

SALE

3.2 Acres - Retail/Restaurant Site

SIMONS RUN | LYNCHBURG, VA

Approved Site Plan - 7,535 SF Restaurant



cbcread.com

Ricky Read, CCIM

Principal Broker

C: 434 841 3659

ricky@realestatelynchburg.com

Luke Dykeman

Associate Broker

C: 434 944 3920

lukedykeman@realestatelynchburg.com

Coldwell Banker Commercial Read & Co. | 101 Annjo Ct. Forest, VA | 434.455.225



**COLDWELL BANKER
COMMERCIAL
READ & CO.**

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

3.2 Acre Site

Simons Run | Lynchburg, VA



PROPERTY DESCRIPTION

Pad ready site with site plan already approved for a 7,535 SF Restaurant. Site is located across from Carmax and adjacent to the new Home2 Suites by Hilton on Simons Run. New Centra medical facility is located less than a mile away on Simons Run.

Wards Crossing West consists of 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
- .8 miles from Centra Medical Facility

Ricky Read, CCIM

Principal Broker

C: 434 841 3659

ricky@realestatelynchburg.com

Luke Dykeman

Associate Broker

C: 434 944 3920

lukedykeman@realestatelynchburg.com

OFFERING SUMMARY

Price	1,200,000
Size	3.2 Acres +/-
Zoning	B-GC, C

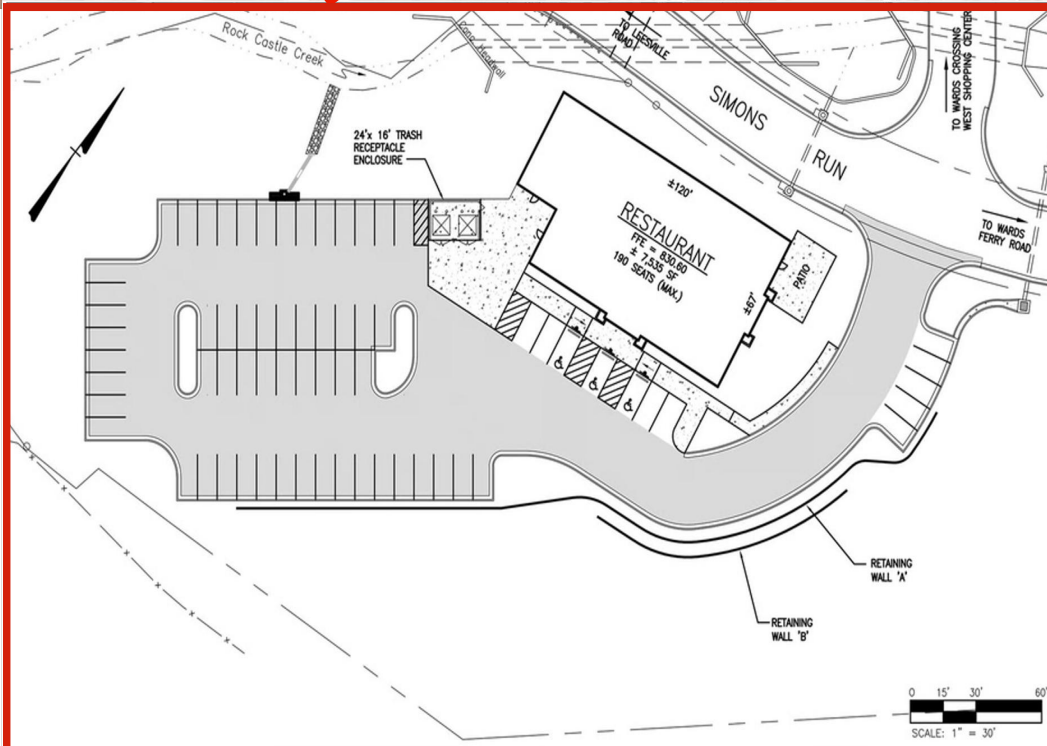
For Sale or Build to Suit



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

SALE

3.2 Acre Site Simons Run | Lynchburg, VA



Ricky Read, CCIM

Principal Broker

C: 434 841 3659

ricky@realestatelynchburg.com

Luke Dykeman

Associate Broker

C: 434 944 3920

lukedykeman@realestatelynchburg.com



**COLDWELL BANKER
COMMERCIAL
READ & CO.**

SALE

3.2 Acre Site Simons Run | Lynchburg, VA

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.

Ricky Read, CCIM

Principal Broker

C: 434 841 3659

ricky@realestatelynchburg.com

Luke Dykeman

Associate Broker

C: 434 944 3920

lukedykeman@realestatelynchburg.com



**COLDWELL BANKER
COMMERCIAL
READ & CO.**