



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

100 Tradewynd Dr. Mixed-Use Investment

100 Tradewynd Drive, Lynchburg, Virginia 24502

◆ High-End Luxury Finishes 📍 Premier Signalized Location 📄 Strong Long-Term Tenants

Price: **\$1,675,000** Occupancy: **100% Leased** Building Size: **6,913 SF**



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

INVESTMENT ADVISOR



Ricky Read, CCIM

Principal Broker

✉ ricky@realestatelynchburg.com

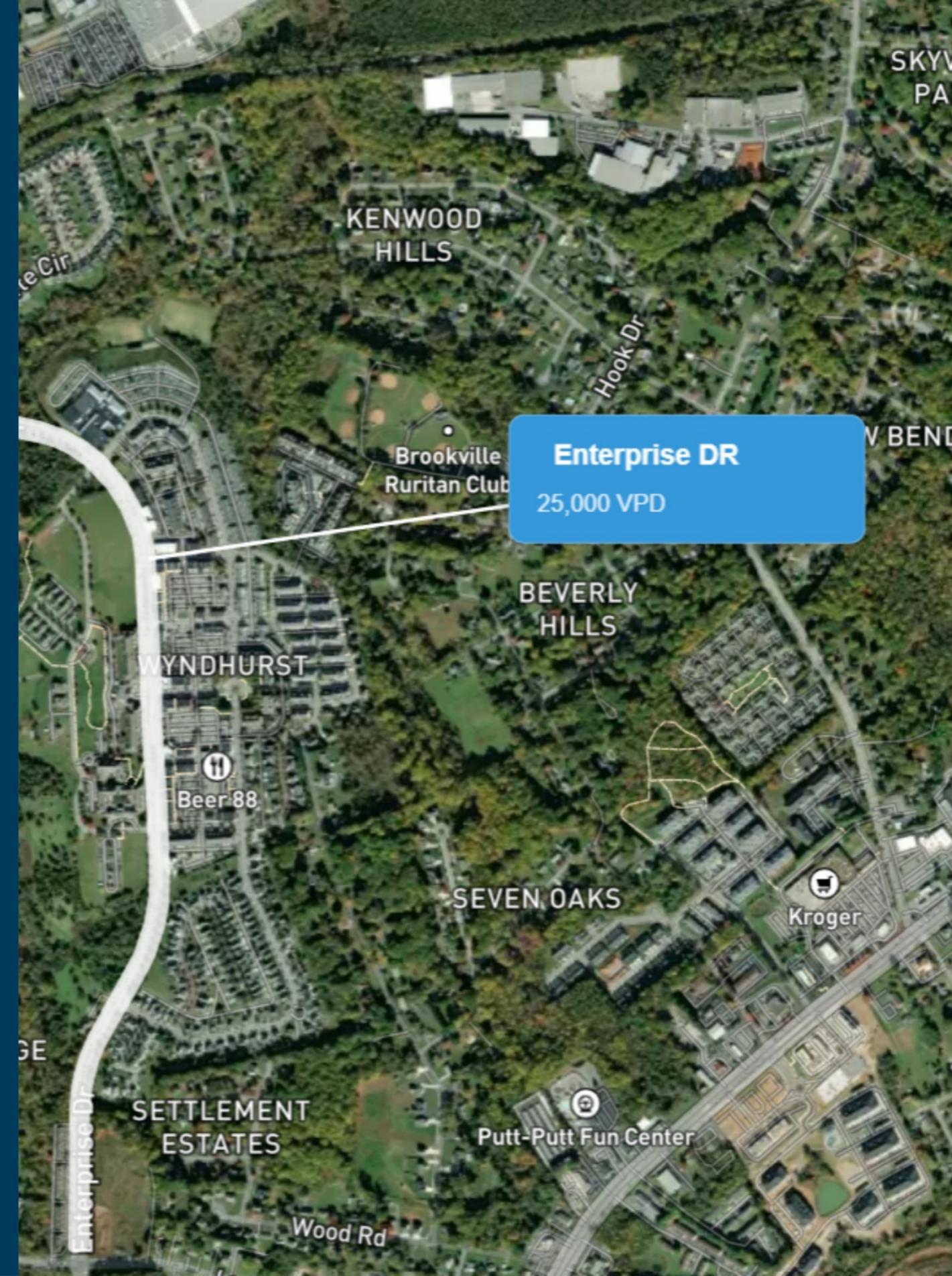
☎ 434-841-3659

Coldwell Banker Commercial
Read & Co.

