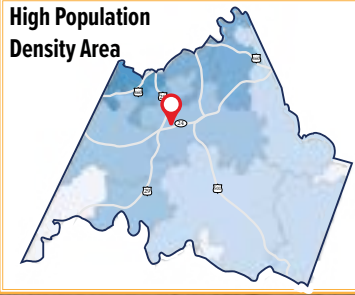


25.37-ACRE COMMERCIAL FOR SALE OR LEASE

CONTACT FOR PRICING

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

High Population
Density Area



HIGHLIGHTS

- Near Signalized Intersection
- Feasibility study showed support for grocery anchored center
- Mixed use development under construction across Rt 24
- Zoned Business-General Commercial
- 515 ft Frontage on Rt 29 (20,000 ADT)
- 3145 ft Frontage on Rt 24 (2500 ADT)
- County Water and Sewer on-site
- Gently rolling terrain, mostly clear
- 6 miles from Lynchburg

Campbell County, Virginia is located south of Lynchburg and 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 US 29/Wards Rd and Rt 24/Colonial Highway, this greenfield commercial development parcel is ideally situated in a rapidly expanding neighborhood. A 72-acre mixed-use development is currently under construction directly across street with 375 single family, townhomes, apartments, as well as 7.4 acres of commercial sites providing an ample customer base for retail strip development with grocery anchor.

CAMPBELL COUNTY
Virginia
Economic Development

85 Carden Lane, Suite B, Rustburg VA 24588

(434) 332-9595

econdev@campbellcountyva.gov

campbellvirginia.com



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.