

# LEASE

## 2486 Rivermont

2486 Rivermont Ave, Lynchburg, VA 24503



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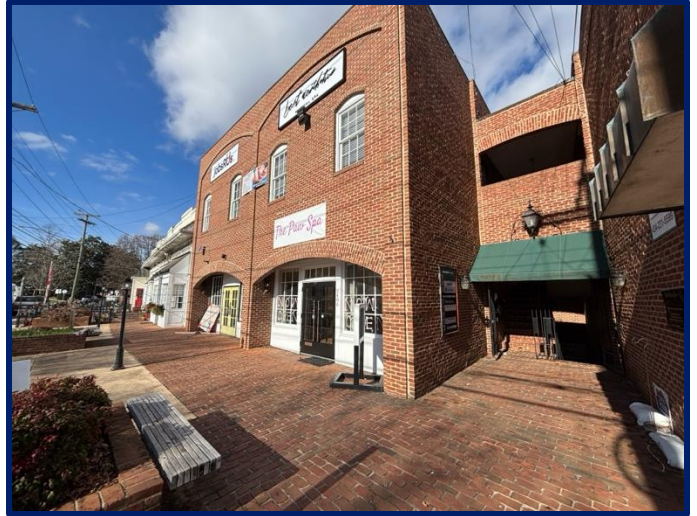
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### PROPERTY DESCRIPTION

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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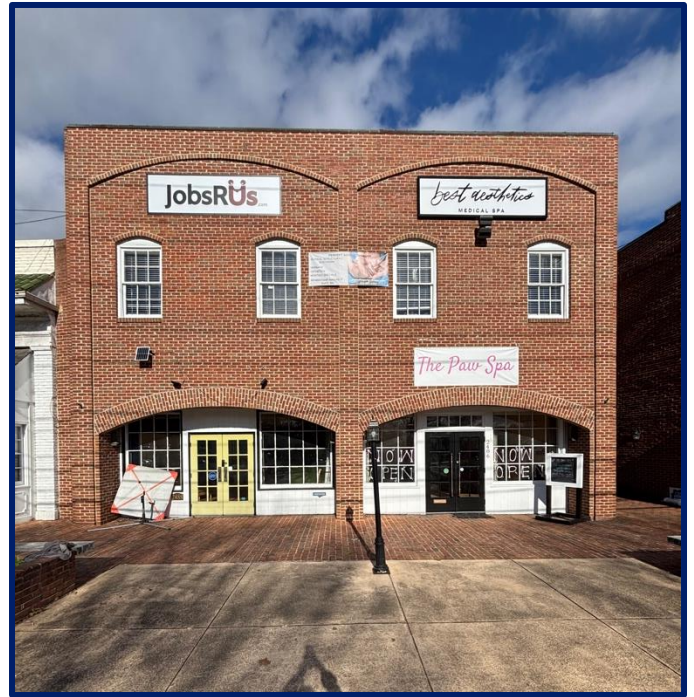


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## Exterior



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## Maps



**Randolph College** – University  
**Rivermont Pizza** – Pizza  
**Oliver's** – 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

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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