TABLE OF CONTENTS

CLICK TO JUMP

- 3** Executive Summary
- 4** Investment Highlights
- 5** Property Overview
- 6** Property Plans
- 7** Tenant Overview
- 8** Financial Summary
- 9** Area Overview
- 10** Amenity Maps
- 11** Market Overview & demographics
- 12** Disclaimer



EXECUTIVE SUMMARY

Premier Location & Luxury Asset



Built in 2017 with an unwavering commitment to quality, this mixed-use asset features high-end luxury finishes and modern amenities throughout. Strategically positioned at a premier signalized intersection in the geographical center of Wyndhurst, the property benefits from excellent visibility, daily traffic exceeding 25,000 AADT (VPD), and unparalleled walkability to surrounding businesses, including the YMCA and The Summit retirement community.

Stable Cash Flow & Proven Rental History

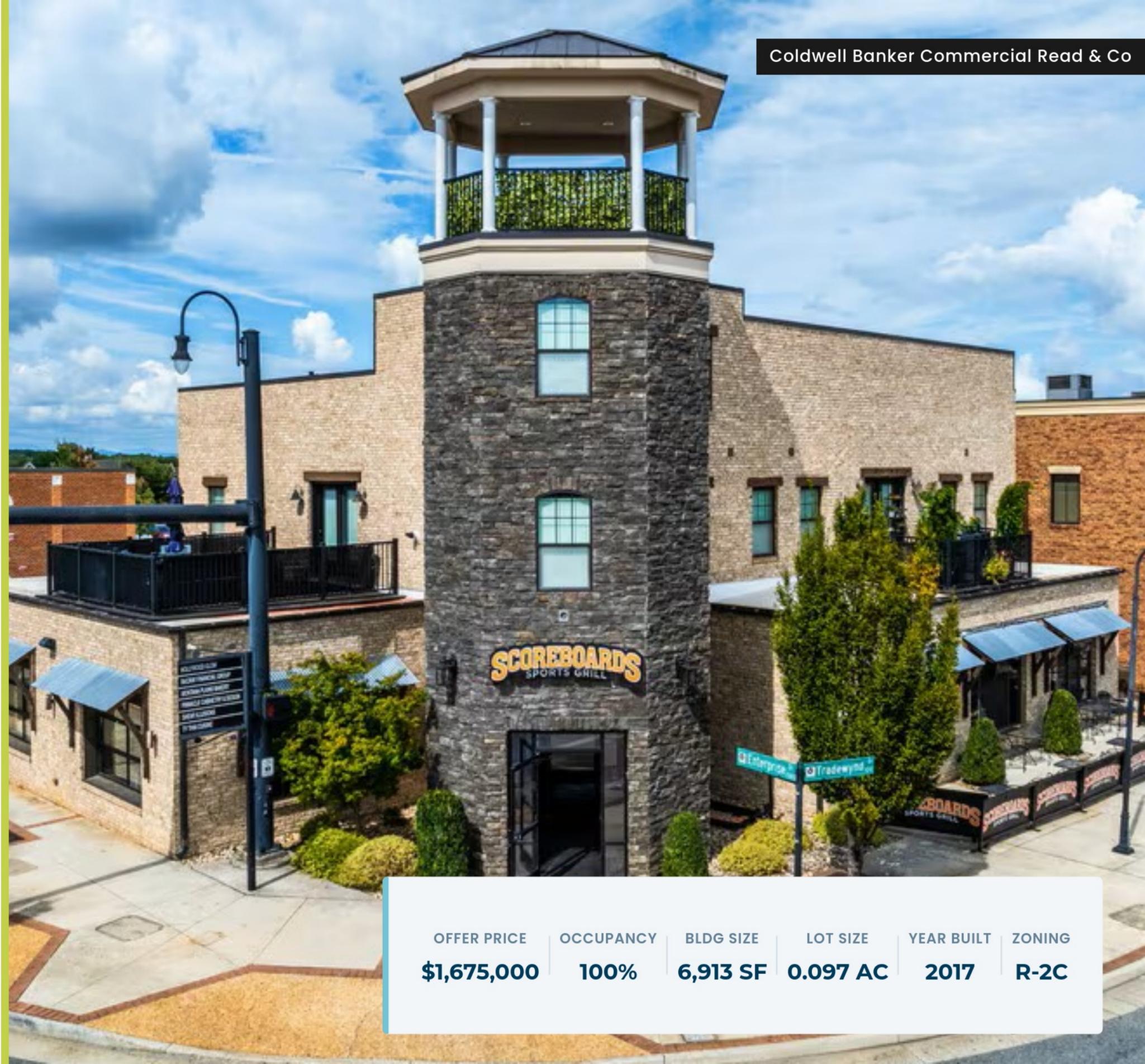


Operating at a 100% occupancy rate, the asset provides immediate and stable cash flow with a robust, demonstrated rental history. The diversified income stream is derived from three highly sought-after luxury residential apartments and a successful commercial restaurant on the main level. The residential units complement the commercial income organically, catering to an affluent local demographic profile characterized by strong household incomes.

Unique Market Advantage & Tenant Commitment



Emphasizing its exceptional uniqueness within the market, this building is one of only two properties in the entire Wyndhurst development equipped with a highly coveted drive-thru capability, providing a significant competitive advantage. The commercial anchor, Scoreboards, is secured on a long-term lease to March 2027 and has signaled definitive early renewal plans. This low-management asset represents a highly secure investment offering exceptional long-term appreciation.



OFFER PRICE	OCCUPANCY	BLDG SIZE	LOT SIZE	YEAR BUILT	ZONING
\$1,675,000	100%	6,913 SF	0.097 AC	2017	R-2C

INVESTMENT STRATEGY



INVESTMENT HIGHLIGHTS



100% Occupied with Stable Cash Flow

Fully occupied mixed-use property delivering immediate, stabilized cash flows across a diversified rent roll. Secured by three luxury residential apartments and a long-tenured, high-performing restaurant anchor.



Strong Tenant Base & Rental History

