

GROUND LEASE - BUILD TO SUIT

2823 Candler's Mountain Rd.
Lynchburg, VA

.45 AC

FEATURES

- Access to 2 Signalized Intersection
- Strong Demographics
- Located within walking distance to Liberty University
- Multiple means of ingress/egress
- Cross easement with Little Caesars
- 16,000 VPD (Candler's Mtn. Rd.)
- 24,000 VPD (Wards Rd.)
- 140' of Road Frontage
- Zoned B - 5



AREA

Property is located in Lynchburg's main retail hub surrounded by national retail and restaurant brands. The Site has great visibility and is within walking distance of Liberty University, the nation's largest Christian University (15,000+ on campus, 100,000+ online). Surrounding businesses include: Little Caesars Pizza, Chick-Fil-A, Kirkley Hotel, Arby's, Popeyes Chicken, Taco Bell, Hobby Lobby, Northern Tool, Liberty University and River Ridge Mall.



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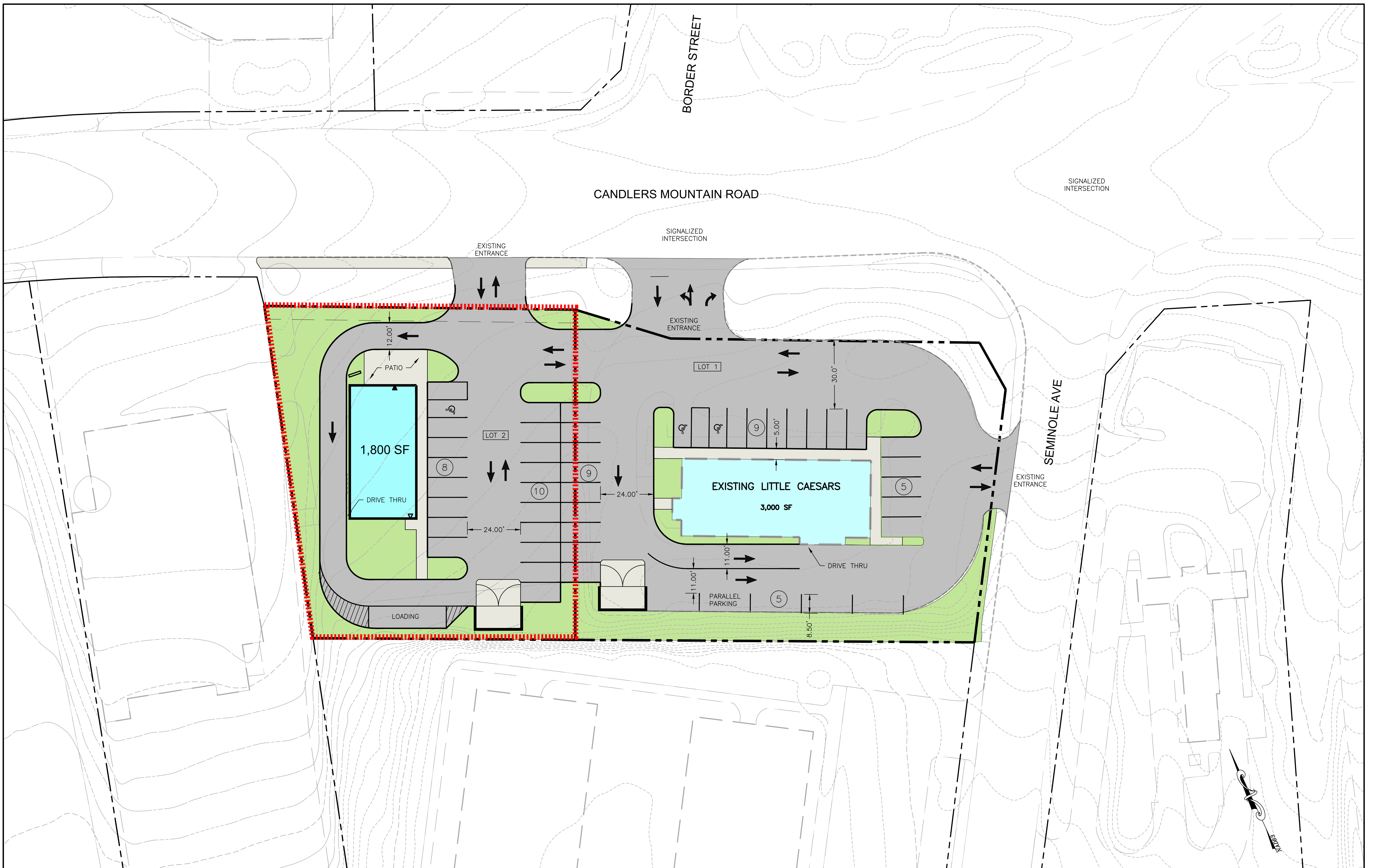


ACES - CANDLERS MOUNTAIN ROAD

SCHEMATIC PLAN

LYNCHBURG, VIRGINIA

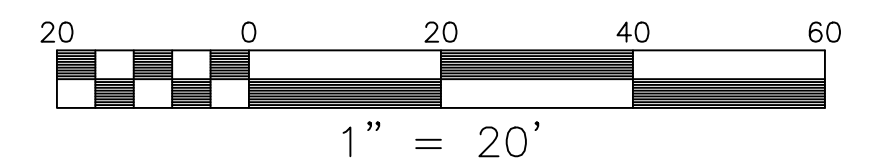
DRAWN BY JSF
 DESIGNED BY JSF
 CHECKED BY JSF
 DATE 09.30.2020
 SCALE 1" = 20'
 REVISIONS
 10.1.2020



SITE SUMMARY

LOT 1:
 OWNER: ROCKY MOUNT REALTY LLC
 ADDRESS: 2827 CANDLERS MOUNTAIN RD
 PARCEL ID: 16201049 - 0.605 ACRES
 ZONING: B-5
 SETBACKS: FRONT/REAR/SIDE=0'
 PARKING SETBACK= 6' FROM R.O.W.
 PARKING REQUIREMENTS: RESTAURANT= 1/4 SEATS + 1/3 EMPLOYEES
 PARKING PROVIDED 46 (SHARED)
 MINIMUM LOT AREA/WIDTH/DEPTH=0'
 MAX. HEIGHT= NONE

LOT 2:
 OWNER: TWOSTEP LLC
 ADDRESS: 2823 CANDLERS MOUNTAIN RD
 PARCEL ID: 16201059 - 0.445 ACRES
 ZONING: B-5
 SETBACKS: FRONT/REAR/SIDE=0'
 PARKING SETBACK= 6' FROM R.O.W.
 PARKING REQUIREMENTS: RESTAURANT= 1/4 SEATS + 1/3 EMPLOYEES
 PARKING PROVIDED 46 (SHARED)
 MINIMUM LOT AREA/WIDTH/DEPTH=0'
 MAX. HEIGHT= NONE



- CONCEPT PLAN NOTES:
- THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.
 - AERIAL IMAGERY SOURCED FROM MICROSOFT BING, DATED 9.30.2020

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PROJECT NO. 84200014.00

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