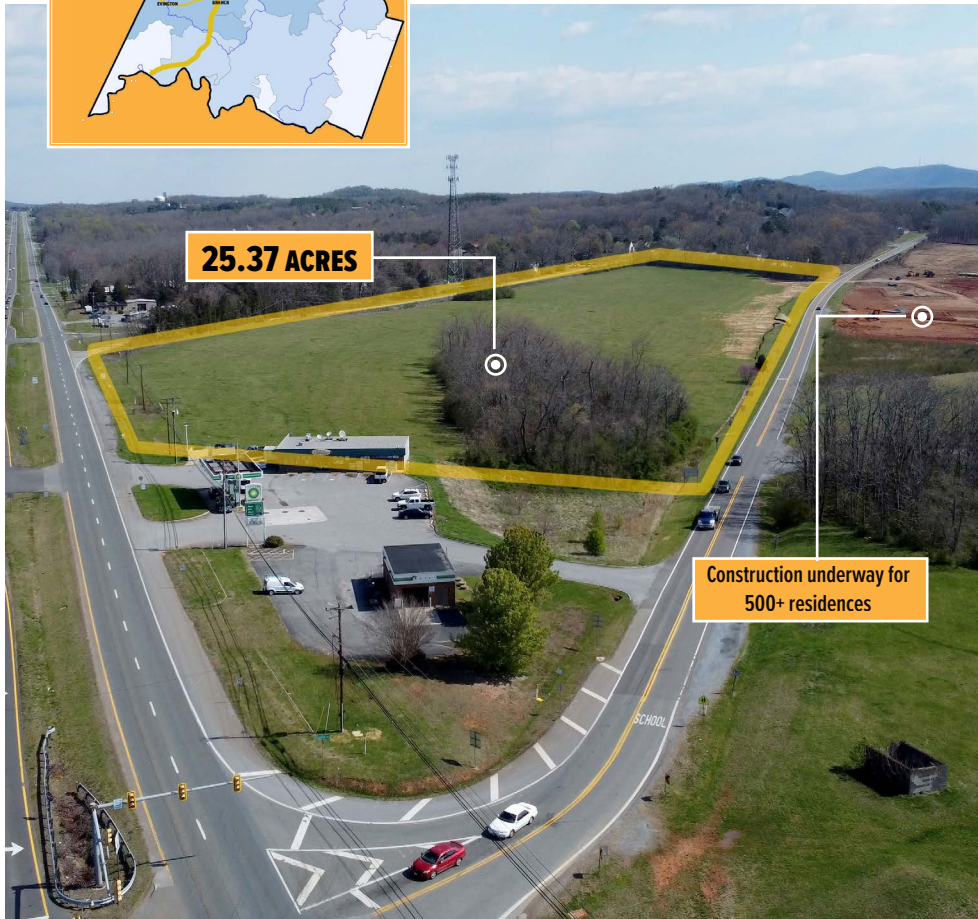
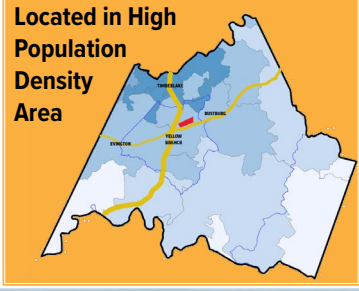


25.37-ACRE COMMERCIAL FOR SALE OR LEASE

CONTACT FOR PRICING

INTERSECTION OF US RT-29 AND RT-24 RUSTBURG, VA

Located in High
Population
Density
Area



HIGHLIGHTS

- Near Signalized Intersection
- 500+ home mixed use development under construction across Rt 24
- Zoned Business-General Commercial
- 515 ft Frontage on Rt 29 (17,000 ADT)
- 3145 ft Frontage on Rt 24 (3200 ADT)
- County Water and Sewer
- Gently rolling terrain, mostly clear
- 6 miles from Lynchburg Regional Airport

Campbell County, Virginia, located just south of Lynchburg offers a low cost of living, a business-friendly environment, and extensive outdoor recreation opportunities. Located near the signalized intersection of two major traffic arteries and boasting extensive frontage on both Rt 29/Wards Rd and Rt 24/Colonial Highway, this greenfield commercial development parcel is ideally situated in a rapidly expanding neighborhood. 72-acre mixed-use development currently under construction directly across street with 500+ single family, townhomes, apartments, and 7.4 acres of commercial sites will provide ample customer base for retail strip development with grocery anchor.

CAMPBELL COUNTY
Virginia
Economic Development

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The information provided herein has been obtained from sources deemed reliable and is believed to be accurate. However, no guarantee, warranty or representation is made as to the accuracy thereof. The information provided herein is subject to correction or change without notice.