

2215 LANDOVER PLACE

LYNCHBURG, VIRGINIA

FOR SALE
MODERN OFFICE MEDICAL BUILDING



CUSHMAN &
WAKEFIELD

THALHIMER

Property Highlights

- Approximately 27,000 SF Modern Office Medical Building
 - 13,500 SF on each level
 - Both Main and Terrace levels are full ground level walkout
 - Easily divisible into 4 suites
- 5.8 Acre Site
 - Includes an additional adjoining vacant parcel of 0.74 acres
- New roof in 2022
- Elevator
- Ample on-site parking
- Practice is relocating in Summer of 2026 and building will be vacant and available
- Located near Lynchburg General Hospital and adjacent to new Centra Multi Specialty Facility



Property Overview

PROPERTY SPECIFICATIONS

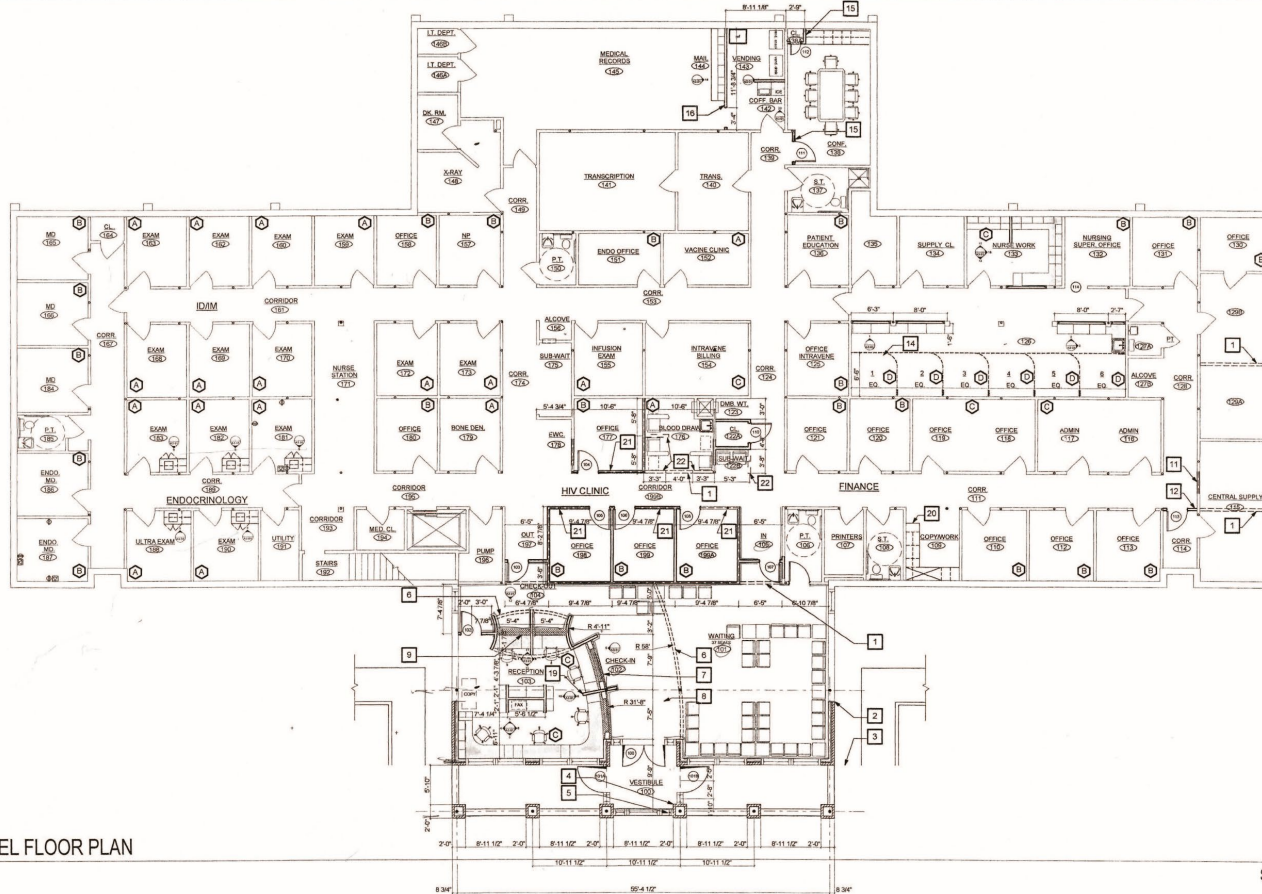
Property Name/Address	2215 Landover Place, Lynchburg, VA
Total Square Feet (SF)	27,000 Total SF 13,500 SF Lower Level 13,500 SF Upper Level Both Main and Terrace levels are full ground level walkout
Building	Medical office building easily divisible
Property Size	5.8 Acres / also includes an additional adjoining vacant parcel of 0.74 acres
Year Built / Renovation	1989 / 2010
Stories	2 stories plus both main and terrace levels are full ground walkout
Zoning	B3
Parking	Ample parking on site
Major Tenants	Practice is relocating in Summer 2026 and building will be vacant and available
Building Amenities	Private offices mixed with large open office, conference room with mezzanine
Elevators	One (1) Hydraulic Elevator



