

FOR LEASE

4873 Fort Ave
Lynchburg, VA



cbcread.com

Ricky Read, CCIM

Principal Broker

C: 434 841 3659

ricky@realestatelynchburg.com

Rick Read (owner/agent)

Associate Broker

O: 434 455 2285

rread@realestatelynchburg.com



**COLDWELL BANKER
COMMERCIAL
READ & CO.**

Coldwell Banker Commercial Read & Co. | 101 Annjo Ct. Forest, VA | 434.455.225

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DESCRIPTION

With 1,864 square feet and B-1 zoning, 4873 Fort Ave is a flexible corner-location lease opportunity well suited for personal services or low-intensity retail such as a salon, spa, boutique, therapy practice, fitness or tutoring studio, etc. The layout with five rooms plus one full bath and one half bath supports multiple treatment rooms or offices and the existing plumbing is ideal for service businesses. Visibility along Fort Ave at the upper end of Timberlake Rd near Tolleys Ln offers strong drive-by exposure and prominent signage opportunities, and the central corridor location puts clients close to dense rooftops, daily needs retail, and major commuter routes. The manageable footprint keeps occupancy costs in check while still providing enough space for a reception area, back-of-house storage, and private work areas, creating an easy plug-and-play setup for an operator seeking speed to open.

PROPERTY HIGHLIGHTS

- Multiple rooms/offices
- Prime location on Fort Ave, and Tolleys Ln
- 1864 SqFt of usable space
- Kitchen area

OFFERING SUMMARY

Rent:	\$1,350/month
Building Size:	1864
Zoning	B-1
Year Built:	1924

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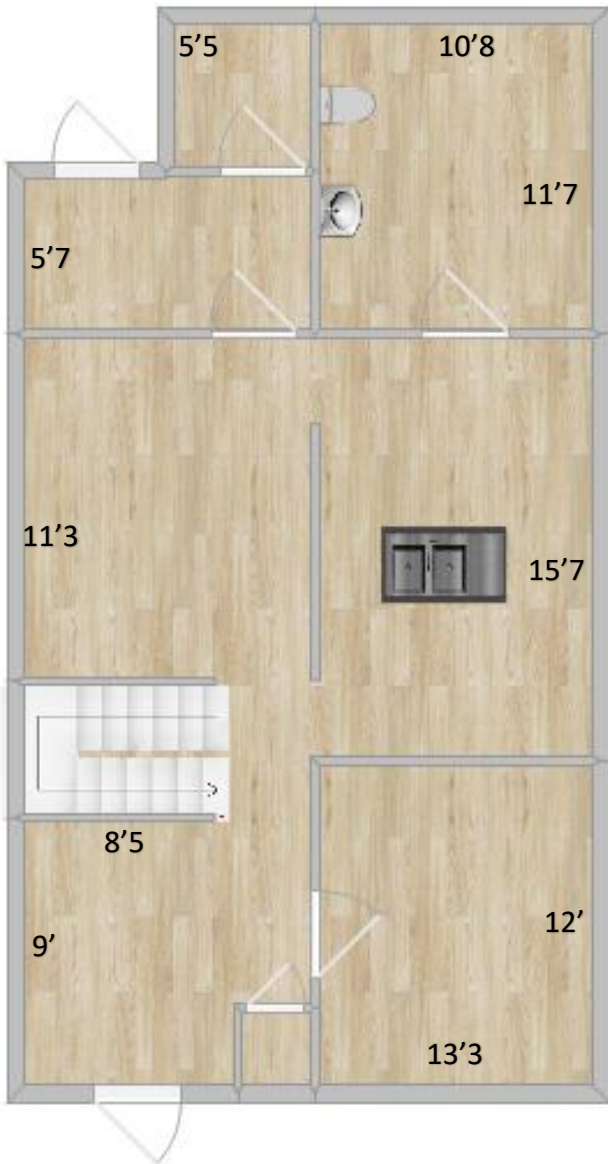
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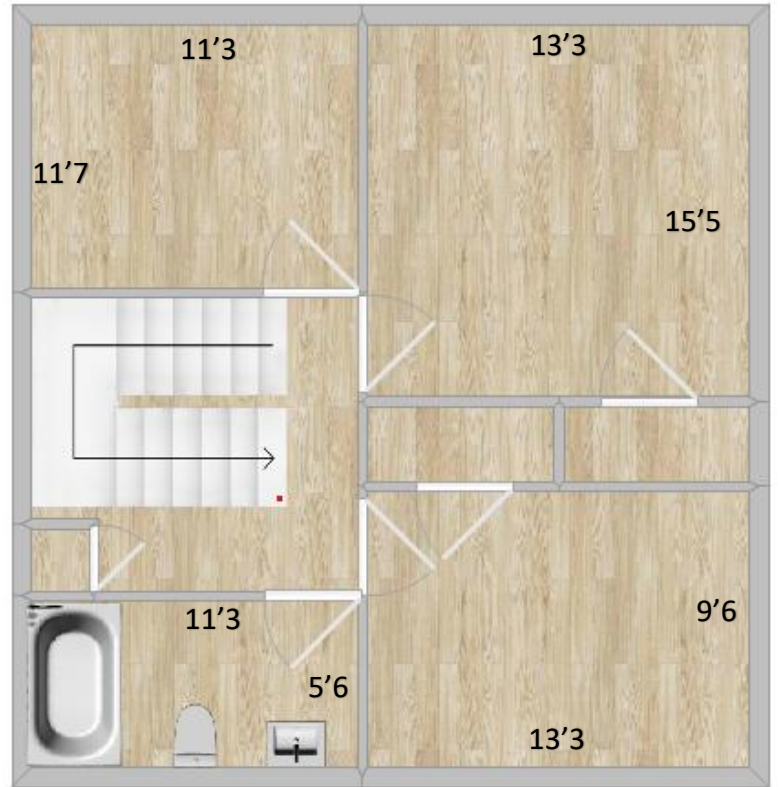
**COLDWELL BANKER
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4873 Fort Ave Floorplan

