



# LYNCHBURG LEGAL & PROFESSIONAL BUILDING

5200 Fort Ave, Lynchburg, VA 24502

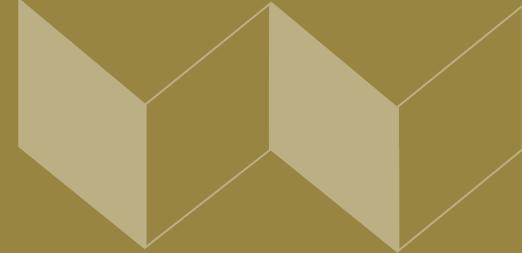
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**WALDVOGEL**  
Commercial Properties

# Lynchburg Legal & Professional Building

## 5200 FORT AVE, LYNCHBURG



### PROPERTY HIGHLIGHTS

- 5200 Fort Avenue is a renovated three-story office building with red brick architecture, modern interiors, and prime Lynchburg corridor visibility.
- Features include wood and marble flooring, an open atrium, skylight, and a glass-walled conference room with a custom imported marble table.
- Spanning 7,675 square feet with large private offices, open collaboration space, and the option to convert the third floor into an on-site apartment.
- Ideal for professional businesses and firms, benefiting from ample surface parking with 20 spaces, ADA-compliant accessibility, and basement storage.
- Prominent corner location with tenant signage and visibility to over 19,600 passing vehicles daily, minutes from Liberty University and Wards Road.
- Supported by more than 151,650 residents within 10 miles and surrounded by nearby amenities and businesses like Kroger, Walgreens, and more.

### OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	0.59 Acres
Building Size:	7,675 SF

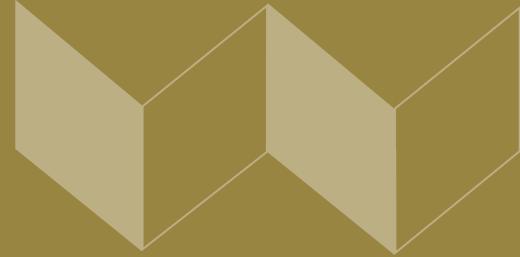
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# PROPERTY DESCRIPTION



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5200 Fort Avenue presents a prime opportunity for an owner/user to secure a beautifully redeveloped three-story professional office building in one of Lynchburg's most highly trafficked corridors.

Offering 7,675 square feet of space, the property blends timeless red-brick architecture with a modern interior, creating an impressive setting for professional use. 5200 Fort Avenue is supported by a growing population of more than 151,650 residents within 10 miles, with an average household income exceeding \$83,200 annually. The property is ideal for legal, financial, medical, and other professional users.

Renovated in 2013, the building features high-quality finishes, such as wood and marble flooring, a stunning open atrium underneath a skylight, a glass-walled conference room with a custom imported marble table, and abundant natural light throughout. Large private offices provide a professional atmosphere, while the third floor offers open collaboration space or the potential to create an on-site apartment. Additional key details include ADA-compliant accessibility, modern restrooms, and basement storage.

5200 Fort Avenue sits on a professionally landscaped corner with prominent tenant signage and surface parking for more than 20 vehicles. The building benefits from a strong presence along Fort Avenue, with excellent visibility to over 19,600 vehicles daily, only minutes from Liberty University and commercial tenants along Wards Road. Surrounding amenities include Kroger, Walgreens, Bank of the James, and numerous restaurants, retail, and service providers.

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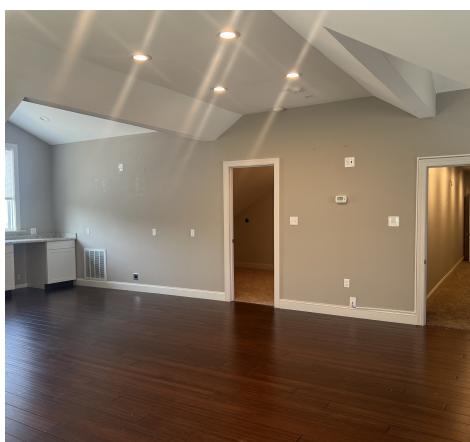
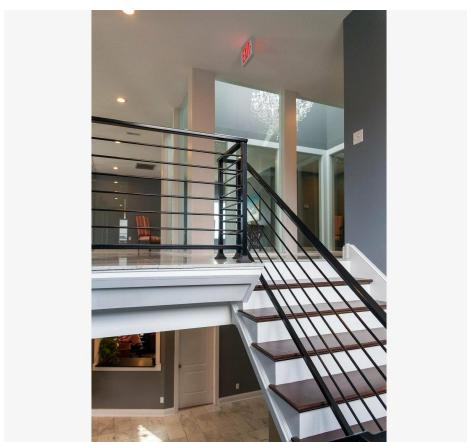
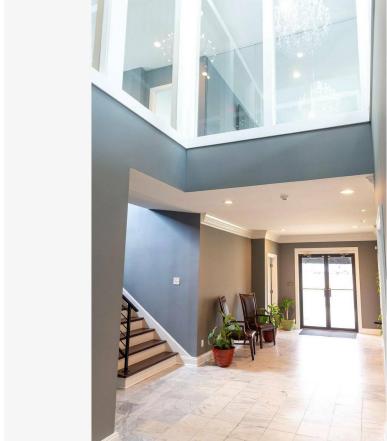
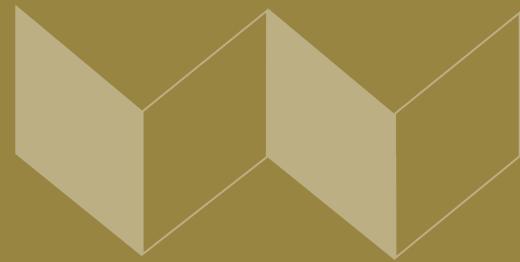
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# PHOTOS