Floor Plans

LOWER LEVEL

POWER KEYNOTES	GENERAL NOTES	SYMBOL LEGEND	KEY NOTES
<p>A EXAM TYPICAL INCLUDES: (SEE RM 181 FOR TYPICAL LAYOUT) (1) DATAPHONE (2) POWER DUPLEX OUTLETS</p> <p>B OFFICE TYPICAL INCLUDES: (SEE RM 187 FOR TYPICAL LAYOUT) (1) DATAPHONE (2) POWER DUPLEX OUTLETS</p> <p>C SHARED OFFICE TYPICAL INCLUDES: (1) SET FOR EACH WORKSPACE (1) DATAPHONE (2) POWER DUPLEX OUTLETS</p> <p>D INTRAVENOUS BAY TYPICAL INCLUDES: (1) SET FOR EACH BAY (2) POWER DUPLEX OUTLETS</p> <p>MISC. NOTES 1.) DESIGNATE ONE POWER OUTLET FOR EACH PIECE OF EQUIPMENT SHOWN ON PLAN (PROVIDE 20V OUTLET FOR EQUIPMENT WHEN REQUIRED.)</p>	<p>1. ALL PARTITIONS THAT MEET EXTERIOR WALLS ARE TO BE CENTERED OF WINDOW BELLIONS UNO.</p> <p>2. ALL DOORS OPENINGS ARE TO BE LOCATED (FROM HINGE SIDE) 4" FROM ADJACENT WALLS UNO.</p> <p>3. REFER TO DOOR SCHEDULE FOR DOOR HARDWARE AND RATING. ALL RATED DOORS TO BE EQUIPPED WITH CLOSERS. VERIFY KEYSCHEDULE WITH OCCUPANT AND OWNER.</p> <p>4. TYPICAL PARTITIONS SHALL BE 8'-6" AFF. W/ 4" 8'-0" AFF. CEILING HEIGHTS TYPICAL UNO & W/ (2) LAYERS 5/8" GWS EACH SIDE OF 3/16" MD. STDS. @ 16" O.C. FULLY INSULATED W/ 3/4" SOUND BATT INSULATION.</p> <p>5. ALL TOILET ROOMS, POSITIVE OR NEGATIVE PRESSURIZED ROOMS, AND MECHANICAL ROOMS SHALL HAVE FULL HEIGHT PARTITIONS TO DECK.</p> <p>6. ALL DOORS TO BE 3'-0" X 7'-0" UNO. (SEE DOOR SCHEDULE)</p> <p>7. ALL FURNITURE AND OWNER SUPPLIED EQUIPMENT IS SHOWN FOR COORDINATION PURPOSES ONLY AND IS NOT IN THE CONTRACT.</p> <p>8. ALL BACKFLOW PREVENTERS ARE TO BE ADA COMPLIANT, INSTALLED ACCORDING TO ADA MINIMUM STANDARDS AND TO BE PROVIDED WITH ADA COMPLIANT ACCESSORIES AT APPROPRIATE HEIGHTS.</p> <p>9. CONTRACTOR SHALL MAINTAIN FIRE RATING INTEGRITY OF EXISTING EXIT ACCESS CORRIDORS. ALL NEW WALLS SHALL BE FIRE RATED TO MAINTAIN THE CONTINUITY OF EXISTING EXIT ACCESS CORRIDOR WALLS.</p>	<p>- FLOOR PLAN -</p> <p>DED — DEDICATED BUSINESS — ROOM NAME</p> <p>⊙ — DUPLEX RECEPTACLE @ 14" A.F.F. U.N.O.