

/// GARY W. CASE
AND COMPANY, INC.

AVAILABLE

RETAIL SPACE
FOR LEASE



CANOPY SQUARE

2505 Wards Rd.
Lynchburg, VA

- **Suites:** A – 11,900 Sq. Ft. = \$21,568.75/Mo.
B – 2,535 Sq. Ft. = \$3,168.75/Mo.
C&D – 9,300 Sq. Ft. = \$11,625.00/Mo.
E – 2,220 Sq. Ft. = \$2,775.00/Mo.
F – 2,960 Sq. Ft. = \$3,700.00/Mo.
Note: Spaces B-F currently combined; can be leased as individual spaces

- **Lease Rate:** Space A: \$20.00 Sq. Ft.
Spaces B-F: \$15.00 Sq. Ft.
CAM, Taxes & Insurance - \$1.75 sq. ft.

- **Zoned:** B-3 (Community Business)

- **Notes: Excellent location: Across from River Ridge Regional Mall, Near Liberty University, Central Virginia Community College, Major Hotels, Restaurants and Shopping Centers.**
- **Major Retailers: Super Walmart, Sam's, Best Buy, Kohl's, Belk, J.C. Penney, Target, Dick's and Sportsman Warehouse.**

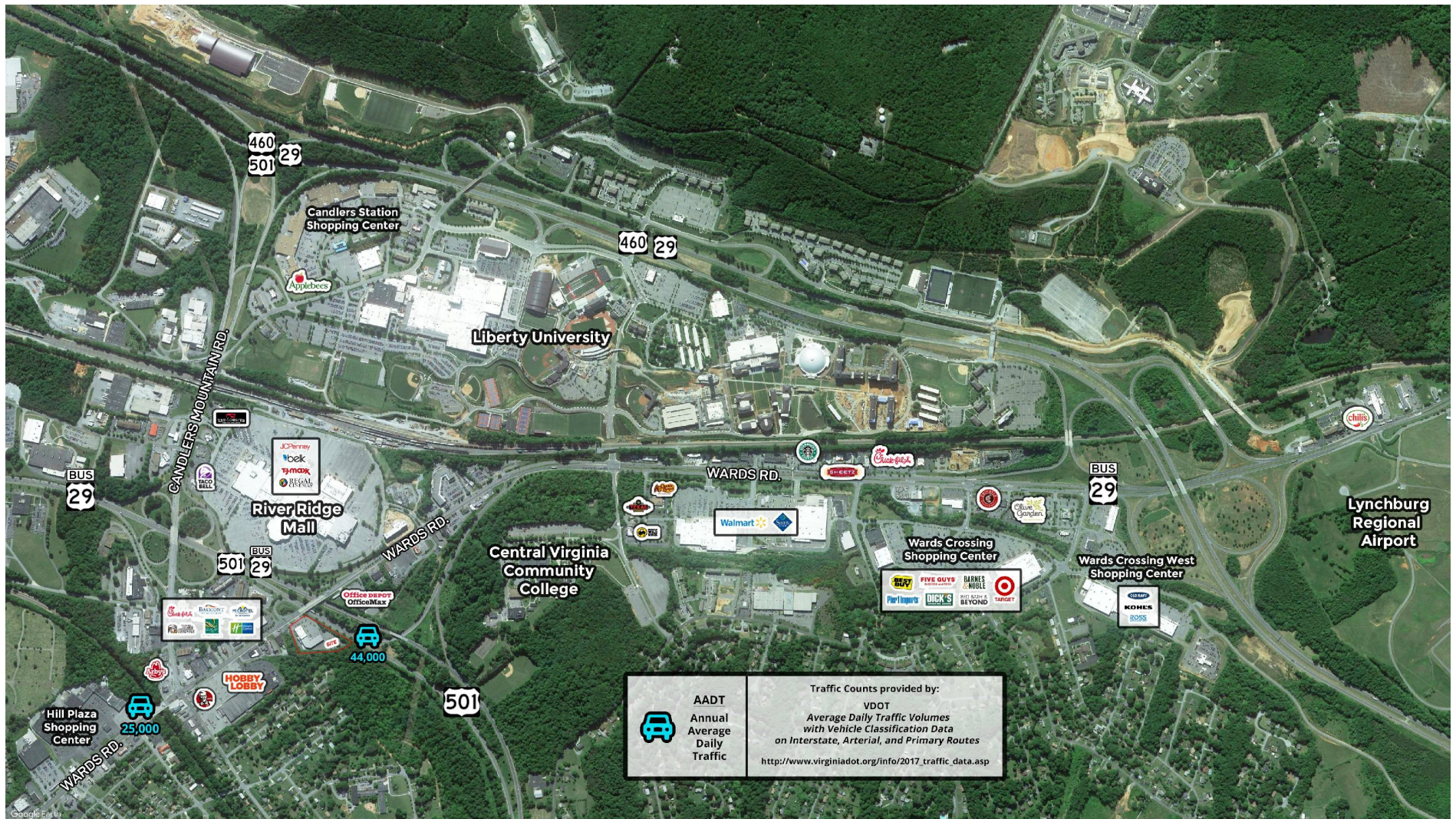
FOR ADDITIONAL INFORMATION PLEASE CONTACT:



