



DataCenter
Group

BROKERAGE • ENTITLEMENT • DEVELOPMENT

**INVESTOR DEVELOPMENT
OPPORTUNITY
DATA CENTER SITE**

901 Main Street, Lynchburg Virginia, 24504
IDEAL FOR INVESTOR

Visit Our Website
www.datacentergroup.co



PROPERTY INFORMATION

The Data Center Group is pleased to present this Data Center investment opportunity with end user in hand.



Edge Site with Available Infrastructure

- Site is an edge Data Center with fiber, power, and lease in hand
- Ready for investor/developer to move forward



Investment Opportunity

- 12,000 sqft of leased Data Center space
- 16,000 sqft of available space for use and additional income



Tax Credits

- Historical Site with tax credits available
- Located in Opportunity Zone



7% CAP Rate Based on 10-year Blended Income

- Reach out for specific financial information!



**Additional details including:
financial pro forma, data center
client, and lease information
available upon request.**



PROPERTY OVERVIEW



SITE SIZE

28,118 SF



SALE PRICE

Contact for Pricing



ZONING

B4 | By right Data Center



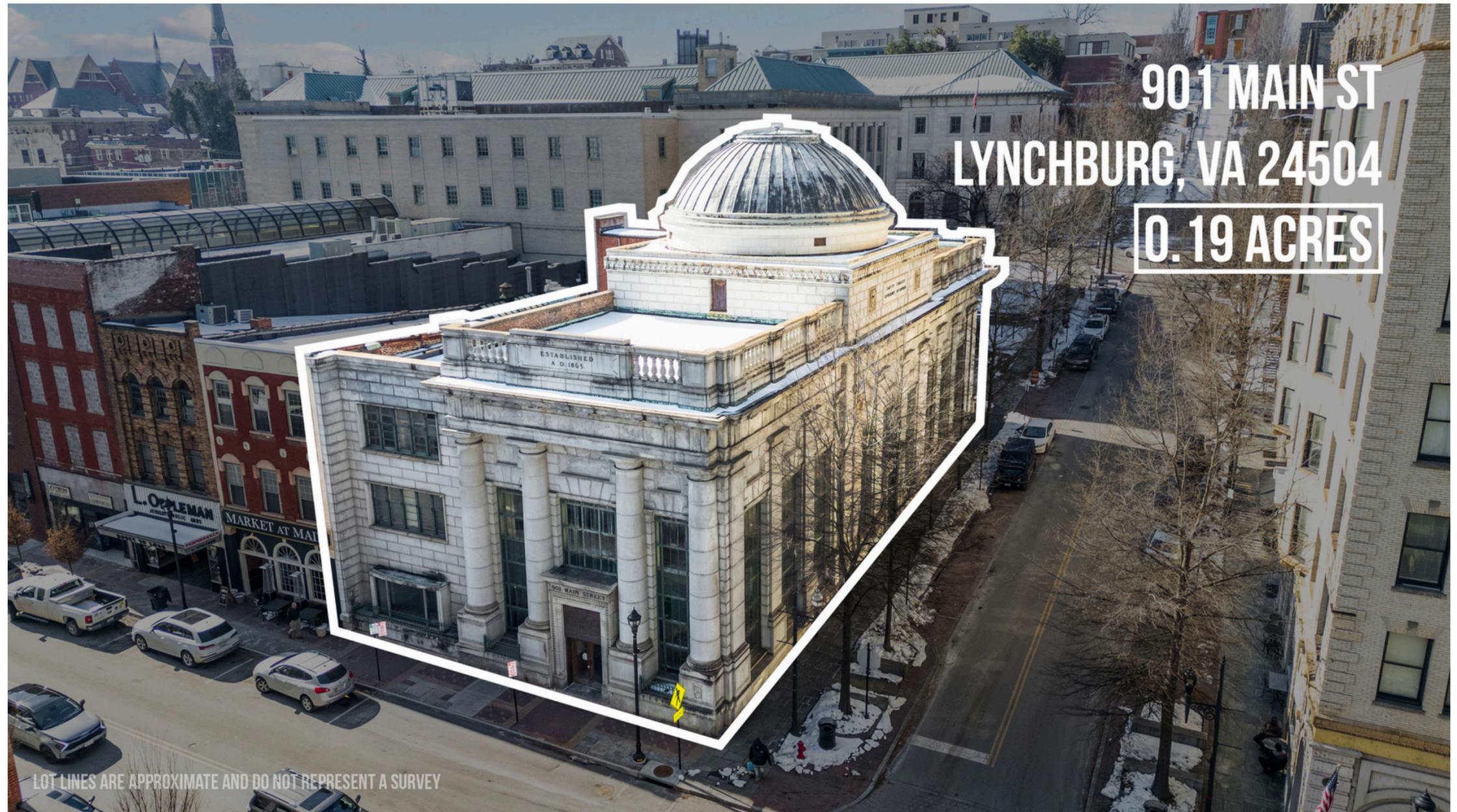
PROPERTY TYPE

Investment/Development

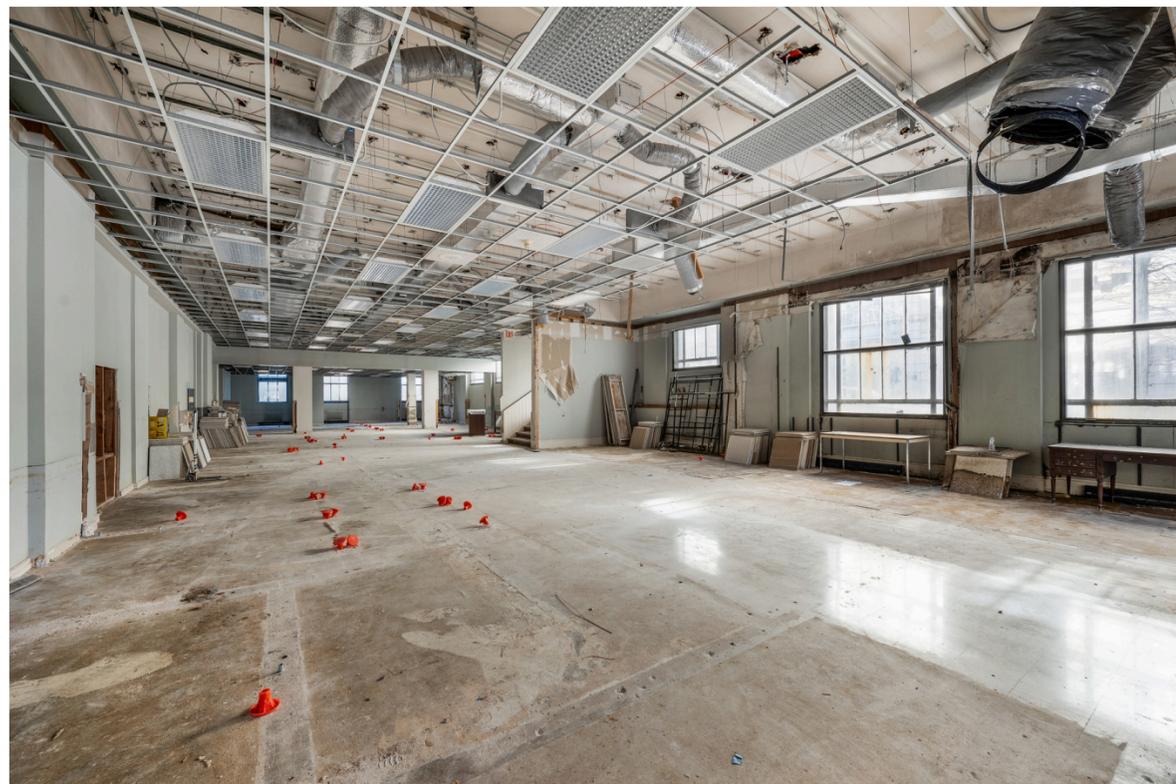
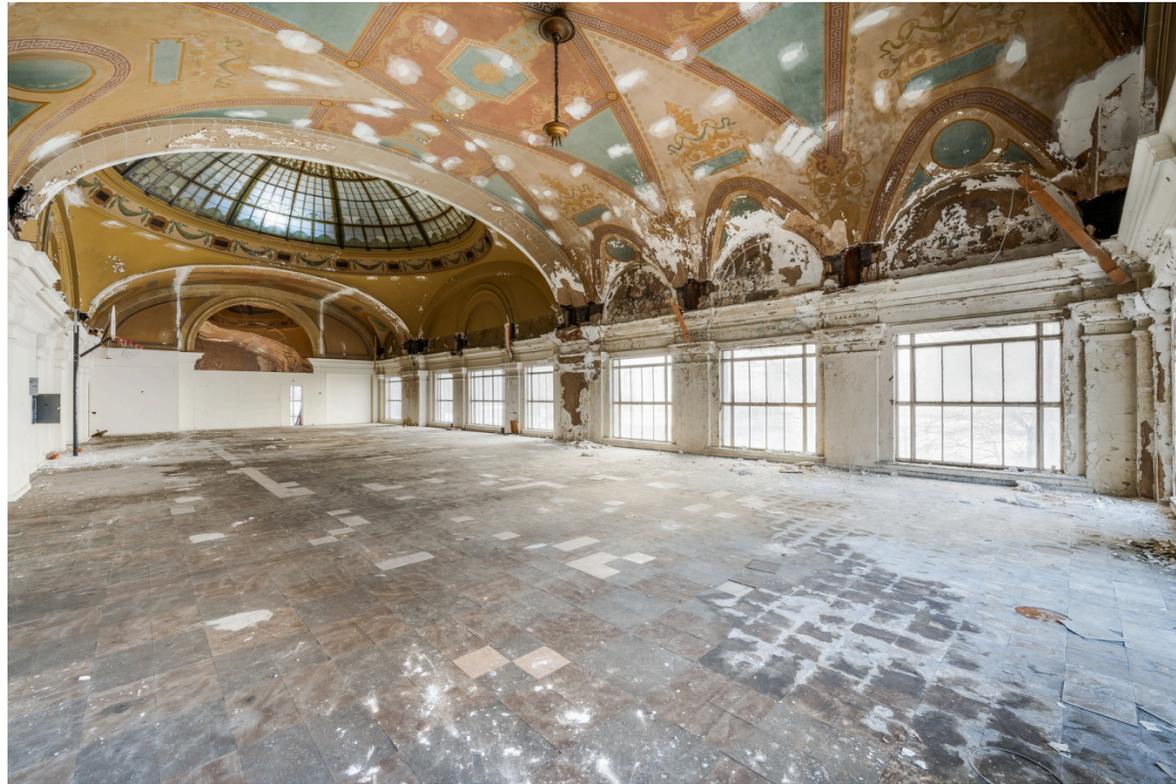


