



Retail for lease at **Fort Hill**

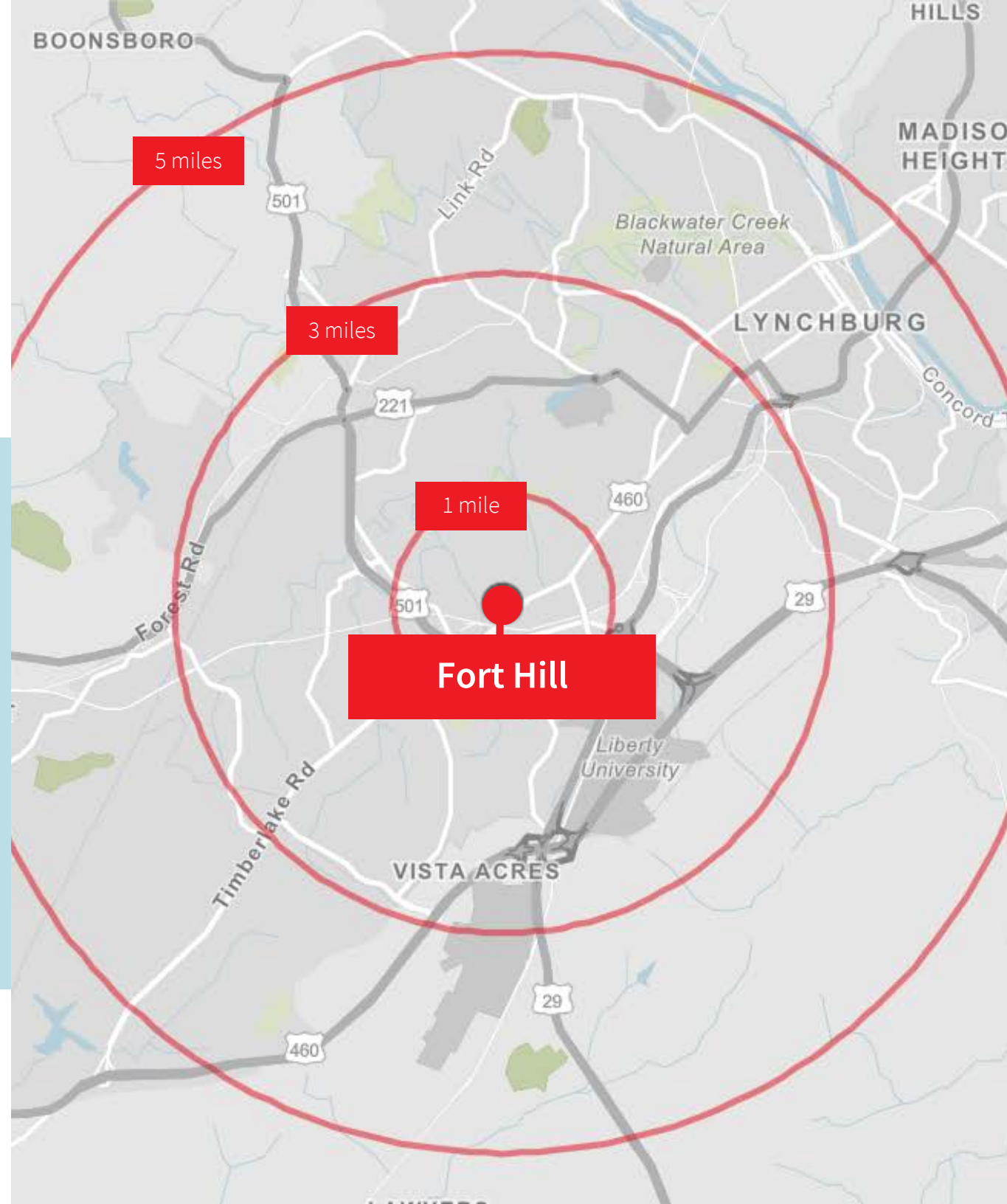
6015 Fort Avenue
Lynchburg, VA

Property highlights

- Immediate proximity to Lynchburg Expressway
- Ample parking
- Direct access and visibility from Fort Avenue (17,631 VPD)
- Build to suit anchor space available