Anchored by Scoreboards through 2027 with built-in annual escalations and early renewal plans. The luxury residential units complement this commercial stability with a pristine historical occupancy and superior tenant retention.



Premier Location at Signalized Corner

Strategically positioned at the highly visible, signalized intersection of Tradewynd and Enterprise Drives (13,000 VPD). The asset anchors the commercial core of Lynchburg's affluent, highly walkable Wyndhurst community.



Luxury Construction & High-End Finishes

Delivered in 2017, the trophy construction boasts high-end interior finishes, striking architectural curb appeal, and premier soundproofing. Modernized infrastructure minimizes near-term capital expenditure exposure.



Rare & Unique Drive-Thru Capability

Features dedicated drive-thru infrastructure—one of only two assets in the entire Wyndhurst development with this capability. This rare structural amenity provides immense long-term upside and operational dominance.



Affluent Demographics & Strong Demand

Supported by an affluent demographic base featuring a median household income exceeding \$70,000 and a resilient 0.44% primary radius unemployment rate, assuring sustained consumer demand for upscale dining and housing.

PROPERTY OVERVIEW



100 Tradewynd Drive represents a premier mixed-use investment opportunity within Lynchburg's highly sought-after Wyndhurst community. Newly constructed in 2017 with high-end luxury finishes throughout, the property masterfully integrates commercial and residential use within a single premium asset. The ground floor features a 3,785 SF restaurant space complete with a 10' commercial hood, an active grease trap, heavy 600 Amp 3-Phase power, and a highly desirable attached drive-thru lane.

Above, three spacious 2-bedroom, 2-bathroom luxury apartments offer residents a premium living experience featuring private decks. Driven by a commitment to exceptional quality, the 2017 build incorporates advanced soundproofing measures—including double-layer sheetrock on the commercial ceiling, enhanced thick insulation, and Gyp-Crete subflooring—ensuring total acoustic separation between the vibrant commercial space and tranquil residences. Benefiting from seamless walkability to local amenities, signalized intersection access, and an extensively landscaped setting, this modern asset stands out as an exceptional piece of construction.

