



# LYNCHBURG OFFICE CONDOMINIUMS

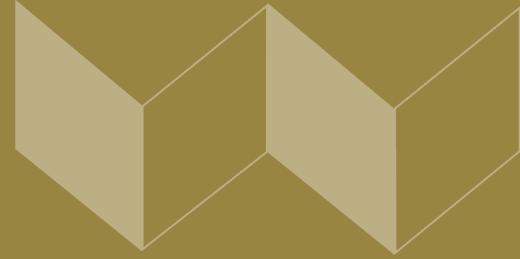
2250 Murrell Road Suites B4, B5 and B6, Lynchburg, VA 24501

KRISTA VANNOY, CCIM, SIOR  
Vice President & COO  
540.342.0881  
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO  
540.342.8599  
mwaldvogel@waldvogelcommercial.com

  
**WALDVOGEL**  
Commercial Properties

# Lynchburg Office Condominiums 2250 MURRELL RD, STES B4, B5, B6



## PROPERTY HIGHLIGHTS

- Opportunity for Occupier and/or Investor
- In-place Income
- Abundant Parking
- Nicely-maintained and Well-landscaped Property

## PROPERTY DESCRIPTION

3,600 SF office property currently configured for two tenants. Suites B5 and B6 offer a combined 2,400 SF office suite featuring a large reception area, 7 private offices plus a conference or training room, 2 restrooms, large storage closet and a coffee break counter. Space was originally built as two separate offices and could easily be subdivided again to accommodate two smaller tenants/occupants. Finishes are updated neutrals with LVP flooring.

Suite B4 is fully separated from Suites B5 and B6 and is leased on a three year term. Suites B5 and B6 are currently available for lease and can be leased as one unit or subdivided into two units.

This property offers a great opportunity for an owner-occupant or investor.

## LOCATION DESCRIPTION

Located in the well-established Lakeside Plaza Office Condominiums with easy access to Centra Health facilities, office, retail, schools and local primary transportation routes.

## OFFERING SUMMARY

Sale Price:	\$355,000
Number of Units:	3
Building Size:	3,600 SF

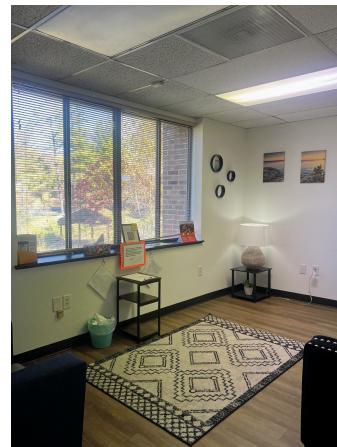
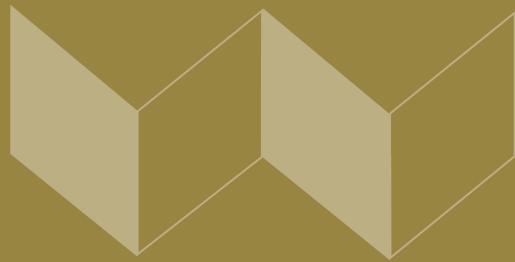
KRISTA VANNOY, CCIM, SIOR  
Vice President & COO  
540.342.0881  
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO  
540.342.8599  
mwaldvogel@waldvogelcommercial.com