</p> <p>⊙ — DATA TELEPHONE JACK (TYP. CONDUIT 4" x 4" J-BOX AND 2 1/4" PASTER RING @ 14" A.F.F. U.N.O.)</p> <p>⊙ — QUADPLEX RECEPTACLE @ 14" A.F.F. U.N.O.</p> <p>⊙ — UNDERCABINET LIGHTING</p> <p>⊙ — COAT HOOKS BY HOOKS 8-203 STAINLESS STEEL MOUNTED C.T. TO PARTNER (P-N) 1.4 X 4 WITH BUSHINGS</p> <p>⊙ — FLOOR DRAIN (DO NOT SLOPE FLOOR TO DRAIN UNO)</p> <p>⊙ — THERMOSTAT</p> <p>⊙ — PRIVACY CURTAIN</p> <p>⊙ — INDICATES 1 HR. FIRE RATED WALL ASSEMBLY W/ 20 MIN. RATED OPENINGS</p> <p>⊙ — FIRE EXIT CAB. LARSON'S CAMMO BARRIER CHAIR CLR. BUBBLE. NO LETTERS CLR. AND. ALUM. RECESSED.</p>	<p>KEY NOTES</p> <p>FLOOR PLAN</p> <p>1 — INDICATES DROPPED HEADER ABOVE</p> <p>2 — ALUM. NEW CONSTRUCTION TO EXISTING INTERIOR & EXTERIOR WALL FACE (CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING WALL DEPTH & ADJUSTING WALL ASSEMBLY)</p> <p>3 — NEW 4" FACE DOWN CONC. SIDEWALK ON 4" POROUS FILL</p> <p>4 — NEW ZXX BRICK VENEER COLUMN TO MATCH EXISTING BRICK</p> <p>5 — REMOTE AUTOMATIC CONTROLLER (PAD) FOR AUTO-OPERATOR ENTRY DOORS.</p> <p>6 — INDICATES 10" CURVED DROPPED HEADER ABOVE</p> <p>7 — AL. FRAME GLIDING GLASS WINDOW (2-PART)</p> <p>8 — INDICATES AN AUTOMATIC ASSISTED OPERATOR ON DOOR</p> <p>9 — LOW GWS WALL BELOW COUNTER. RE: INTERIOR ELEVATIONS</p> <p>10 — NEW WALL</p> <p>11 — NEW WALL TO PENETRATE EXISTING CEILING</p> <p>12 — NEW WALL TO PENETRATE EXISTING CEILING</p> <p>13 — NEW WALL TO MEET & ALIGN TO EXISTING HEADER ABOVE</p> <p>14 — PRIVACY TRAK & CURTAIN. RE: FINISH NOTES FOR SPEC.</p> <p>15 — NEW WALL TO PENETRATE EXISTING CEILING</p> <p>16 — NEW WALL W/ CASD OPENING</p> <p>17 — RE-LOCATE TIME CLOCK</p> <p>18 — RE-LOCATE RECESSED SCALES. FILL AND PATCH EXISTING.</p> <p>19 — ELECTRIC LOCK ENTRY BUTTON</p> <p>20 — RE-USE CABINETS WHERE APPLICABLE, FILL IN NEW CABINETS AND REPLACE COUNTERTOPS WITH NEW PLASTIC LAMINATE.</p> <p>21 — INSTALL PLUMBING ROUGH-IN FOR FUTURE USE.</p> <p>22 — TYPICAL NON-RATED PARTITION AT 47" A.F.F. CAP. DETAIL AT 20" W. UNO.</p>



