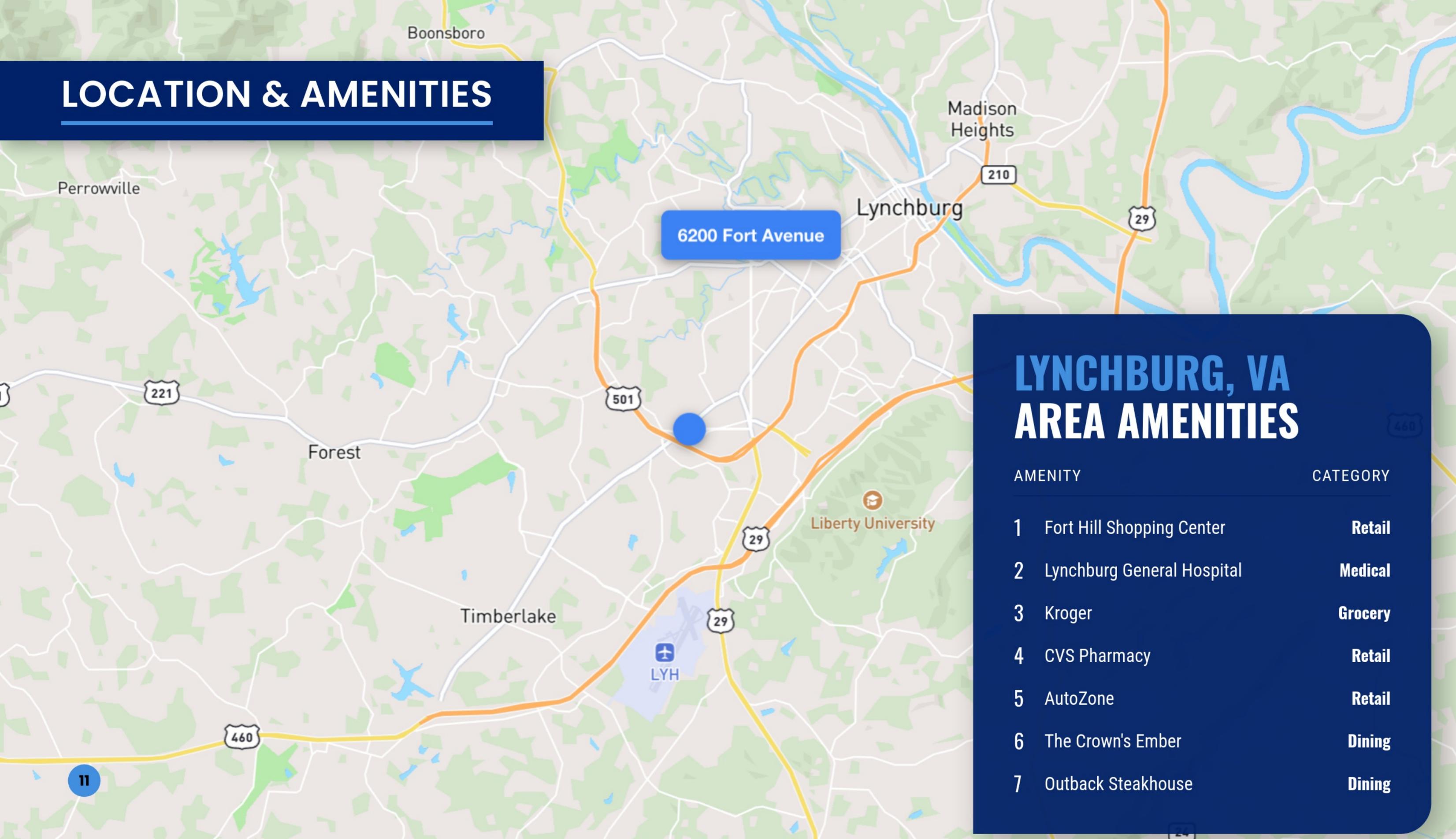
LYNCHBURG MARKET OVERVIEW

CITY OF LYNCHBURG

Lynchburg, Virginia, serves as a thriving regional hub in the foothills of the Blue Ridge Mountains. Known as the "City of Seven Hills," it anchors a metropolitan area of over 250,000 residents and offers a stable, business-friendly environment with a cost of living approximately 7.4% lower than the national average. Recent strategic investments, including the completion of Phase IV of the Downtown Renewal Project, have revitalized the urban core, enhancing accessibility and fostering a vibrant ecosystem for commerce and community life.

The local economy is driven by robust sectors in nuclear technology, advanced manufacturing, and healthcare. Lynchburg is a global center for nuclear innovation, home to industry leaders BWX Technologies and Framatome, which recently announced a \$49.4 million expansion. Major institutions like Liberty University and Centra Health serve as primary economic engines, while incentives such as Enterprise Zones and Rehabilitation Credits continue to attract capital investment. This diverse economic base supports steady workforce development and long-term housing demand.