**WALDVOGEL**  
Commercial Properties

2250 Murrell Rd, Stes B4, B5, B6 Lynchburg, VA 24501

# PHOTOS



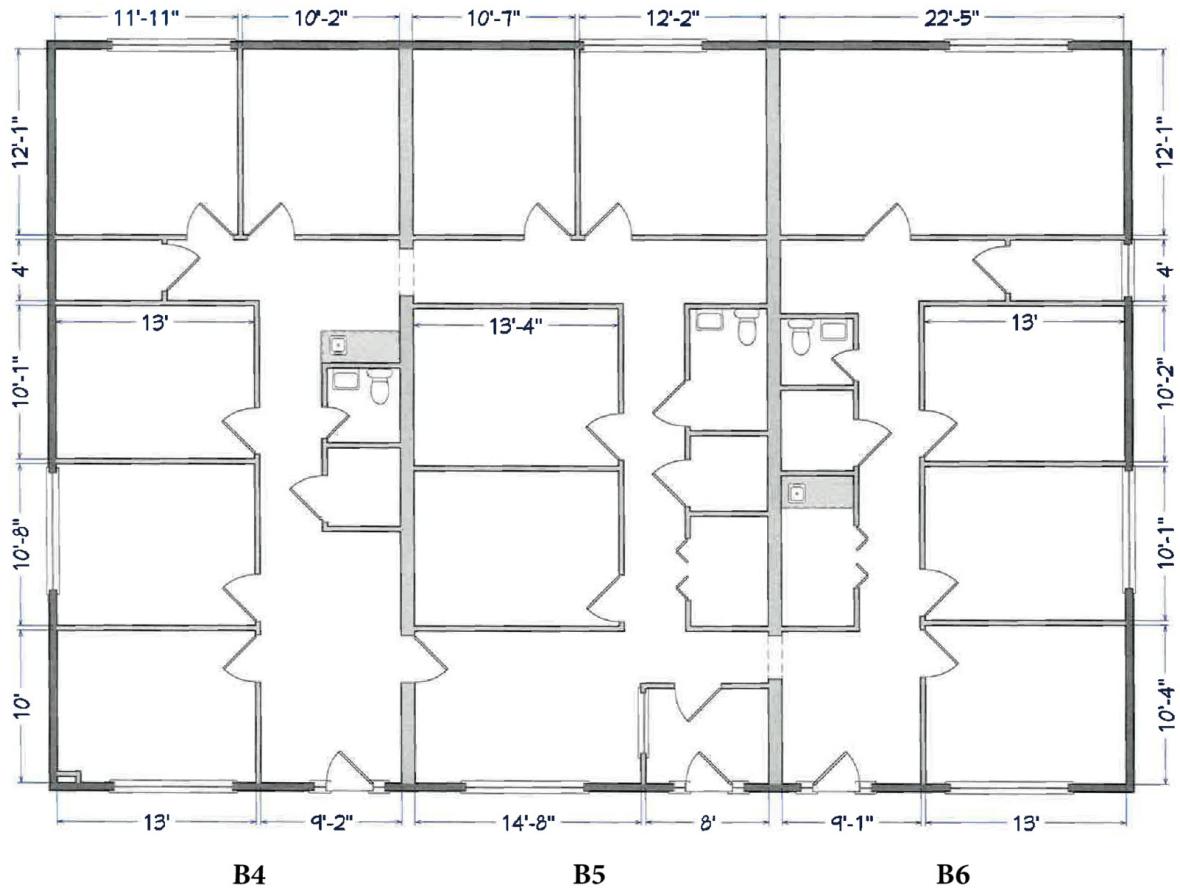
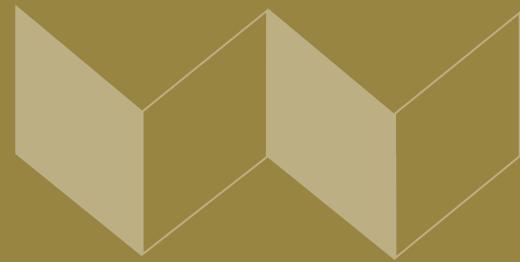
**KRISTA VANNOY, CCIM, SIOR**  
Vice President & COO  
540.342.0881  
kvannoy@waldvogelcommercial.com

**MICHAEL WALDVOGEL, CCIM, SIOR**  
President & CEO  
540.342.8599  
mwaldvogel@waldvogelcommercial.com

  
**WALDVOGEL**  
Commercial Properties

2250 Murrell Rd, Stes B4, B5, B6 Lynchburg, VA 24501

# FLOORPLAN



2250 MURRELL RD  
UNITS B4, B5, B6,

THIS DRAWING IS NOT AN  
ARCHITECTURAL RENDERING  
IT IS FOR THE SOLE PURPOSE  
OF SHOWING THE  
APPROXIMATE EXISTING  
FLOOR PLAN AND ITS  
APPROXIMATE DIMENSIONS.

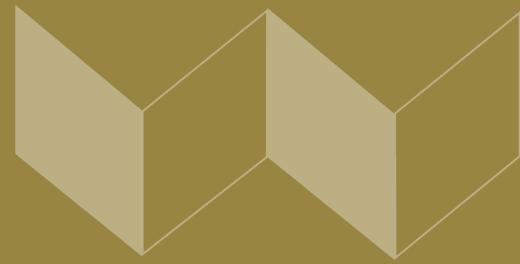
KRISTA VANNOY, CCIM, SIOR  
Vice President & COO  
540.342.0881  
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO  
540.342.8599  
mwaldvogel@waldvogelcommercial.com

