



**PREMIER MIXED-USE BUILDING +
WYNDHURST DEVELOPMENT LOTS**

1703, 1707, & 1709 Enterprise Drive, Lynchburg, VA 24502

FOR SALE



CUSHMAN &
WAKEFIELD

THALHIMER



THALHIMER

INVESTMENT ADVISORS

Clay Taylor

Senior Vice President

+1 804 819 9948

clay.taylor@thalhimer.com

Davis Stoneburner

Vice President

+1 804 615 1661

davis.stoneburner@thalhimer.com



EXECUTIVE SUMMARY

Cushman & Wakefield | Thalhimer, as exclusive representative of the Owner, is pleased to present 1703, 1707, and 1709 Enterprise Drive (the "Property") in Wyndhurst, Lynchburg's premier master-planned mixed-use community.

1703 Enterprise Drive features a 6,278 SF mixed-use building constructed in 2017 with attractive stone and masonry architecture. The first floor includes two office suites finished with best-in-class materials and custom design, and the second floor consists of three well-appointed apartments, including two 2BR/1BA units and one 1BR/1BA unit.

All three apartments are fully leased, and one of the two office suites is occupied by James River Advisors, an established financial planning and wealth management firm. The remaining suite offers a turnkey, move-in-ready space ideal for a professional seeking a high-quality presence in a proven location.

The offering also includes 1707 and 1709 Enterprise Drive, two pad-ready lots totaling 0.278 acres positioned prominently at the signalized intersection of Enterprise Drive and Wyndhurst Drive. These sites offer excellent visibility and are zoned for flexible, high-density residential or commercial use, with most entitlements already secured.

Together, the properties present a rare opportunity to own a high-quality mixed-use building with supplemental development potential, offering an unparalleled opportunity to invest, expand, or establish a long-term presence within one of Central Virginia's most desirable live-work-play environments.





WYNDHURST DRIVE

ENTERPRISE DRIVE



A

B

A

1707 & 1709 Enterprise Drive
Pad Ready Lots - 0.278-Acres

B

1703 Enterprise Drive
6,278 SF Mixed-Use Building



1703 Enterprise Drive: Building Summary

Property Address	First Floor
1703 Enterprise Drive, Lynchburg, VA 24502	James River Advisors (Ste. A), Vacant Commercial (Ste. B)
Municipality	Second Floor
City of Lynchburg, Virginia (24502)	Apt. 210 (2BR/1BA); Apt. 220 (1BR/1BA); Apt. 230 (2BR/1BA)
Improvements: Gross Building Area	Utilities
6,278 SF	All public utilities available
Building Description	Site Size (Per GIS)
2-story building; masonry & stone exterior; membrane roof	0.1393 Acres
Year Built	Zoning
2017	(R-2C) Low-Medium Density SF Residential Conditional

APARTMENT RENT ROLL

UNIT	TYPE	SF	STATUS	RENT	RENT PSF
Unit 210	2BR/1BA	1,020	Occupied	\$1,100.00	\$1.08
Unit 220	1BR/1BA	797	Occupied	\$850.00	\$1.07
Unit 230	2BR/1BA	955	Occupied	\$1,300.00	\$1.36
		2,772		\$3,250.00	\$1.17



DEVELOPMENT LOTS INCLUDED

PAD READY DEVELOPMENT LAND

1707 & 1709 Enterprise Drive in Lynchburg, Virginia consists of two contiguous pad-ready lots with 0.278-acres of prime development land in Wyndhurst, Lynchburg's premier master-planned, mixed-use community.

LOCATED IN WYNDHURST

- As part of Wyndhurst, the Property is zoned by right for flexible, high-density development for both residential and commercial use and benefits from existing infrastructure such as parking and stormwater.
- Pad ready condition renders the Property ready for vertical construction with most entitlements already in place.
- At the corner of Enterprise Drive and Wyndhurst Drive, the Property offers prominent visibility and ease of access from a lighted intersection across the street from the the Jamerson Family YMCA.
- With Wyndhurst mostly built out, these are two of the last remaining commercial lots along Enterprise Drive, offering a rare landmark development opportunity.
- Situated in the foothills of the Blue Ridge Mountains in South-Central Virginia along the James River, Lynchburg is currently enjoying a period of prolonged economic prosperity and population growth led by expansion of higher education and healthcare in the region as well as a robust trade and manufacturing sector.