100 TRADEWYND DRIVE

LYNCHBURG, VA 24502

Property Type	Mixed Use (Retail / Multifamily)
Address	100 Tradewynd Drive, Lynchburg, VA
Building Size	6,913 SF
Lot Size	0.097 Acres
Year Built	2017
Zoning	R-2C
Occupancy	100%
Unit Mix	100% 2-Bedroom / 2-Bathroom
Commercial Space	3,785 SF (Main Level)
Residential Units	3 Luxury Apartments (Upper Levels)
Traffic Count	25,000 AADT (VPD) - Enterprise Dr.
Utilities	City Water & Sewer, Separate Electric Meters

AMENITIES

- Attached Drive-Thru Capability
- High-End Luxury Finishes
- Signalized Intersection Access
- Outdoor Seating Area
- Advanced Soundproofing (Gyp-Crete)
- Fully Sprinklered Building
- Private Decks for Residential Units
- Common Rear Parking

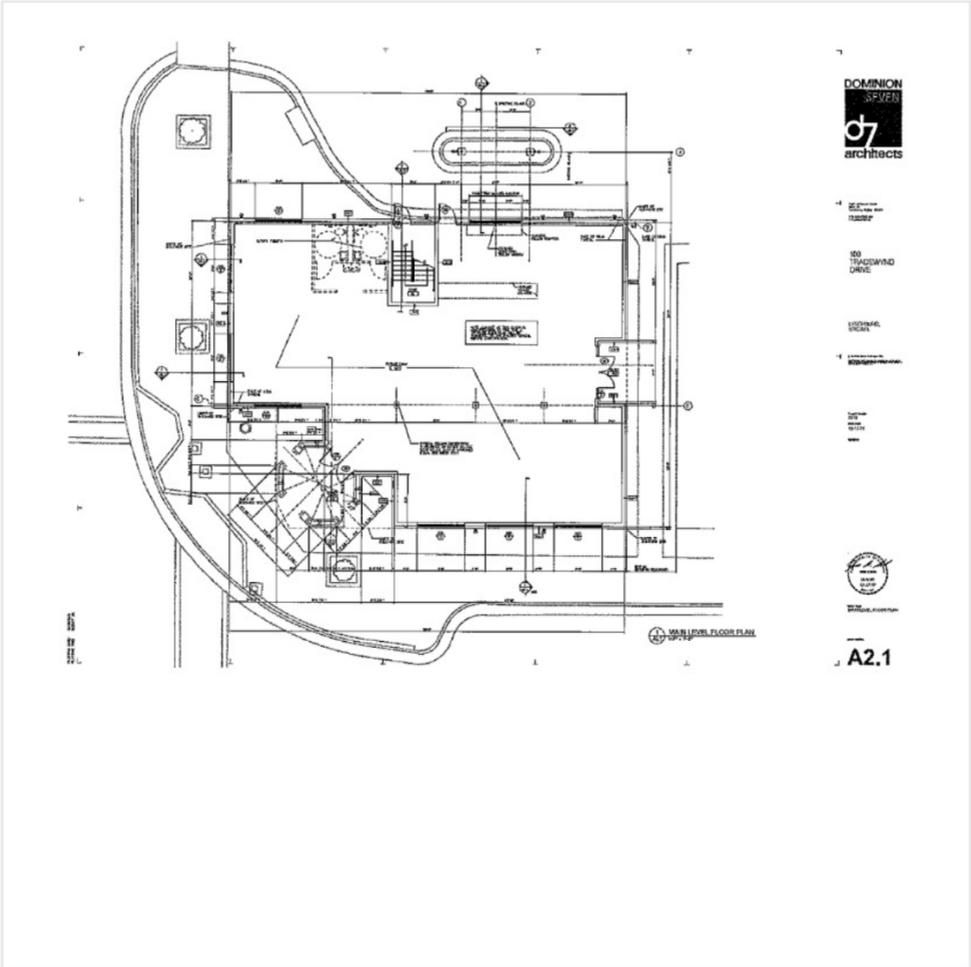
FLOOR PLANS & ELEVATIONS

MIXED-USE ARCHITECTURE

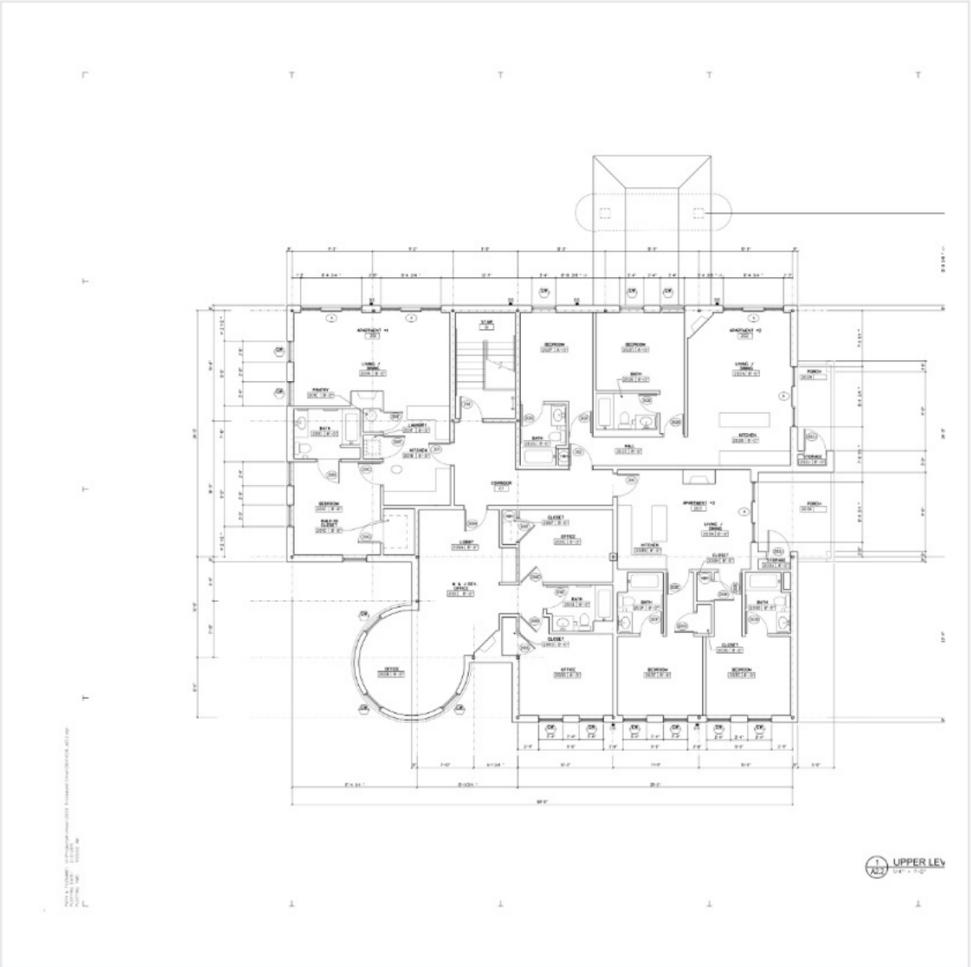
- Main Level:** Systematically optimized for high-volume commercial/restaurant operations, featuring dedicated kitchen infrastructure, expansive dining spaces, and a seamlessly integrated drive-thru window.
- Upper Level Residences:** Expertly partitioned into three generously sized two-bedroom, two-bathroom luxury apartments. Each unit boasts highly efficient layouts, ample closet space, and private outdoor porches.
- Exterior Aesthetic:** The building's attractive facade is highlighted by a prominent architectural tower entry that serves as a recognizable landmark on this highly visible, signalized corner.



RIGHT & LEFT SIDE EXTERIOR ELEVATIONS



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN - LUXURY APARTMENTS

TENANT OVERVIEW |



PREMIER COMMERCIAL ANCHOR

Scoreboards operates as the property's highly successful commercial anchor, fully occupying the 3,785 SF main level and generating a secure \$6,400.74 in monthly base rent. Backed by strong operational fundamentals and a phenomenal regional draw, the tenant benefits from a high-visibility corner location, a dedicated drive-thru, and expansive outdoor seating, cultivating an exceptionally loyal customer base and robust daily traffic.



LONG-TERM STABILITY & EARLY RENEWAL

Secured by a long-term, 10-year NNN-style gross lease extending through March 2027, the commercial component offers highly insulated cash flow featuring built-in 3% annual rent escalations. Demonstrating immense confidence in the location and strong operational yields, the tenant has indicated concrete plans to exercise their renewal option early, securing the asset's primary cash flow well into the future.