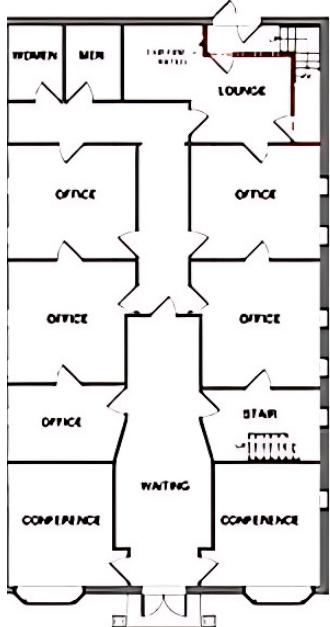
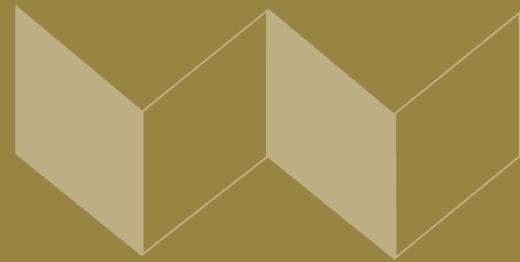


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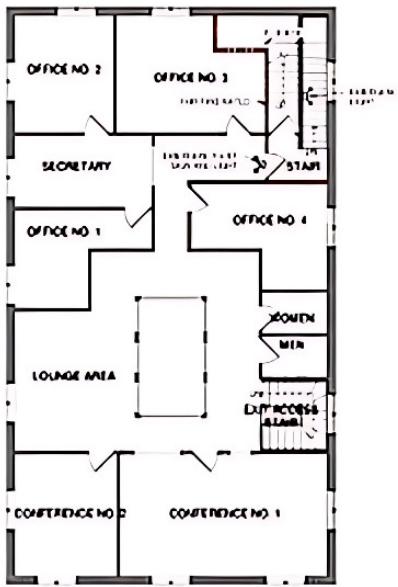
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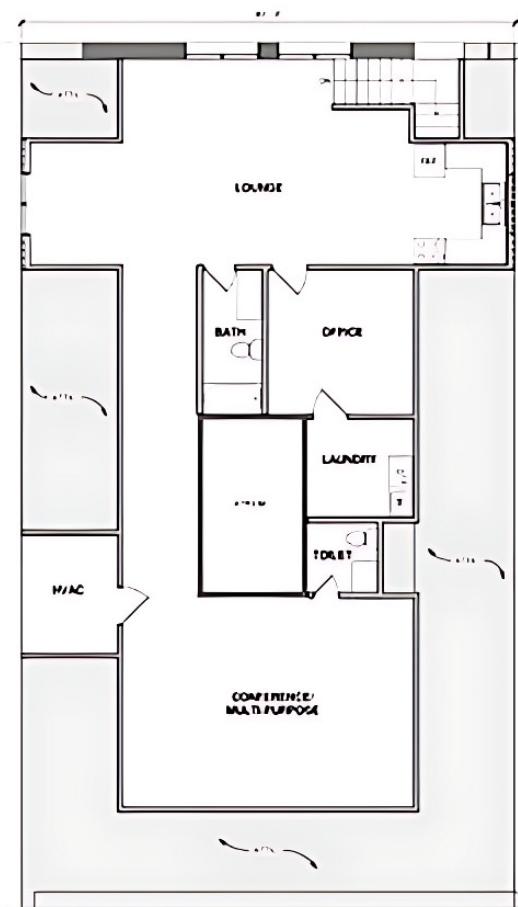
# FLOOR PLAN