1707

1709

Enterprise Dr

Enterprise Dr

Enterprise Dr

Wyndhurst Dr

Wyndhurst Dr

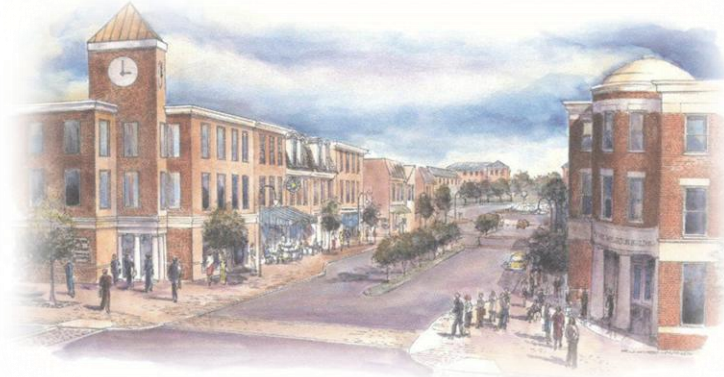
WELCOME TO WYNDHURST

LYNCHBURG'S PREMIER PLANNED COMMUNITY

Wyndhurst is a master-planned, mixed-use community in Lynchburg, Virginia, designed to capture the charm of a traditional small-town setting while integrating modern conveniences. Its thoughtfully designed "downtown" core blends retail, office, and residential spaces in a highly walkable, pedestrian-friendly environment. A mix of boutique shops, restaurants, cafés, and professional services lines the streets, creating a dynamic hub for both residents and visitors.

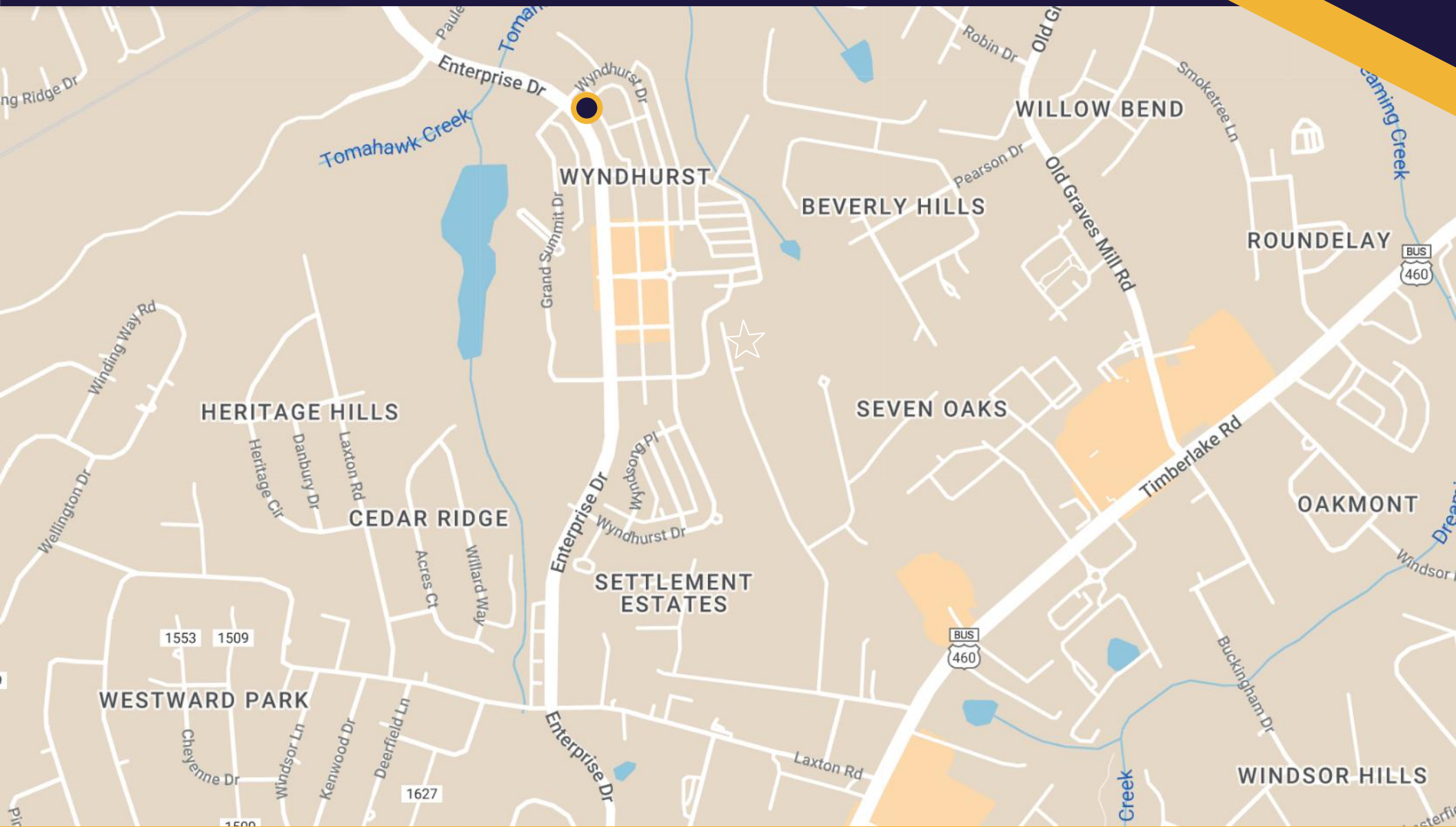
The neighborhood offers a diverse range of housing options, including condominiums, townhomes, apartments, and single-family residences, catering to a variety of lifestyles. Residents enjoy a wealth of amenities, including the Jamerson Family YMCA, salons, medical offices, and recreational facilities, fostering a vibrant, town center with a strong sense of place. Well-maintained green spaces, interconnected sidewalks, and inviting streetscapes encourage outdoor activity and social engagement.

