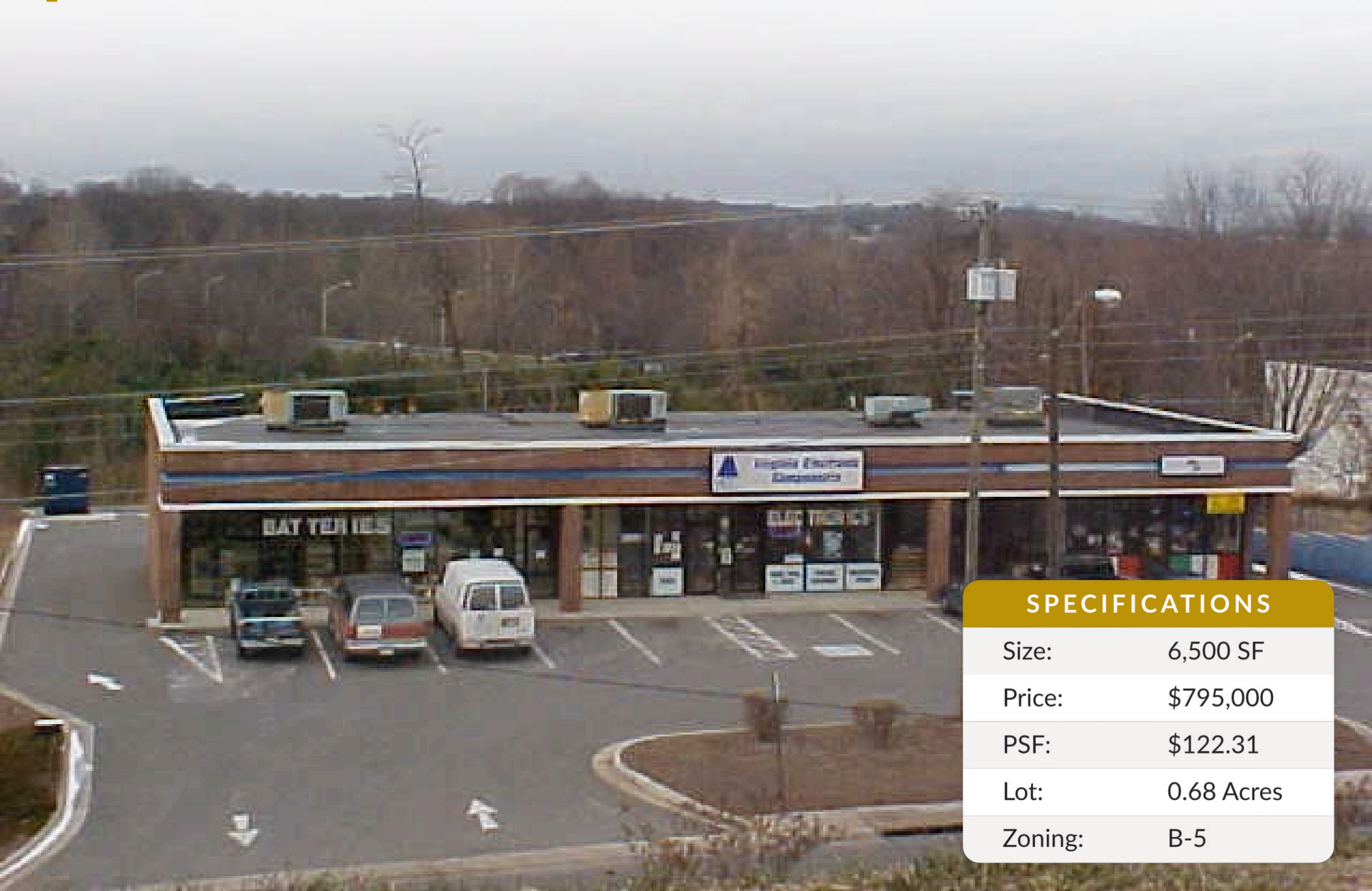


FOR SALE

RETAIL CENTER - VALUE ADD OPPORTUNITY

2613 | Wards Rd.
LYNCHBURG, VA 24502



SPECIFICATIONS

Size:	6,500 SF
Price:	\$795,000
PSF:	\$122.31
Lot:	0.68 Acres
Zoning:	B-5

EXECUTIVE SUMMARY

2613 Wards Rd.
Lynchburg, VA 24502

ADDRESS



Lynchburg, VA

MARKET

0.68
Acres

LOT SIZE



VALUE ADD
OPPORTUNITY



J R A

THE OFFERING

Address:	2613 Wards Rd. Lynchburg, VA 24502
Tenant:	Virginia Batteries LLC, Fully Promoted
Square Footage:	6,500 SF
NOI:	\$59,780.28
Cap Rate:	7.52%
Price:	\$795,000
Landlord Responsibility:	Roof, Structure, Parking Lot, HVAC Replacement

Property Highlights:

- 6,500 Retail Center on Wards Rd.
- Value-add opportunity
- Across from River Ridge Mall (423,132 SF Retail)
- B-5 Zoning
- Wards Rd. VPD - 12,000

OVERVIEW



J R A



Sheffield Elementary School

LYNCHBURG EXPRESSWAY

CANDLERS MOUNTAIN RD.

RIVER RIDGE MALL

SITE

WARDS RD

CVCC Tennis Courts

Thomas Road Baptist Church

Central Virginia



TENANT NAME	Commencement	Rent Commencement	Expiration	SF	Rent/mo	Rent/yr	Per SF
Batteries A & B	9/1/24	9/1/24	8/31/26	4,150	\$4,740.86	\$56,890.32	\$13.70
FNZ Legacy Corporation	7/1/24	10/1/24	6/30/29	1,150	\$1,245.83	\$14,949.96	\$13.00
Seller Leaseback	purchase date	purchase date	2 years	1,200	\$1,500.00	\$18,000.00	\$15.00