1 FIRST LEVEL PLAN



2 SECOND LEVEL PLAN



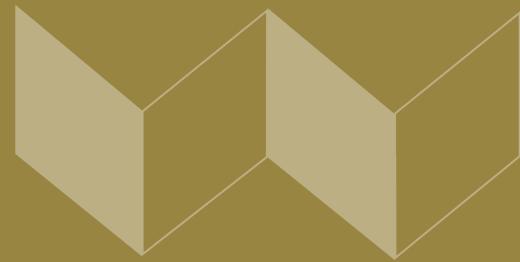
3 ATTIC FLOOR PLAN

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# AREA HIGHLIGHTS



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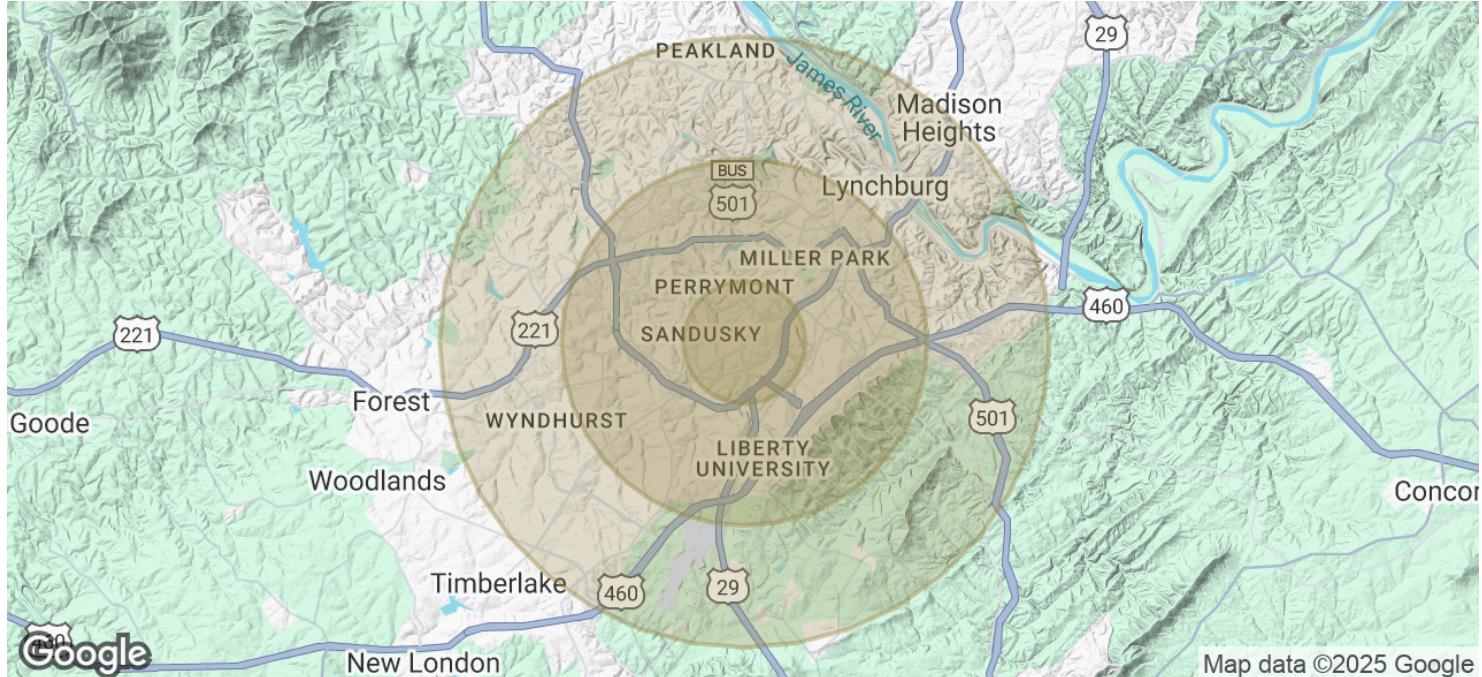
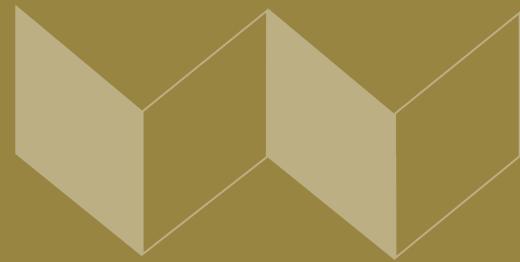
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# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,681	48,503	97,669
Average Age	41	36	38
Average Age (Male)	39	34	37
Average Age (Female)	43	37	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,821	17,330	38,440
# of Persons per HH	2.4	2.8	2.5
Average HH Income	\$81,545	\$71,760	\$82,530
Average House Value	\$214,187	\$200,869	\$239,384

Demographics data derived from AlphaMap

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