100% OCCUPIED PREMIUM RESIDENTIAL

The upper floors feature three premium 2-bedroom, 2-bathroom luxury apartments, currently operating at 100% occupancy. The asset boasts a flawless residential rental history, driven by premium interior finishes and the exceptional desirability of the Wyndhurst community. Apartment A provides secured Income with a month-to-month lease.



IMMEDIATE RENT GROWTH FLEXIBILITY

Apartment B is currently leased on a month-to-month basis at \$1,275 per month. Apartment C has recently secured a new year-long lease beginning April 1, 2026, at an increased rate of \$1,400 per month through March 2027. This optimal lease structure provides prospective ownership with immediate programmatic flexibility, offering the clear opportunity to capture significant mark-to-market rent growth upon strategic turnover or standard renewal cycles.



WYNDHURST

Situated in the foothills of the Blue Ridge Mountains, Lynchburg—affectionately known as the "**Hill City**"—boasts a dynamic, exceptionally stable economic landscape. Driven by a prominent concentration of higher education institutions, including **Liberty University**, alongside robust healthcare and manufacturing sectors, the region maintains a highly educated workforce and an impressive local **unemployment rate of 0.44%**.

Geographically anchored within this flourishing MSA is Wyndhurst, Lynchburg's premier master-planned, mixed-use community. Renowned for its traditional neighborhood design and extreme walkability, Wyndhurst seamlessly integrates upscale residential living with high-end retail, vibrant dining, and comprehensive professional services.

At the core of this thriving enclave, **100 Tradewynd Drive** commands the submarket's most prominent signalized intersection at Enterprise Drive. This key arterial corridor serves as a major community artery, experiencing high daily traffic counts exceeding **25,000 AADT (VPD)**. The immediate vicinity acts as a powerful economic catalyst, featuring a dense aggregation of professional offices, premier medical practices, and prestigious financial institutions.

The subject asset's luxury positioning is significantly fortified by outstanding neighboring demand drivers. Located directly across the street is **The Summit**, an elite continuing care retirement community providing a consistent, affluent consumer base. Furthermore, the adjacent **Jamerson Family YMCA** functions as a massive regional draw, attracting families and health-conscious residents across the greater Lynchburg area.

Source: Local Economic Data & Regional Statistics



SUBJECT ADDRESS
100 Tradewynd Drive,
Lynchburg, Virginia 24502

**WYNDHURST AREA
LIFESTYLE AMENITIES**

Situated at the critical signalized intersection of Tradewynd Dr. and Enterprise Dr., the property offers exceptional connectivity within the dense Wyndhurst development. Its highly walkable location provides tenants unmatched convenience and seamless access to Lynchburg's premier retail, wellness, and recreational amenities.



DEMOGRAPHIC PROFILE

AFFLUENT COMMUNITY ALIGNED WITH LUXURY TENANCY

The immediate 100 Tradewynd Drive trade area is characterized by an affluent household base, exceptional economic stability, and a highly educated workforce. Within a one-mile radius, the community yields a strong median household income of \$70,809. Notably, the local unemployment rate registers at a remarkably low 0.44%, reflecting a deeply entrenched and financially secure resident profile. These premier demographic fundamentals directly complement the property's luxury multifamily positioning and support its high-end restaurant tenancy.



TARGET DEMOGRAPHIC

Highly Educated / Professional



MEDIAN HH INCOME (1-MILE)