  
**WALDVOGEL**  
Commercial Properties

2250 Murrell Rd, Stes B4, B5, B6 Lynchburg, VA 24501

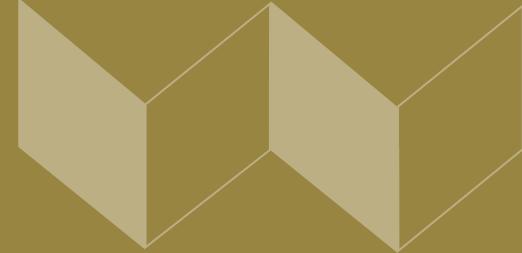
# AREA HIGHLIGHTS



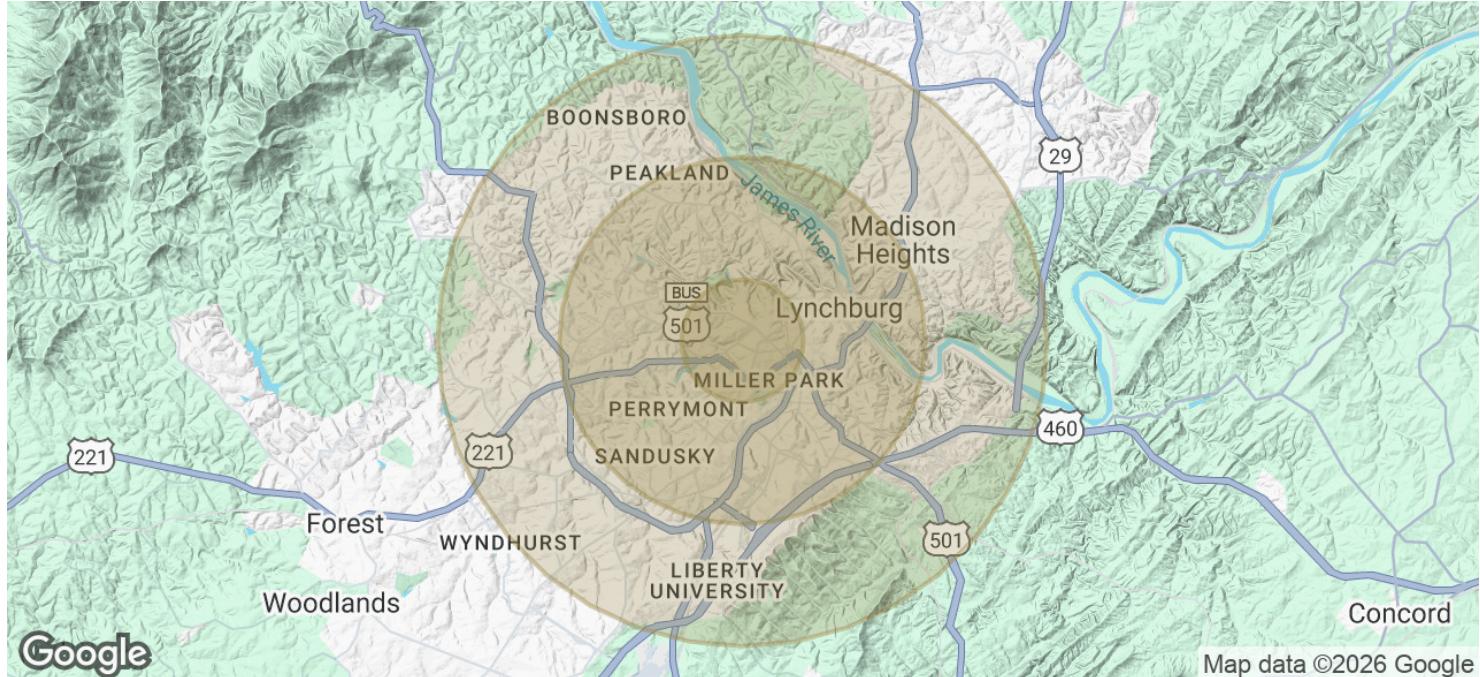
KRISTA VANNOY, CCIM, SIOR  
Vice President & COO  
540.342.0881  
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO  
540.342.8599  
mwaldvogel@waldvogelcommercial.com

**WALDVOGEL**  
Commercial Properties



# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,885	48,397	86,462
Average Age	36	39	38
Average Age (Male)	34	37	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,165	20,267	33,587
# of Persons per HH	2.8	2.4	2.6
Average HH Income	\$58,862	\$76,945	\$83,372
Average House Value	\$148,534	\$219,171	\$240,032

Demographics data derived from AlphaMap

KRISTA VANNOY, CCIM, SIOR  
Vice President & COO  
540.342.0881  
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO  
540.342.8599  
mwaldvogel@waldvogelcommercial.com

  
**WALDVOGEL**  
*Commercial Properties*