

LEASE

Wards Crossing West
120 SIMONS RUN | LYNCHBURG, VA

3 UNITS AVAILABLE - 1,600 - 5,600 SF



cbcread.com

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COMMERCIAL
READ & CO.**

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PROPERTY DESCRIPTION

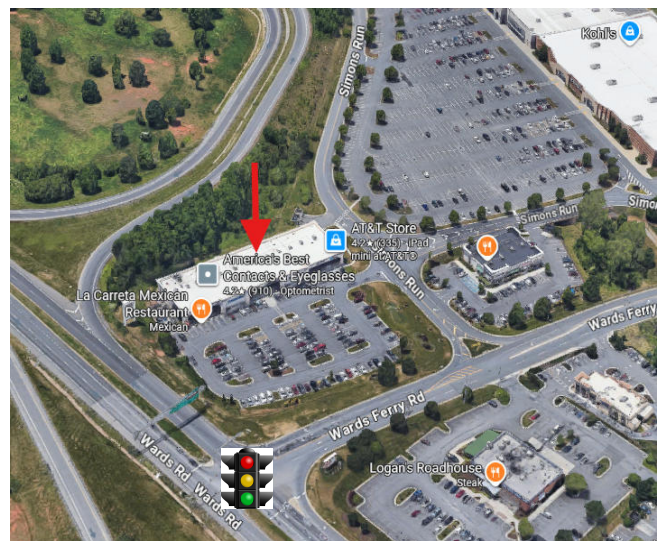
High end retail location in the highly sought after Wards Rd. corridor. Three adjacent units are available with sizes that range from 1,600 SF up to 5,600 contiguous SF. Join other businesses in the center such as: America's Best Contacts and Eyeglasses, La Caretta, AT&T, Great Clips, Pretty Nails and Suzauku Cafe. Wards Crossing West consists of other large big box retailers including: Kohls, Ross, Burlington, Old Navy, Carter, Maurices and Carmax.

PROPERTY HIGHLIGHTS

- High Traffic Area (40,000 VPD Wards Rd.)
- High Development Area
- Close proximity to Liberty University (15,000+ Students)
- Close proximity to Lynchburg Regional Airport

OFFERING SUMMARY

Lease Rate	\$32.00/SF
CAM:	\$4.16/ SF
Available SF:	1,600 - 5,600 SF
Zoning	B-GC, C
Traffic Count:	40,000 VPD



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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor/buyer in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. All lot lines, acreages and square footages are approximate and shall be verified by buyer.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

All parties acknowledge that Coldwell Banker Commercial Read & Co. represent the Seller of the subject property.

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