Power & Fiber

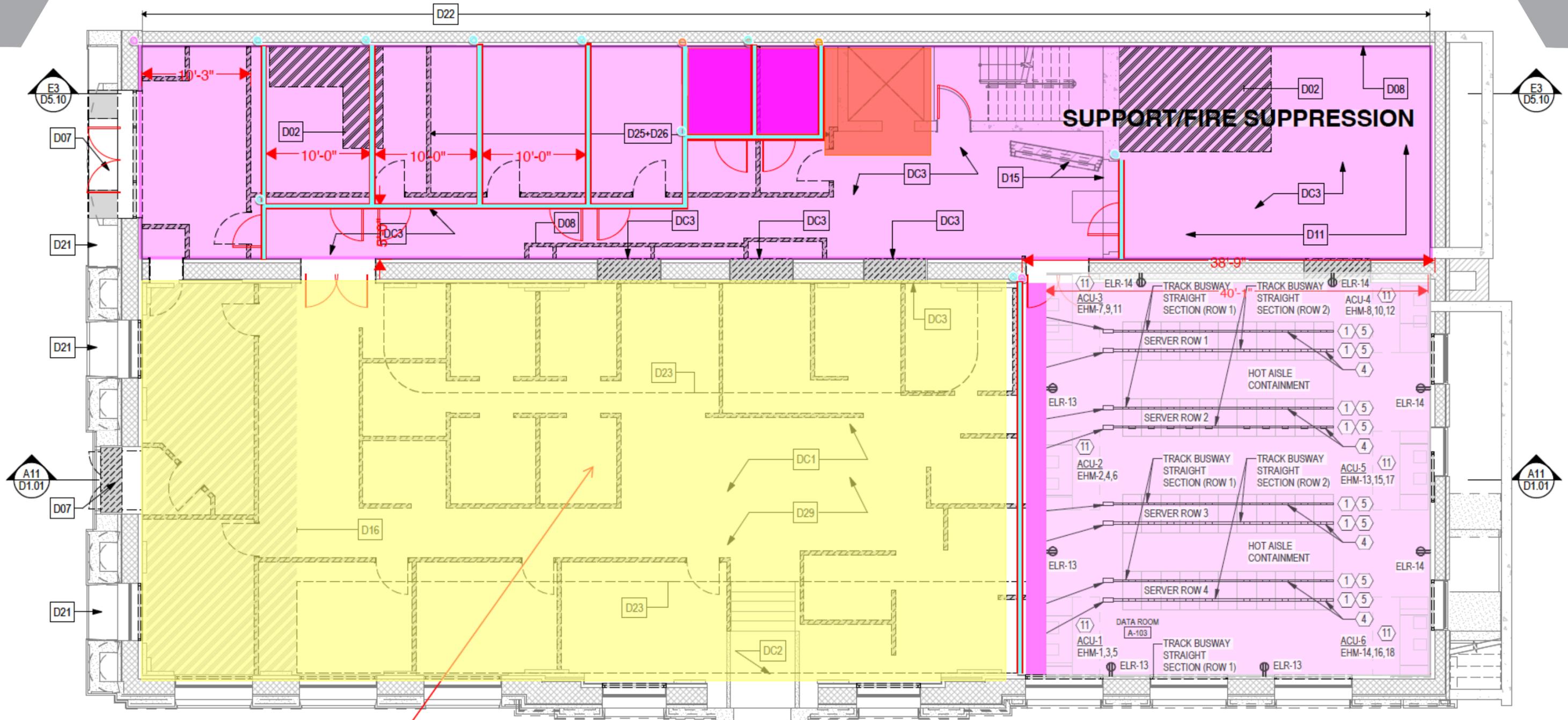
- Initial Power of 3 MW by 2027
- Power Increased to 5 MW in 2031
- Direct access to multiple fiber lines