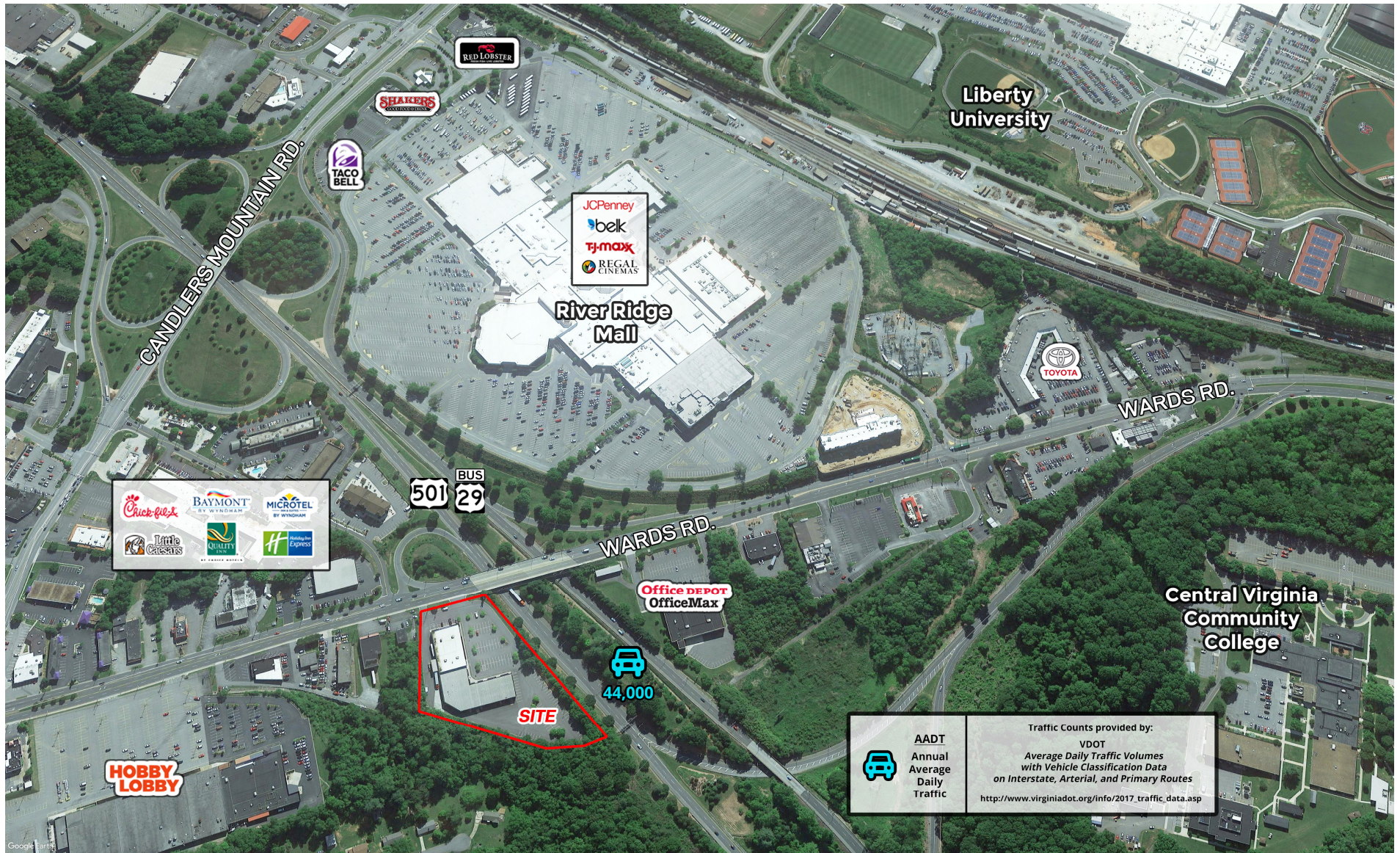
**307 Brook Park Place
Forest, VA 24551**

