



WARDS CROSSING WEST

120-475 SIMONS RUN | LYNCHBURG, VIRGINIA 24502-2944

FEATURES

- **2,400 SF & 3,200 SF Retail Spaces available for Lease.**
- **Outparcel Available - Pad ready and approved for Restaurant.**
- Outparcel Site Plan approved - Construction can begin immediately.
- Located in the heart of Lynchburg's shopping area, on a major commercial corridor.
- Directly across from *Liberty University*, the largest Christian University in the world (over 100,000 students).
- Adjacent to *Tru by Hilton*.

SPACE TYPE	Retail Spaces; Restaurant Pad for sale
AVAILABLE SPACE	Retail: 2,400 & 3,200 SF Pad: Up to 7,535 SF
ASKING PRICE	Retail: \$32 + \$4.16 NNN, Pad: \$1,200,000

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2023 Population	12,997	29,487	80,395
Avg HH Income	\$65,199	\$67,366	\$54,542
Daytime Employment	9,633	20,435	43,992
Traffic Count	50,000 VPD on Wards Road 40,000 VPD on Route 460		



Ellen Long: President / Principal Broker
 804.864.9788 Ext. 101 (O)
 804.539.7793 (M)
 ellenlong@taylorlongproperties.com

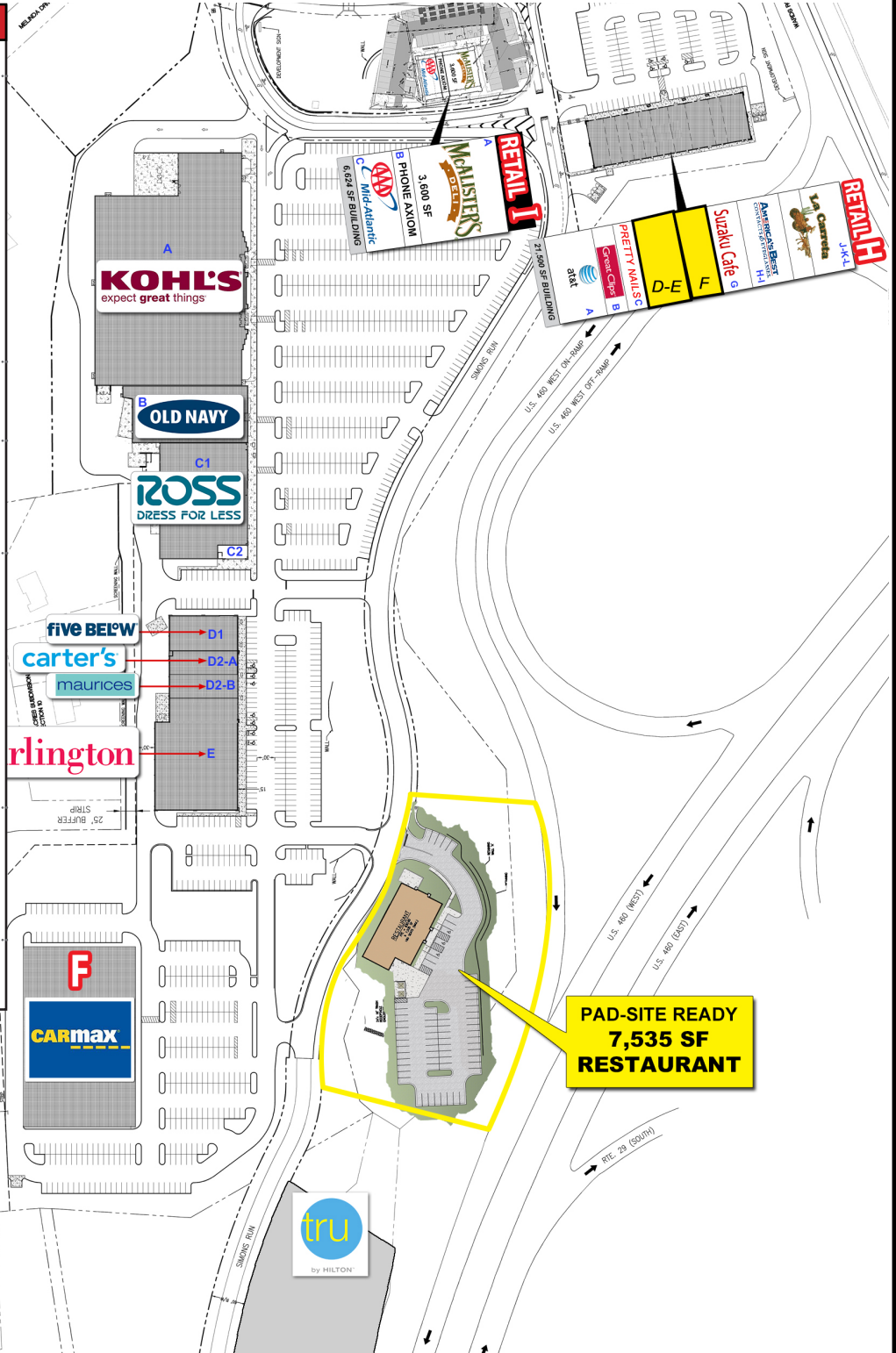


Taylor Long
PROPERTIES
 Commercial Real Estate

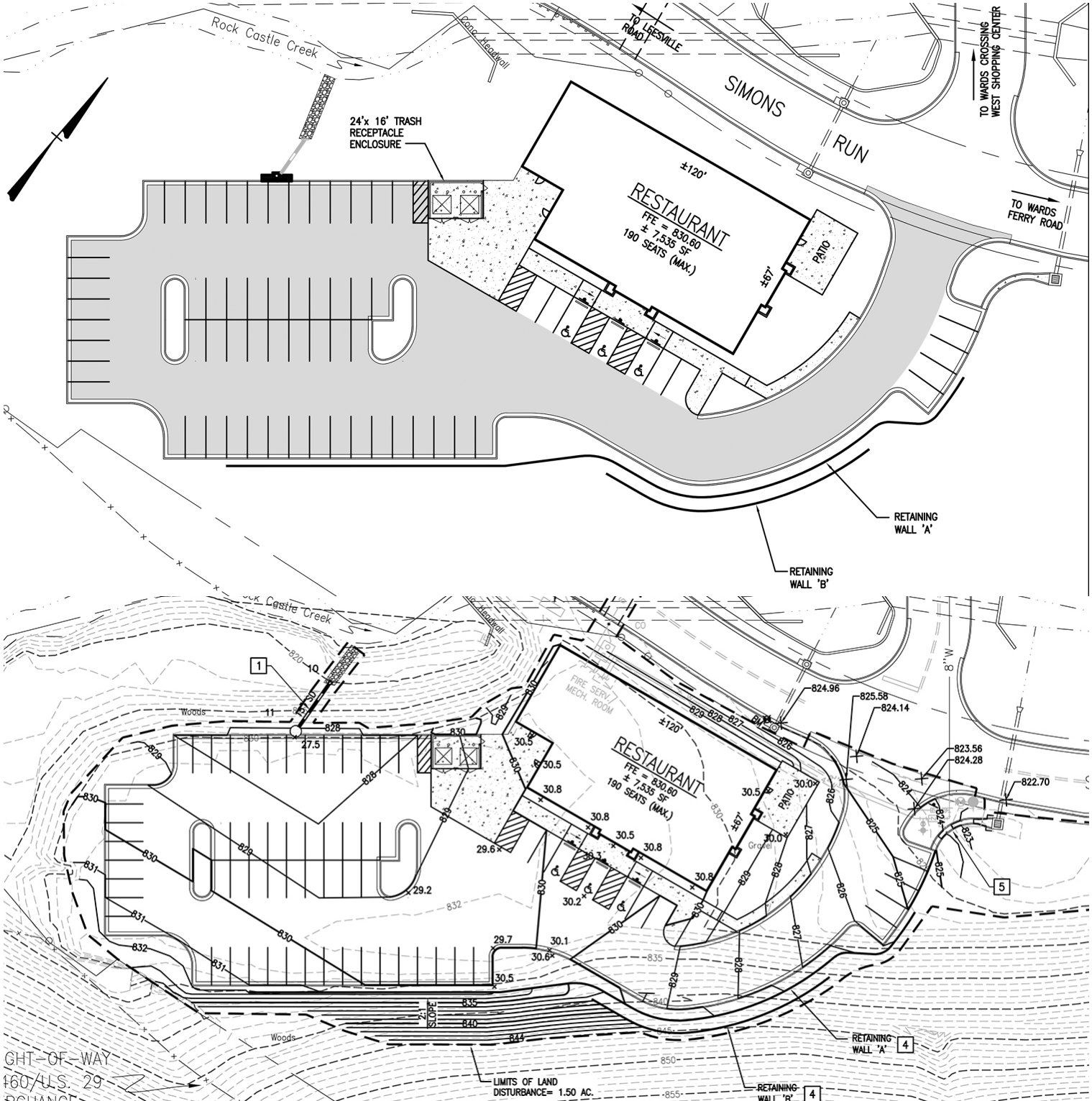


SITE PLAN

RETAIL		
Suite #	SF	Status
INLINE		
A	96,224 SF	Kohl's
B	18,886 SF	Old Navy
C1	30,075 SF	Ross Dress For Less
C2	1,216 SF	Yogurt Yeti
D1	7,000 SF	Five Below
D2-A	5,212 SF	Carter's OshKosh
D2-B	5,212 SF	Maurices
E	24,633 SF	Burlington
RETAIL "F"		
Bldg. F	57,622 SF	Carmax
RETAIL "G"		
UP TO 7,535 SF RESTAURANT		
Pad-Ready		
RETAIL "H"		
A	2,400 SF	AT&T
B	1,600 SF	Great Clips
C	1,600 SF	Pretty Nails
D-E	3,200 SF	AVAILABLE
F	2,400 SF	AVAILABLE
G	2,400 SF	Suzaku Cafe
H-I	3,200 SF	America's Best
J-K-L	4,700 SF	La Carreta
RETAIL "I"		
A	3,600 SF	McAlisters
B	765 SF	Phone Axiom
B	2,287 SF	AAA Mid-Atlantic
OUTPARCEL "H"		
H		Tru by Hilton



PROPOSED RESTAURANT LAYOUT





AERIAL