LOWER LEVEL FLOOR PLAN

SCALE: 0'-1/8" = 1'-0"

DEMOGRAPHICS



86,130
POPULATION



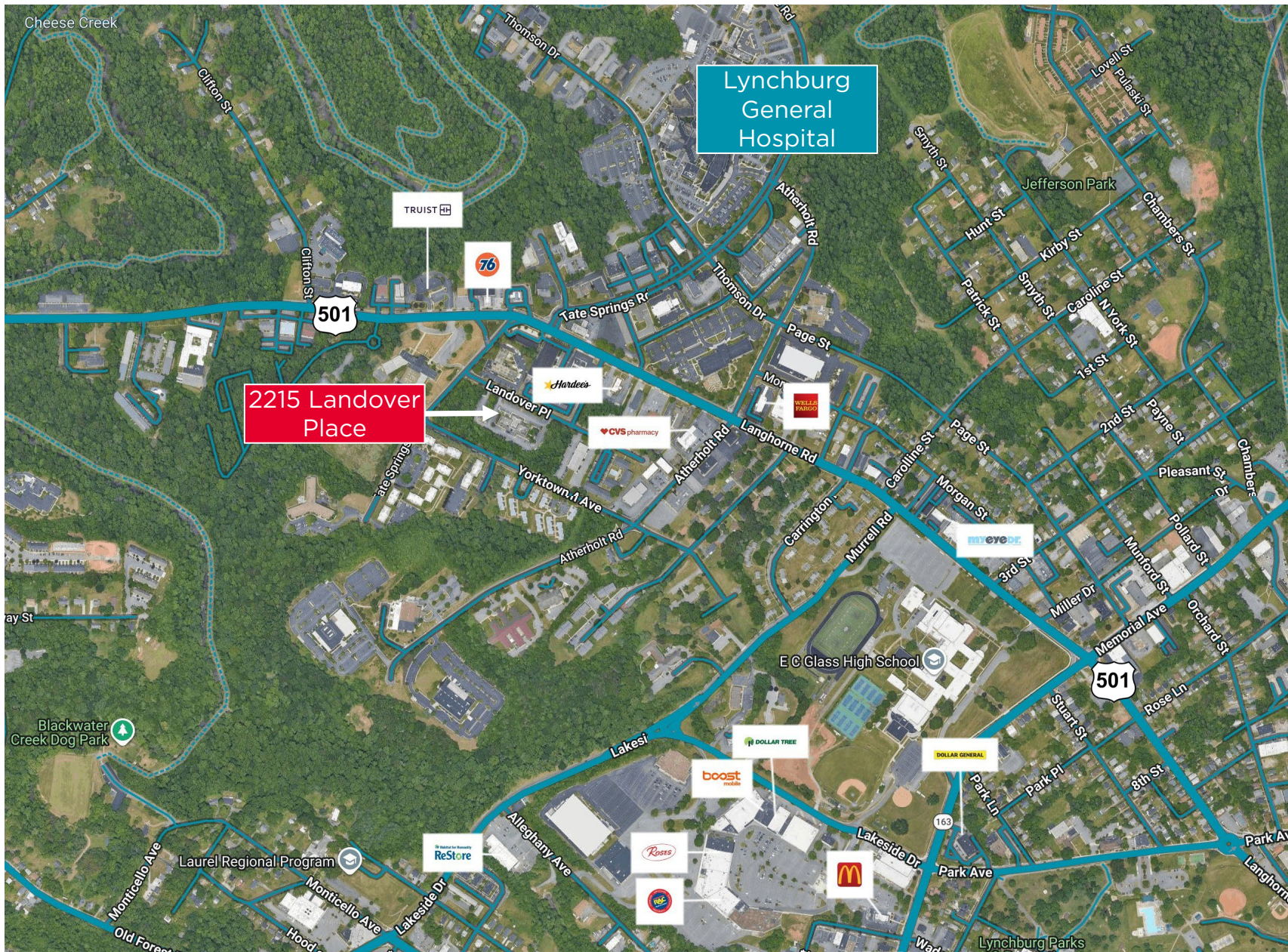
\$83,748
**AVERAGE
INCOME**



109,837
**DAYTIME
EMPLOYEE
POPULATION**

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	6,375	49,264	86,130
Average Household Income	\$64,226	\$77,921	\$83,748
Daytime Employee Population	16,852	68,862	109,837

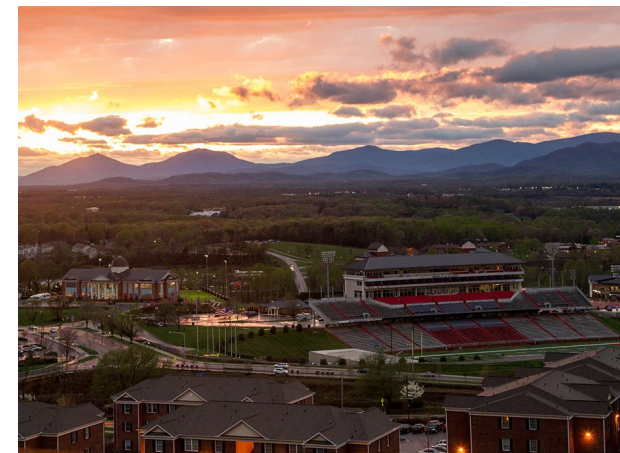
Location Aerial



2215 Landover Place, Lynchburg, VA



Located at the foot of the Blue Ridge Mountains, Lynchburg attracts residents with its natural beauty, local encouragement of higher education, and affordable living. Businesses, big and small, are drawn to the area by the wide range of workforce specialties and education levels. Finance and Business Support, Nuclear Technology, Wireless Communication, Steel & Metals, and Manufacturing represent Lynchburg's diverse target industries. In 2019, Lynchburg was named No. 1 City for millennials to move to, due to the low cost of living and various outdoor activities.



265,181
POPULATION



120,213
LABOR FORCE



\$62,549
MEDIAN HH INCOME



120,857