With its blend of convenience, connectivity, and community spirit, Wyndhurst attracts young professionals, families, and retirees alike, making it a thriving destination for living, working, and leisure.

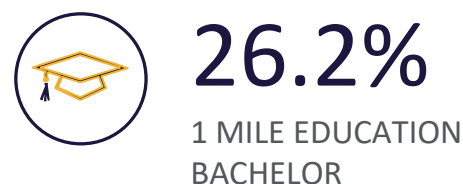




LOCATION OVERVIEW



DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Estimated Population	6,297	42,594	91,284
2029 Projected Population	6,359	43,670	93,060
2024 Daytime Population	3,582	21,345	44,993
2024 Households	2,869	18,648	34,853
2024 Average Household Income	\$80,835	\$81,383	\$85,703
2024 Median Age	38.4	36.2	33.3
2029 Projected Median Age	39.8	37.8	34.8
2024 Population with a Bachelor's Degree	26.2%	25.8%	25.9%

LYNCHBURG MSA



**Virginia Named #2 Top
State for Business**
- CNBC, 2023

Located at the foot of the Blue Ridge Mountains, Lynchburg attracts residents with its natural beauty, local encouragement of higher education, and affordable living. Businesses, big and small, are drawn to the area by the wide range of workforce specialties and education levels. Finance and Business Support, Nuclear Technology, Wireless Communication, Steel & Metals, and Manufacturing represent Lynchburg's diverse target industries. In 2019, Lynchburg was named No. 1 City for millennials to move to, due to the low cost of living and various outdoor activities.