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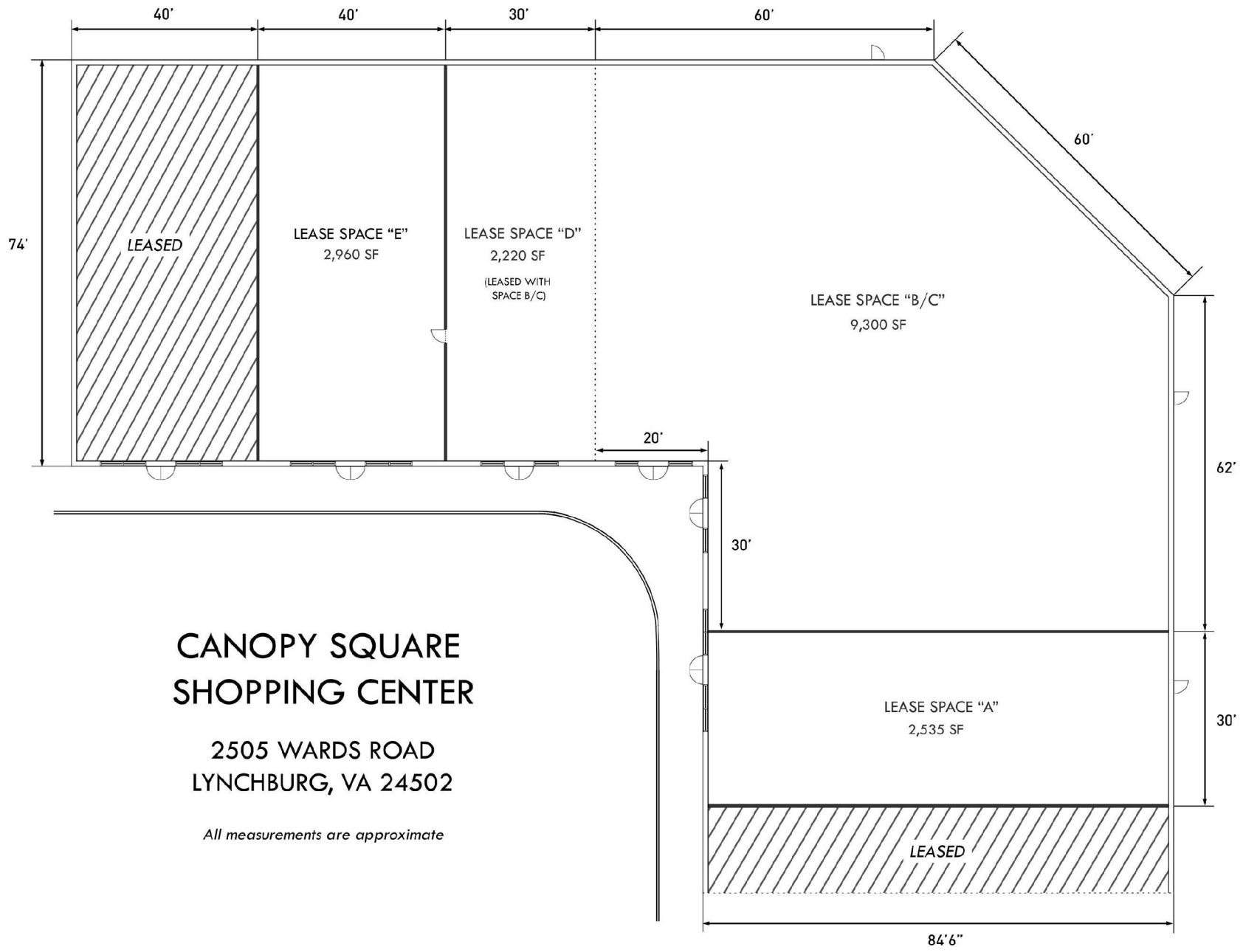
E-MAIL ADDRESS: gary@garycaseco.com



2505 Wards Road Lynchburg, VA



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Lynchburg, VA**



**CANOPY SQUARE
SHOPPING CENTER**

2505 WARDS ROAD
LYNCHBURG, VA 24502

All measurements are approximate