First Floor



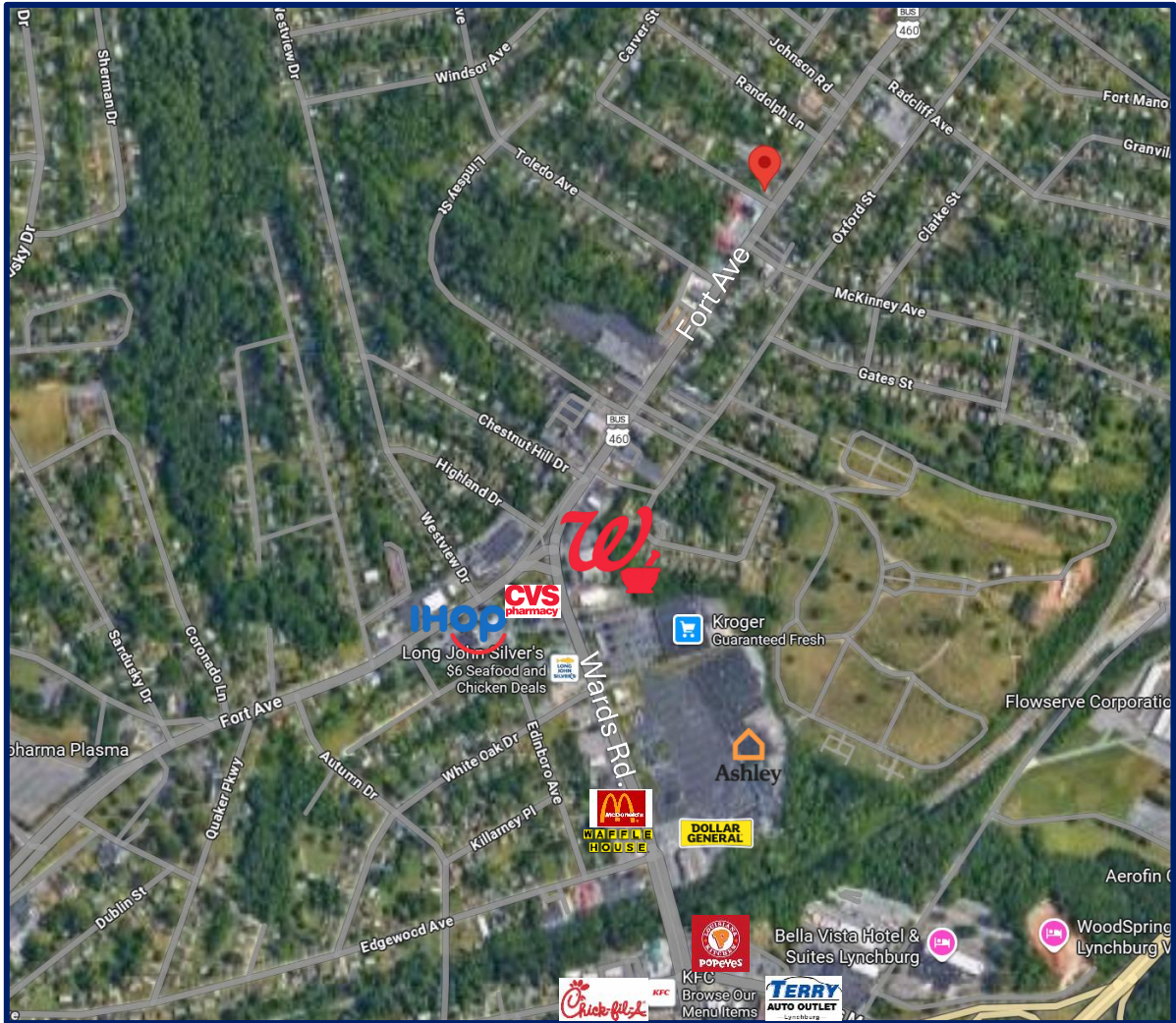
Second Floor



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Maps



Lynchburg, VA

Nearby Business' Include; Walgreens, CVS, Kroger, IHOP, Long John Silver's, Gages, McDonalds, Dollar General, KFC, Mardel, Hobby Lobby, and Grand Home Furnishings.

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor/buyer in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. All lot lines, acreages and square footages are approximate and shall be verified by buyer.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

All parties acknowledge that Coldwell Banker Commercial Read & Co. represent the Seller of the subject property.

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