\$70,809



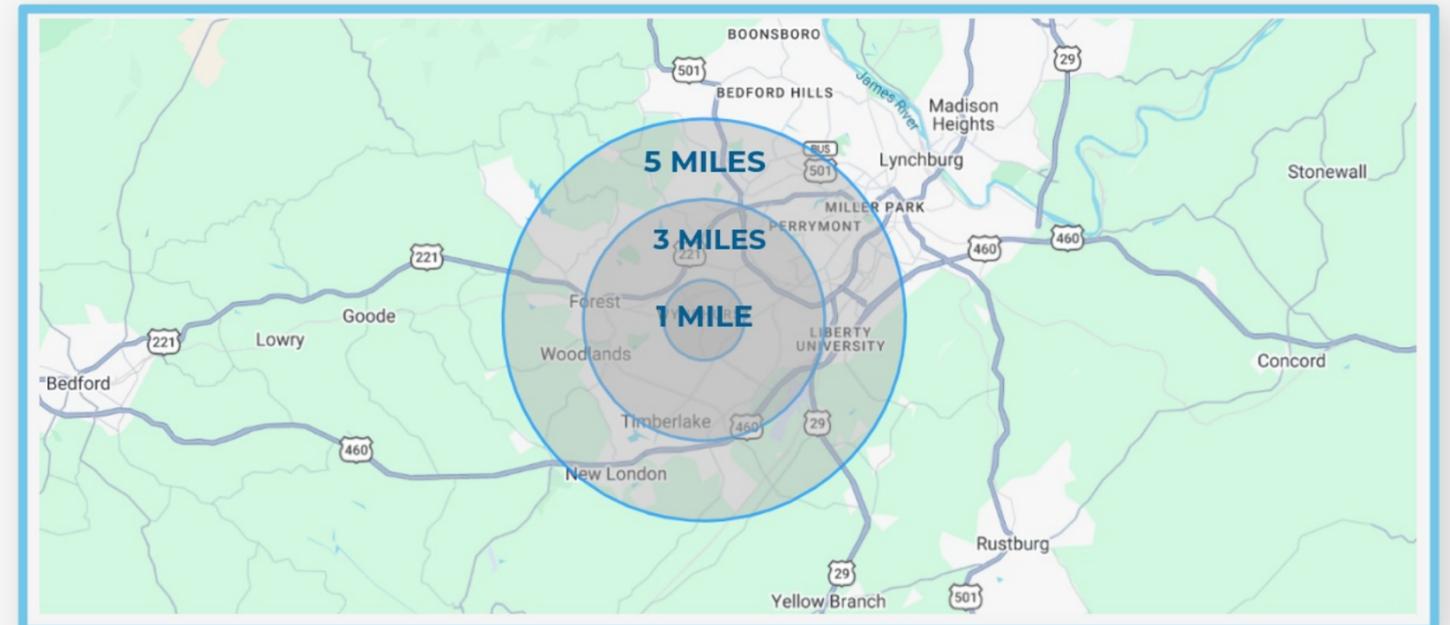
UNEMPLOYMENT RATE

0.44%



TRAFFIC COUNT (ENTERPRISE DR)

25,000 AADT (VPD)



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This offering memorandum is intended exclusively for informational purposes to help prospective investors evaluate whether they wish to pursue a comprehensive investigation of the featured property. Although the data presented herein has been obtained from sources considered reliable, neither Coldwell Banker Commercial Read & Co., its affiliates, nor the Seller have independently verified its absolute accuracy or completeness.

All content within this document is subject to potential errors, omissions, updates, or complete withdrawal from the market without prior notice. The enclosed materials are strictly confidential and must not be distributed, published, or reproduced without explicit written authorization from the listing brokerage. Prospective buyers retain full responsibility for independently verifying all critical specifications and approximate measurements, including precise lot dimensions, total acreage, and usable square footage.

The subject property is being offered by the Seller strictly on an "AS IS, WHERE IS" basis, carrying no implied or expressed representations or warranties of any kind regarding its physical condition or structural integrity. Prospective purchasers will be granted reasonable opportunities to conduct thorough independent inspections and due diligence, utilizing their own specialized agents, engineers, or contractors, prior to finalizing any legal transaction.

The Seller retains absolute discretion to withdraw the asset from the market at any point, to reject any offer entirely, or to accept a competing proposal regardless of terms or relative pricing. Formal offers must be initially submitted as non-binding letters of intent. Any binding financial agreement is contingent directly upon the execution of a definitive written purchase and sale contract prepared by the Seller, mutually signed, and formally approved by all required ownership entities. No individual or entity will be legally bound prior to the execution of this definitive contract, which shall invariably supersede all prior discussions or writings.

Purchasers are solely responsible for bearing all costs associated with their due diligence, environmental testing, physical property inspections, and any requested professional advisory fees. By participating in this offering and reviewing these materials, all parties acknowledge that Coldwell Banker Commercial Read & Co. acts exclusively as the representing agent for the Seller.

© 2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial and the associated Coldwell Banker Commercial branding insignias are registered trademarks of Coldwell Banker Real Estate LLC.

Ricky Read, CCIM

Coldwell Banker Commercial Read & Co.

✉ ricky@realestatelynchburg.com

☎ 434-841-3659

📍 101 Annjo Ct.
Forest, VA 24551

🌐 cbcread.com