Interior Pre-Renovation

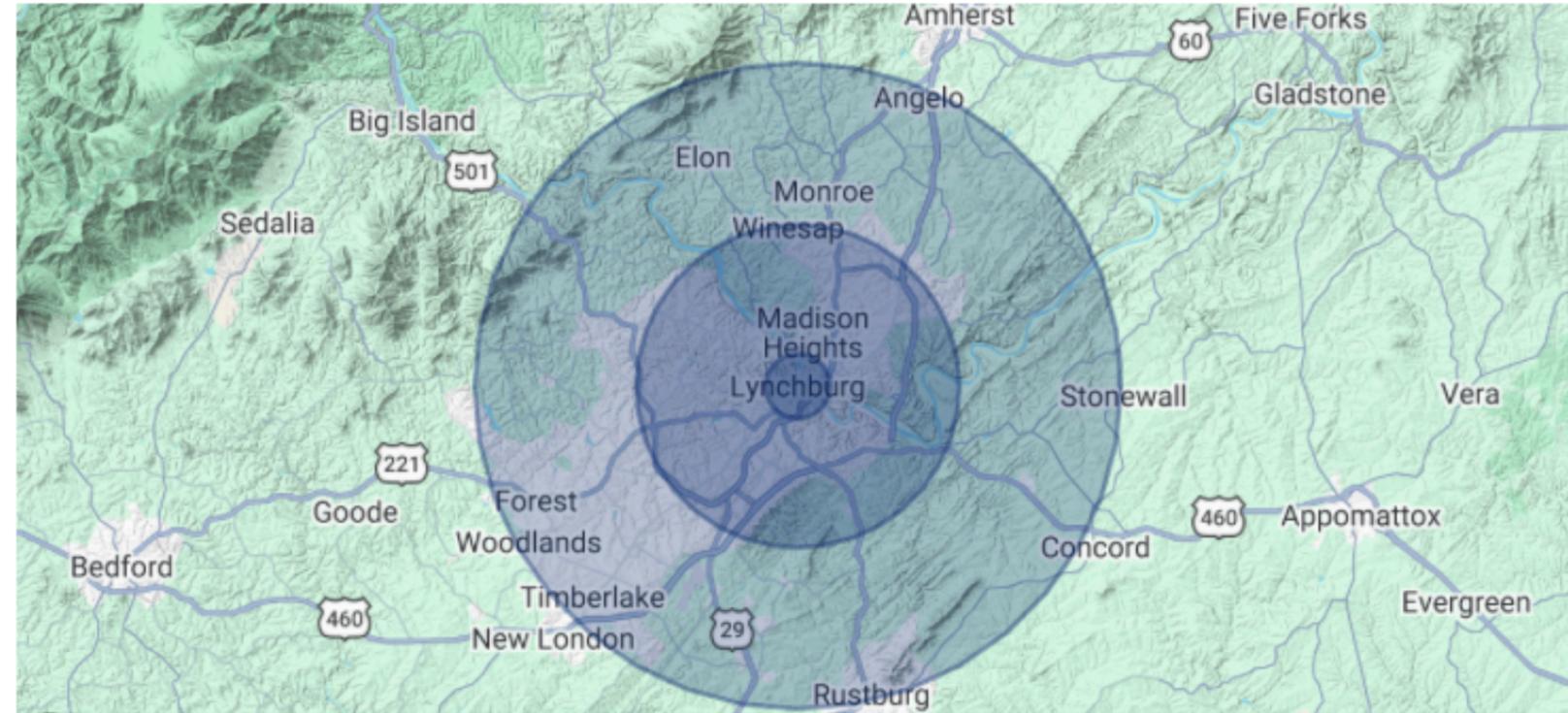


SITE PLAN | Main Floor



POTENTIAL SPACE FOR ADDITIONAL RENTAL INCOME

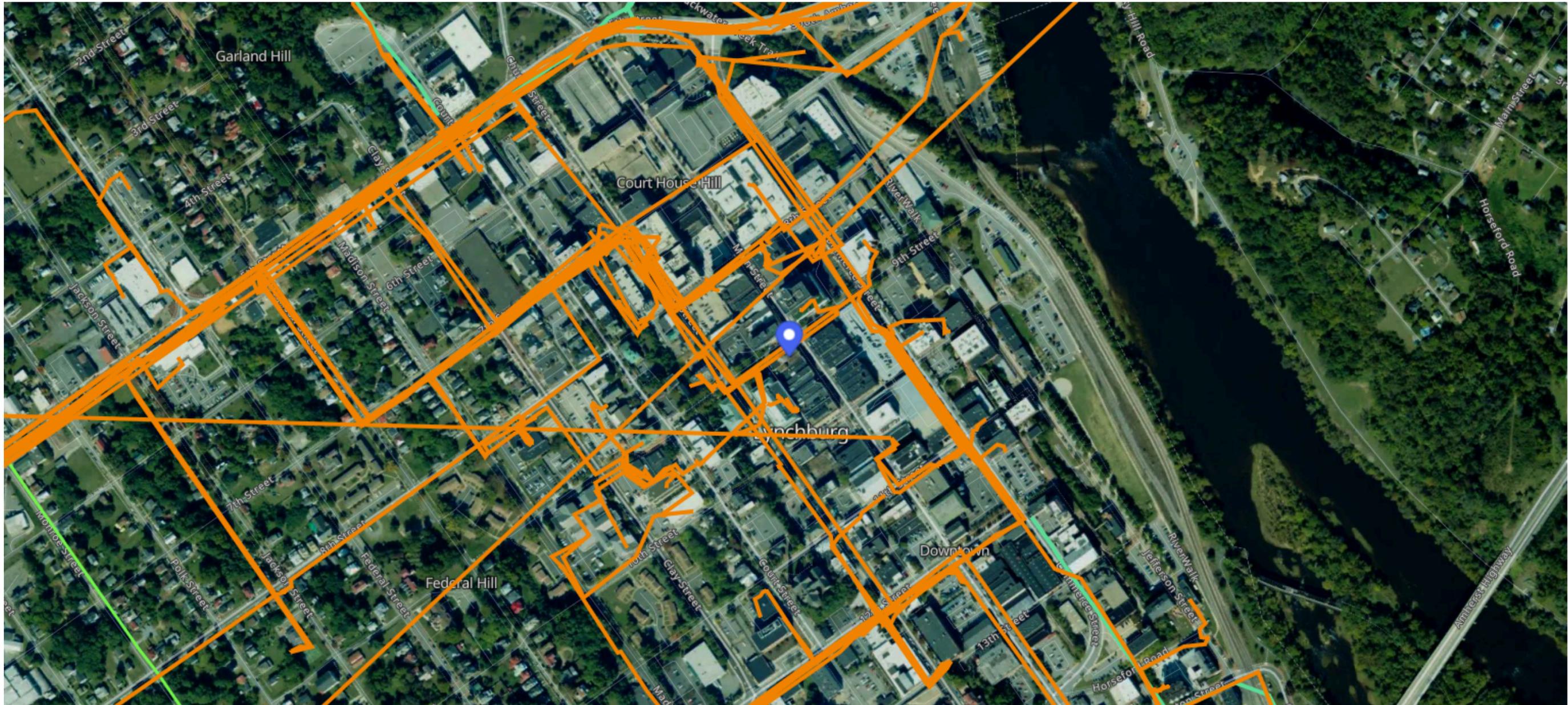
AREA & DEMOGRAPHIC INFORMATION



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,400	64,862	139,892
Average Age	38	39	40
Average Age (Male)	37	38	38
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,347	26,620	55,176
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$62,038	\$80,501	\$89,458
Average House Value	\$235,976	\$227,827	\$261,630

Demographics data derived from AlphaMap

FIBER AERIAL



- Current Fiber Lines

Contact Us

The Data Center Group, led by seasoned commercial agents Carl Braun, CEO and Co-Founder, and Brian Cunningham, CCIM, COO and Co-Founder, specializes in identifying and securing prime land for data center development. With deep market expertise, strong industry connections, and data-driven insights, the team helps developers and investors navigate the increasing demand for data centers. Committed to delivering strategic solutions, they work closely with landowners, investors, and end users to maximize returns while fostering economic growth and community development through this rapidly expanding industry.



Carl Braun

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