LOCATION & AMENITIES



6200 Fort Avenue

LYNCHBURG, VA AREA AMENITIES

| AMENITY | CATEGORY |
|------------------------------|----------|
| 1 Fort Hill Shopping Center | Retail |
| 2 Lynchburg General Hospital | Medical |
| 3 Kroger | Grocery |
| 4 CVS Pharmacy | Retail |
| 5 AutoZone | Retail |
| 6 The Crown's Ember | Dining |
| 7 Outback Steakhouse | Dining |



DEMOGRAPHICS & TRENDS

REGIONAL ECONOMIC DRIVERS

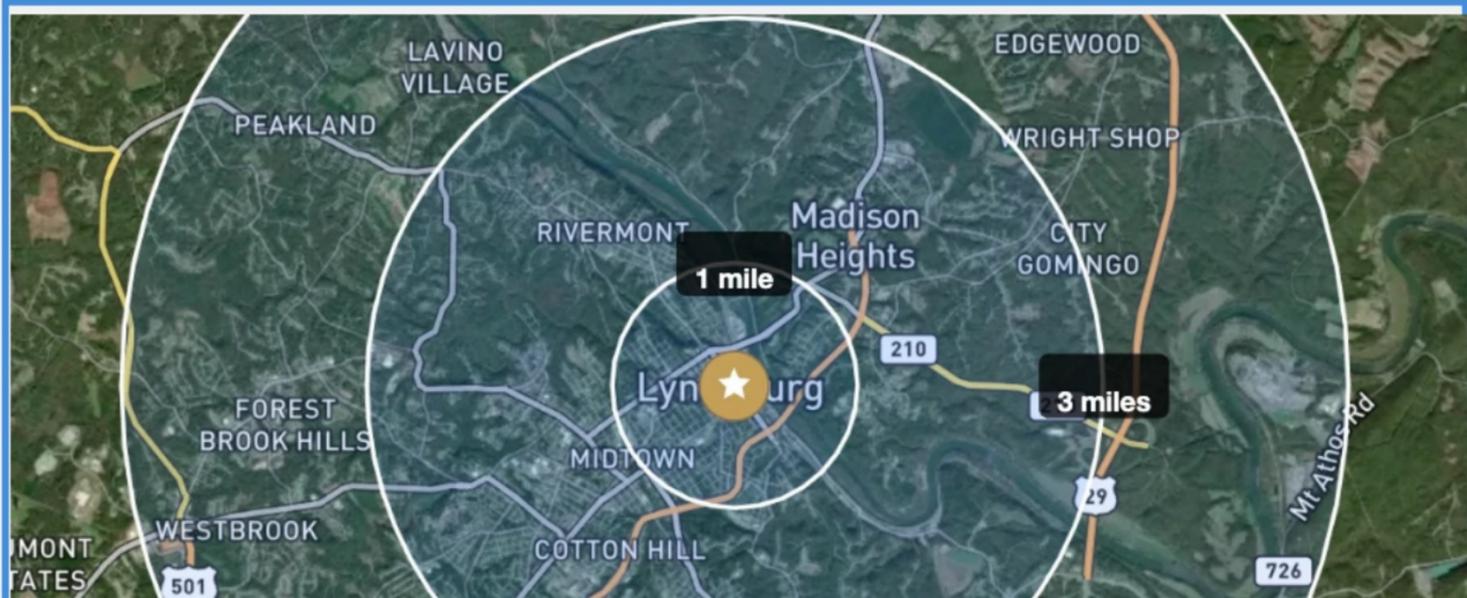
Population



Households



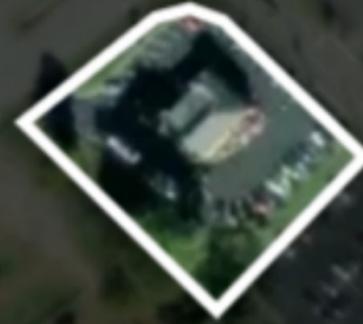
Median Household Income



PARCEL MAP

PROPERTY DETAILS

| | |
|---------------|------------------|
| Address | 6200 Fort Avenue |
| Location | Lynchburg, VA |
| Lot Size | 0.84 Acres |
| Building Size | 7,185 SF |
| Zoning | B-3 |
| Year Built | 1975 |
| County | Lynchburg City |



A photograph of a city skyline at sunset, featuring a prominent tall building with a glass facade and a church steeple. The sky is a mix of orange, red, and blue.

DISCLAIMER AND CONFIDENTIALITY AGREEMENT

All interested buyers are hereby advised that the ownership of the subject property is soliciting offers via Real Estate Lynchburg. Any offers submitted by a prospective buyer may be accepted or rejected in the sole discretion of the Owners. As part of the offer process, the Owners will be evaluating a number of factors above and beyond the price and terms, including the experience, financial health and track record of the purchasers.

This Offering Memorandum package was prepared exclusively by Real Estate Lynchburg, with all information within having been reviewed by the Owner. The information herein is confidential and provided solely for the purpose of analyzing a potential acquisition of the Property. It is not to be used for any other purpose or made available to another without the express written consent of Real Estate Lynchburg. While the information relied on to create this package is deemed to be highly reliable, it does not represent all material information regarding the subject Property and buyers should not consider this package as any sort of substitute for a thorough and complete examination of the financials and a rigorous and in-depth due diligence process.

Real Estate Lynchburg and seller have not conducted an analysis of the operating documents and history, the financial records, the individual leases, or the tenants that have signed them. In addition, there has been no in-depth investigation of the physical premises or any potential environmental issues that could potentially affect the property, and Real Estate Lynchburg makes no warranty or representation whatsoever regarding the integrity or accuracy of the aforementioned information. As such, any prospective purchasers are strongly encouraged to conduct their own in-depth investigation of both the financial health and physical soundness of the property.

Real Estate Lynchburg also strongly encourages all prospective purchasers to contact their own personal and corporate tax and legal counsel to determine the consequences of this type of potential investment. Real Estate Lynchburg and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing. Any compensation paid to a buyer's broker will be paid by the purchaser and will not be paid by the seller or seller's exclusive agent.

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