

# RETAIL/OFFICE SPACE FOR LEASE

AMERICAN WAY COURT - BEDFORD, VIRGINIA



# GENTRY

COMMERCIAL REAL ESTATE, INC.



Corner location with large parking area. Unit sizes from 1,325sf. Some second-generation space available that can be reconfigured as well as shell space ready to be finished to suit a tenant. Pylon and façade signage available. Central location in the Bedford market with easy access to all major routes.

- **9,350sf building footprint with unit sizes from 1,325sf**
- **Corner location with easy access to U.S. 460 and U.S. 221**
- **Adjacent to major retail and restaurants**
- **Existing tenants include First Bank & Trust, Forefront Dermatology, CORA Physical Therapy**
- **LEASE RATE: Starting at \$16.50/SF NNN**

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EXCLUSIVELY LISTED BY:

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This offering memorandum is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property (the "Property"). The potential investor is urged to perform its own examination and inspection of the Property and information relating to same and shall rely solely on such examination and investigation and not on this offering memorandum or any materials, statements or information contained herein or otherwise provided. Neither Gentry Commercial Real Estate, Inc., its members, managers, officers, employees or agents ("Broker"), nor Owner, its partners or property manager, make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this offering memorandum or the Property or any materials, statements (including financial statements and projections) or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition, quality or fitness of the Property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources and have not been tested or verified. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. This offering memorandum is provided subject to errors, omissions, prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice. Buyers, in conjunction with their financial and legal advisors, should conduct a thorough investigation of the property to determine the suitability of the property for their needs. By acknowledging your receipt of this offering memorandum, you agree that all information contained herein is confidential, you will keep all materials in the strictest of confidence and will not disclose or permit anyone else to disclose this offering memorandum or its contents in any manner which is detrimental to the interests of the Owner.

Gentry Commercial Real Estate, Inc. is licensed in the Commonwealth of Virginia with a principal office address of 1605 Enterprise Drive, Suite A, Lynchburg, VA 24502.