

LEASE

306 N Bridge St

306 N Bridge St, Bedford, VA 24523



cbcread.com

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**COLDWELL BANKER
COMMERCIAL
READ & CO.**

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PROPERTY DESCRIPTION

306 N Bridge St, is a 1000 square ft professional office space located in downtown Bedford, Va. This space was newly constructed and is currently unfinished but ready to be built out for the tenants needs. The property is located in close proximity to local restaurants, breweries, and other professional businesses. It is also located directly between Lynchburg and Roanoke with only a short 40-minute drive to their respective down towns.

OFFERING SUMMARY

Lease Rate:	\$20/Ft/Yr Vanilla Box
Building Size:	1000 SF
Use	Professional Office
Age:	New Addition

PROPERTY HIGHLIGHTS

- Convenient Downtown Bedford Location
- New addition
- Can be finished to tenants needs
- 7000 VPD

DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
Total households	1,730	4,139	5,832
Total Population	4,062	9,679	13,651
Average HH Income	\$59,932	\$68,066	\$71,340

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Interior



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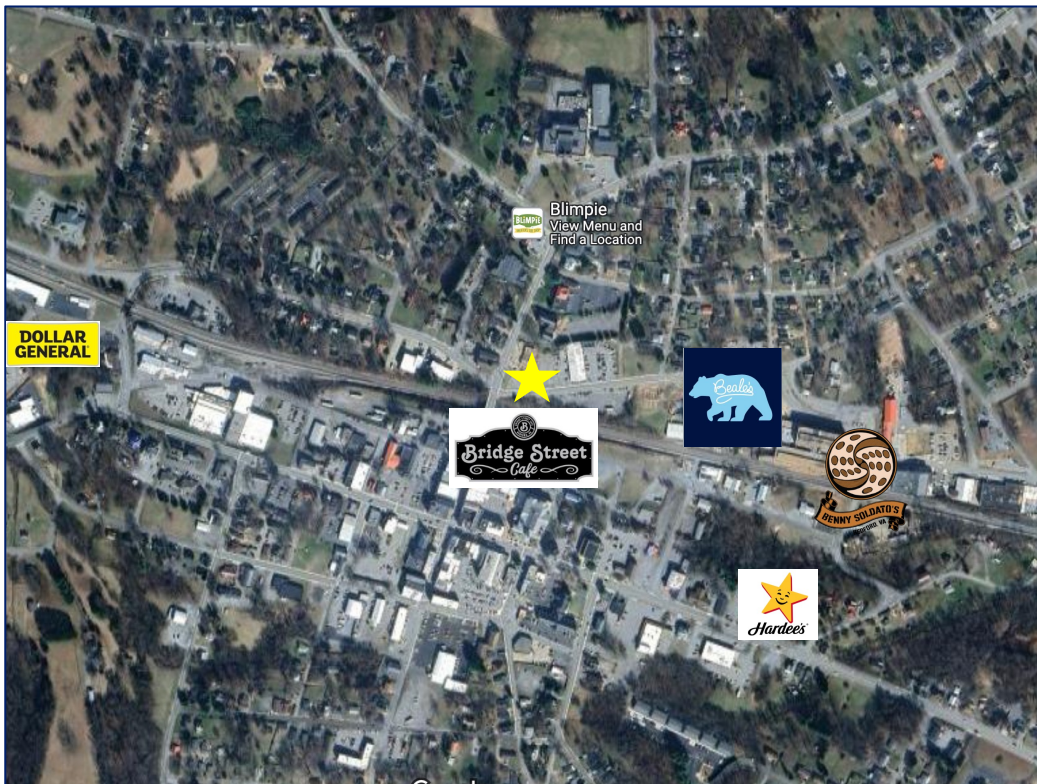


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Exterior and Maps



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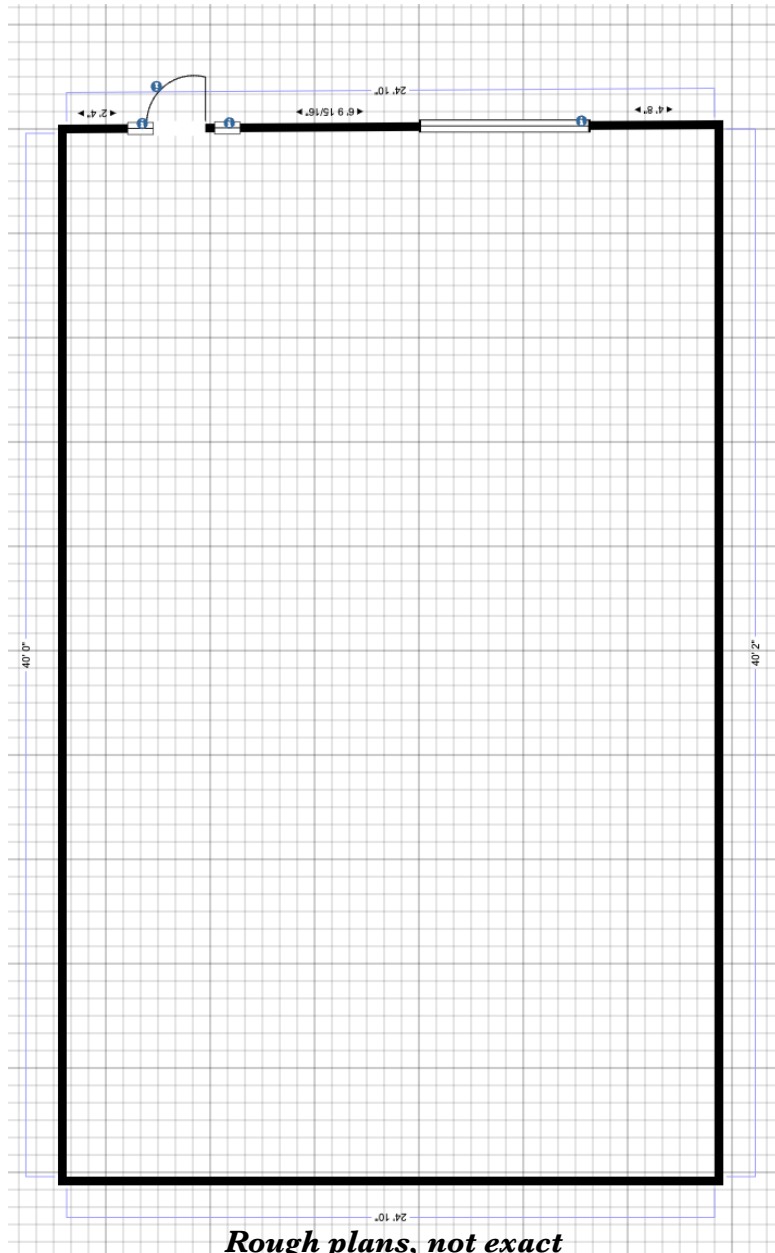


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Floor Plans



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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.

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