*Seller will credit buyer 2 years of rent for vacant space at closing

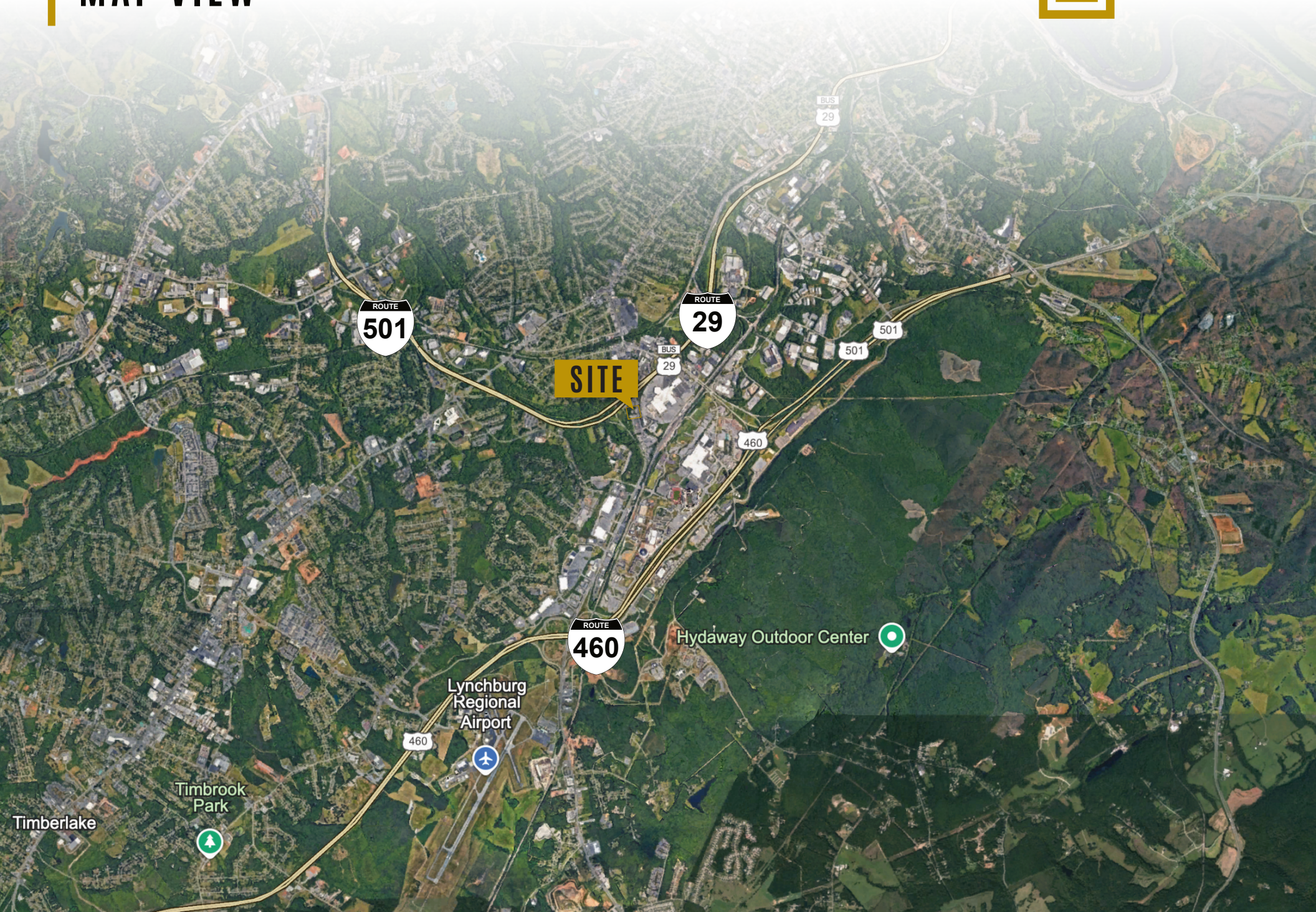
TENANT	Option	Option Start	Option End	Esc.
Batteries A & B	two years	9/1/26	8/31/28	3%
FNZ Legacy Corporation	two, three year terms	7/1/29	6/30/35	3%

EXPENSES	Annual
Rent	\$89,840.28
Taxes	\$(6,360.00)
Insurance	\$(4,500.00)
Management	\$(4,200.00)
Parking lot	\$(5,000.00)
Maintenance	\$(5,000.00)
Misc.	\$(5,000.00)
NOI	\$59,780.28

MAP VIEW



J R A



SITE

ROUTE
501

ROUTE
29

ROUTE
460

BUS
29

BUS
29

501

460

BUS
501

Hydaway Outdoor Center

Lynchburg
Regional
Airport

460

Timbrook
Park

Timberlake

DEMOGRAPHIC/ INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$70,048	\$73,388	\$83,267
Median Household Income	\$54,033	\$53,765	\$61,100
< \$25,000	1,236	7,970	11,212
\$25,000 - 50,000	1,703	9,126	14,234
\$50,000 - 75,000	1,130	6,459	10,974
\$75,000 - 100,000	695	4,192	7,214
\$100,000 - 125,000	552	3,065	5,898
\$125,000 - 150,000	295	2,072	3,657
\$150,000 - 200,000	528	2,116	4,297
\$200,000+	77	1,446	3,756

POPULATION	2 mile	5 mile	10 mile
2010 Population	15,502	127,126	213,710
2022 Population	15,531	132,903	228,272
2027 Population Projection	15,576	146,067	252,713
Annual Growth 2010-2022	0%	1.1%	1.7%
Annual Growth 2022-2027	0.1%	2.0%	2.1%
Median Age	30.9	37.1	37.7
Bachelor's Degree or Higher	36%	37%	36%
U.S. Armed Forces	21	861	1,713

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.