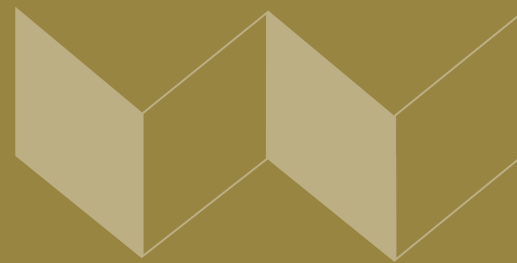


2250 Murrell Rd, Units B5 & B6 Lynchburg, VA 24501

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Professional office for lease at Lakeside Plaza Office Condos ready for immediate occupancy. Suites B5 and B6 offer a combined 2,400 SF office suite featuring a large reception area, 7 private offices plus a conference or training room, 2 restrooms, large storage closet and a coffee break counter.

Space was originally built as two separate offices and is currently configured and offered for lease as one unit to a single tenant. Finishes are updated neutrals with LVP flooring. Convenient location, quiet setting and good parking.

PROPERTY HIGHLIGHTS

- Move in ready with updated finishes
- Practical Floorplan
- Professional Setting
- Good Parking

OFFERING SUMMARY

FOR LEASE

Lease Rate:	\$12.50 SF/yr (MG)
Units:	B5 & B6
Available SF:	2,400 SF
Tenant Responsibilities:	Utilities Routine maintenance, Janitorial

OFFERING SUMMARY

FOR SALE

Sale Price:	\$355,000
Units:	B4, B5 & B6
Building Size:	3,600

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Vice President & COO

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MICHAEL WALDVOGEL, CCIM, SIOR

President & CEO

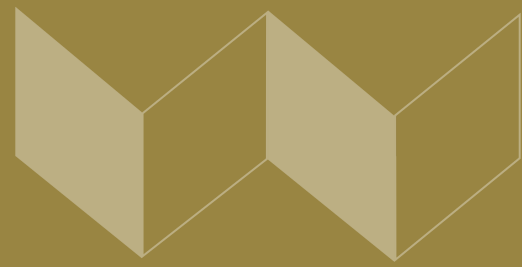
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PHOTOS



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AREA HIGHLIGHTS



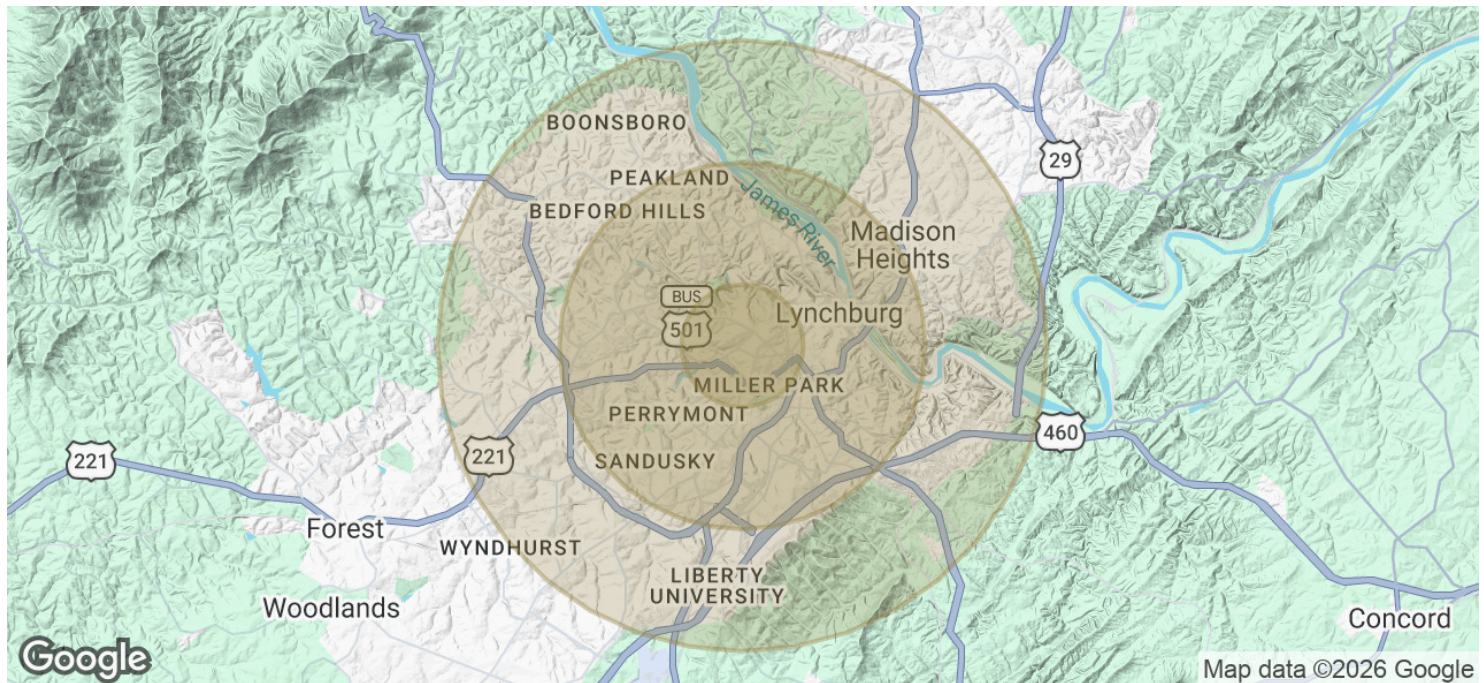
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,281	49,549	83,485
Average Age	29.8	33.8	35.1
Average Age (Male)	23.7	31.4	32.9
Average Age (Female)	32.6	35.3	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,906	18,595	30,856
# of Persons per HH	3.2	2.7	2.7
Average HH Income	\$55,325	\$73,721	\$81,109
Average House Value	\$139,083	\$198,980	\$229,843

2023 American Community Survey (ACS)

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