262,937
POPULATION



125,525
LABOR
FORCE



\$58,617
MEDIAN HH
INCOME



118,438
TOTAL HOUSING UNITS



30%
BACHELOR'S
DEGREE OR
HIGHER

HIGH GROWTH LOCALE

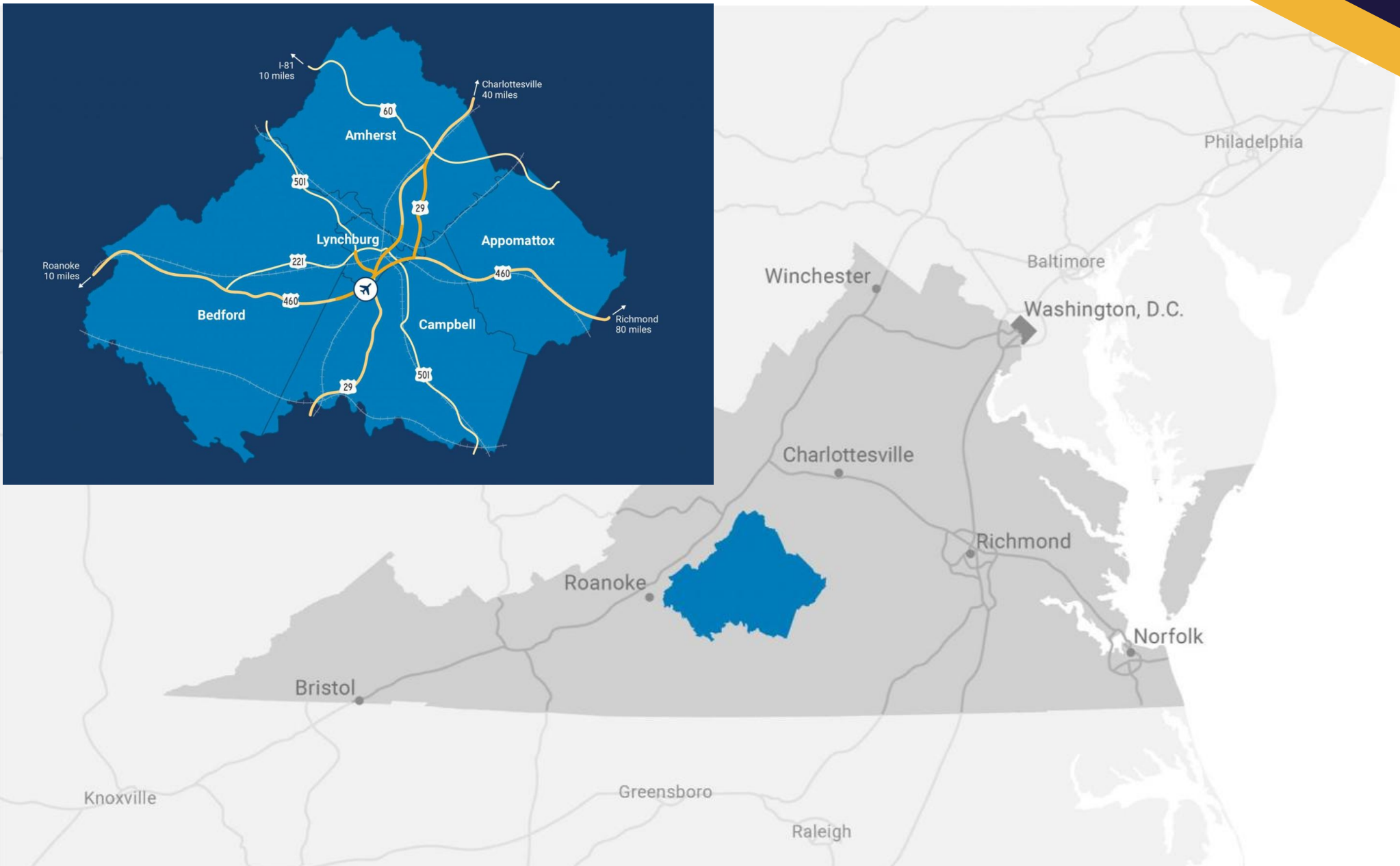
The Lynchburg economy is in a prolonged period of economic prosperity, underpinned by their strong education and manufacturing sectors. In Lynchburg there are three universities of higher education, including Liberty University, the University of Lynchburg, and Randolph College. These renowned and accredited schools create significant economic growth in the region, particularly Liberty University. The school is the largest private, nonprofit university in the country and is the largest employer in the MSA. In the 2021-22 academic year, the university, along with its associated enterprises, students, and visitors, was responsible for \$966.9 million in overall economic activity, supporting a total of 10,397 jobs and contributing \$439 million in labor income.

The manufacturing sector in Lynchburg has also seen substantial growth. The city's assessed value reached \$7.8 billion in 2024, reflecting increased demand and ongoing development. Significant investments include a \$30.2 million expansion by a major transformer manufacturer, creating 149 new jobs, and a \$49.4 million expansion by a nuclear energy manufacturer, adding 515 new jobs.



Liberty University Generates \$1,000,000,000 in Economic Impact Per Year

MSA OVERVIEW





FOR MORE INFORMATION, CONTACT:

CLAY TAYLOR
Senior Vice President
804 819 9948
clay.taylor@thalhimer.com

DAVIS STONEBURNER
Vice President
540 767 3006
davis.stoneburner@thalhimer.com



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