



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR LEASE

6109 FORT AVE. - Lynchburg, VA

2,880 Sq. Ft. ±



Property Overview

Rental Rate	\$15.00/Sq. Ft./Year* <small>*3% Annual Increases</small>
Building Size	2,880
Zoning	B-5
Parking	12+ Parking Spaces
Features	<ul style="list-style-type: none"> - Large Retail/Showroom Area - Front & Rear Doors - ADA Restroom - Two Offices - Rear Workspace/Storage w/ Utility Sink - Potential for Drive-Thru

Features

Prime retail location with high visibility and a strong traffic count. The building features include: potential for drive-thru use, large open retail/showroom area, ample storage/workspace, front and rear doors, ADA restroom, two private offices, & 12+ parking spaces. Building and pylon signage available. Landlord covers taxes, insurance, roof, and structure. Tenant pays utilities and all other operating costs.

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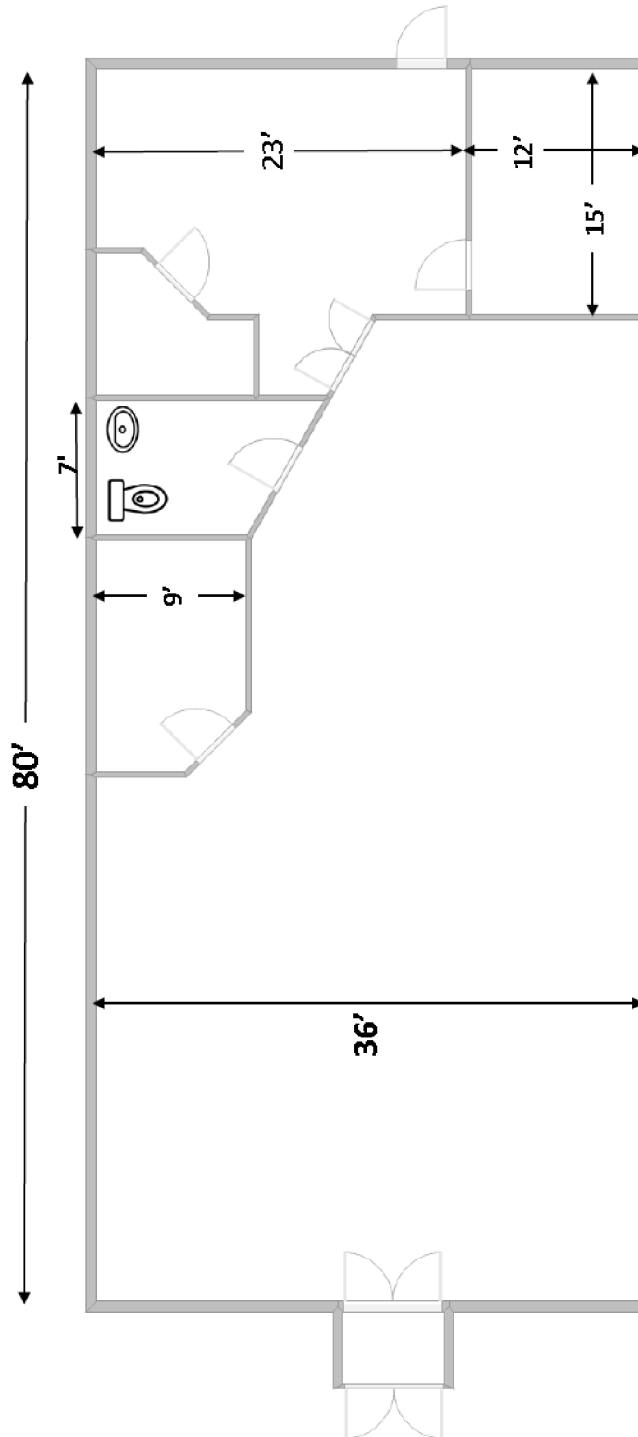


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