Demographics

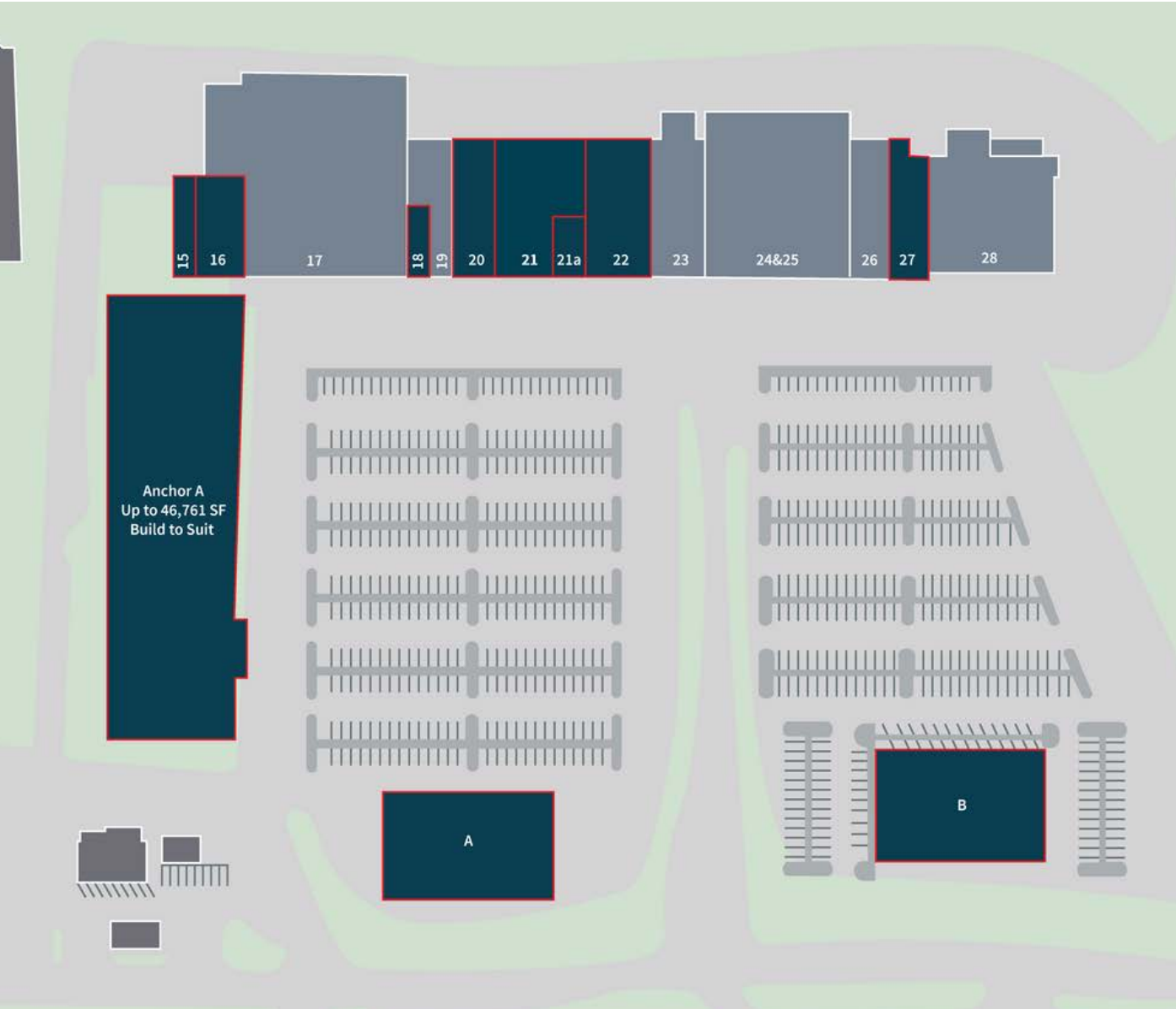
	1 mile	3 miles	5 miles
Population	6,474	51,957	101,276
Total households	2,763	18,870	39,833
Average HH income	\$70,718	\$74,455	\$82,180
Daytime population	6,457	59,051	123,509



Trade area



Site plan



Space	SF	Tenant
Anchor A	46,761	BUILD TO SUIT OPPORTUNITY
15	3,405	AVAILABLE IMMEDIATELY
16	1,895	AVAILABLE IMMEDIATELY
17	24,882	Fort Hill Bowling Center
18	840	AVAILABLE IMMEDIATELY
19	3,000	A2Z Collectibles, LLC
20	4,000	AVAILABLE IMMEDIATELY
21	9,500	AVAILABLE IMMEDIATELY
21a	1,300	AVAILABLE IMMEDIATELY
22	6,000	AVAILABLE IMMEDIATELY
23	7,034	Octapharma Plasna
24&25	20,400	Kinetix Health Club
26	3,444	Kwik As A Wink Cleaners
27	2,056	AVAILABLE IMMEDIATELY
28	16,045	Napa Auto Parts
A	+/- 1 AC	OUTPARCEL AVAILABLE
B	+/- 1 AC	OUTPARCEL AVAILABLE

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Contact us for more information:

Spotty Robins
Vice President
spotty.robins@jll.com
+1 804 200 6533

Joe Kennedy
Senior Associate
joe.kennedy@jll.com
+1 757 965 3007

jll.com

 **JLL** SEE A BRIGHTER WAY