TOTAL HOUSING UNITS



40.9%
ASSOCIATE DEGREE OR HIGHER

MAJOR ATTRACTIONS

- Appalachian Trail
- Smith Mountain Lake
- James River
- Blue Ridge Parkway
- Maier Museum of Art - Lynchburg College
- D-Day Memorial
- Terrapin Mountain Overlook
- Civil War Attractions
 - Appomattox Court House National Historical Park & Civil War Museum
 - Lynchburg Historical Foundation
 - Bedford County Veterans Memorial

2215 Veterans Memorial Blvd, Lynchburg, VA

MAJOR EMPLOYERS

- Abbot Nutrition
- BWX Technologies, Inc.
- Bausch + Lomb
- BGF Industries
- Centra Health
- Delta Star, Inc.
- FritoLay
- Georgia Pacific
- Glad
- Genworth
- Pacific Life
- L3Harris

HOSPITALS

- Centra Health
 - Centra Lynchburg General Hospital
 - Centra Virginia Baptist Hospital

COLLEGES & UNIVERSITIES

- Central Virginia Community College
 - 1,061 Undergrad
- Liberty University
 - 4,350 Undergrad
- Randolph College
 - 482 Undergrad
- Sweet Briar College
 - 456 Undergrad
- University of Lynchburg
 - 1,640 Undergrad
- Virginia University - Lynchburg
 - 217 Undergraduate



CONTACT INFORMATION

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