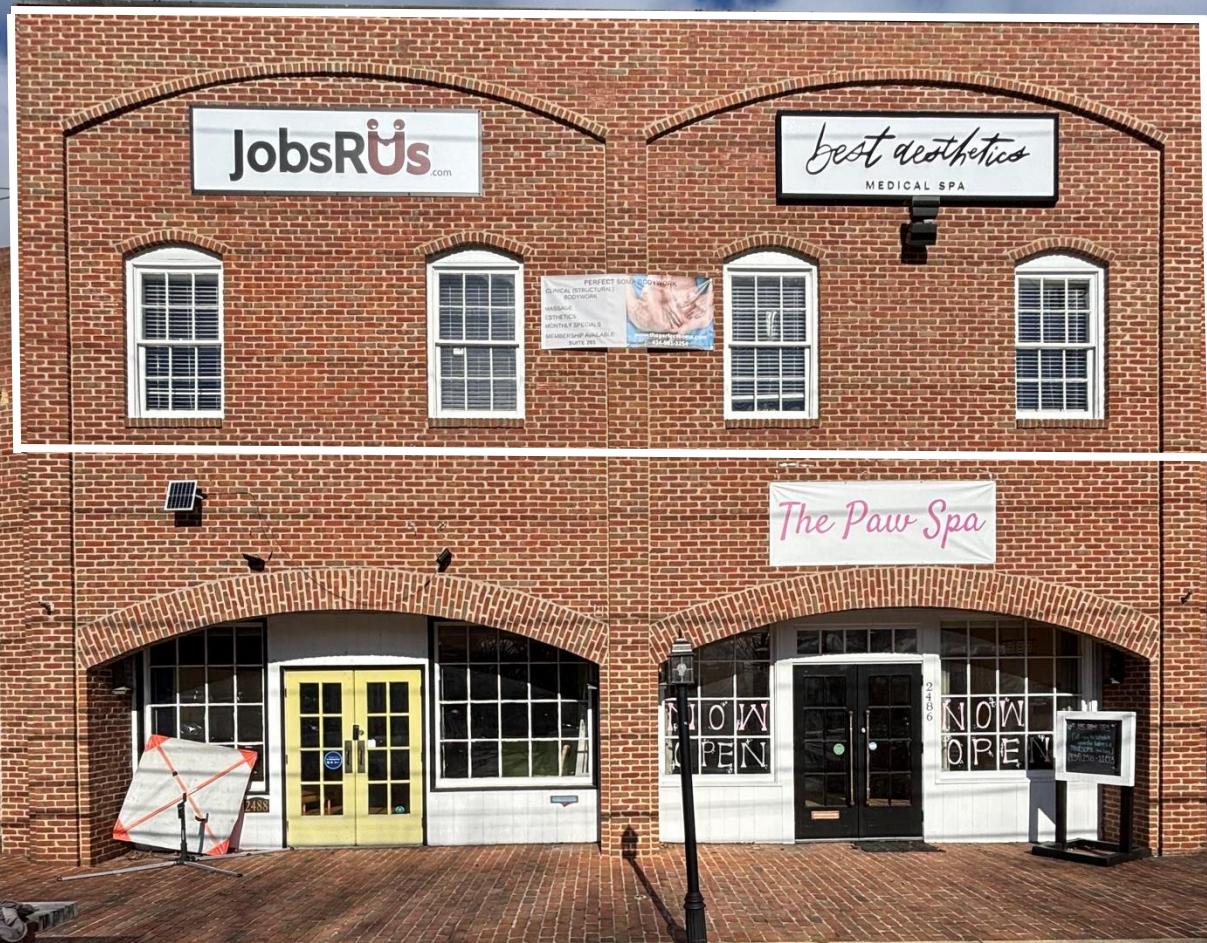


LEASE

2486 Rivermont
2486 Rivermont Ave, Lynchburg, VA 24503



cbcread.com

Ricky Read, CCIM

Principal Broker

C: 434 841 3659

ricky@realestatelynchburg.com lukedykeman@realestatelynchburg.com

Luke Dykeman

Associate Broker

C: 434 944 3920

Coldwell Banker Commercial Read & Co. | 101 Annjo Ct. Forest, VA | 434.455.2285



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READ & CO.

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PROPERTY DESCRIPTION

There are two ~850 SF office spaces available in 2486 Rivermont Ave. These second-floor units provide strong walkability to nearby neighborhoods, stores, restaurants, and Randolph College, which is just across the street. Around the corner from this property, is the fast-developing Bedford Ave. area which has coffee shops, a bakery, restaurants, and boutiques. Only a few minutes drive to downtown Lynchburg, this property has seamless accessibility to the best of Lynchburg's restaurants, hotels, coffee shops, and stores, proving it perfect for a variety of office uses

PROPERTY HIGHLIGHTS

- Adjacent to Randolph College
- Highly Walkable
- Desirable location
- Rivermont Ave (15,000 VPD)
- Convenient to Boonsboro

OFFERING SUMMARY

Rental Rate:	\$950/Month
Traffic Count:	15,000 VPD
Unit Size:	~850 Sq. Ft.
Zoning:	Business (B-1)
Year Built:	1910

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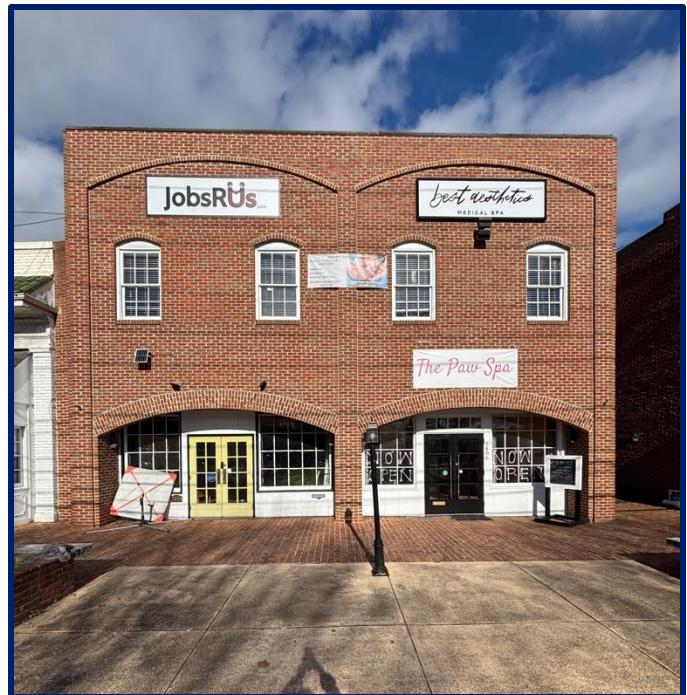


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Exterior



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ricky@realestatelynchburg.com

Luke Dykeman

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2486 Rivermont

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Maps



Randolph College - University

Rivermont Pizza - Pizza

Olivers - American Cuisine

Rookies - Ice Cream & Cookies

Magnolia Foods - Lunch

Riverside Runners - Running Store

Taco Jesús - Mexican Cuisine

Palmera House (Soon) - Café, Lounge, Boutique

Dollar General - General Store

Mission Thrift - Thrift Store

Bentleys on Bedford - Restaurant

Golf Park - Coffee Shop

CrossFit LYH - Cross Fit Gym

Rivermont Refillery - Natural Soaps Boutique

The Dahlia - Pub, Gruf, and Surf Restaurant

Truss - Crafted Food and Drink

Scratch Pasta - Hand Crafted Pasta and Shop

The Flour District - Bakery and Coffee

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CONFIDENTIALITY AGREEMENT

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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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