



**COLDWELL BANKER
COMMERCIAL**
READ & CO.



Mid-State Office

2525 Rivermont Avenue, Lynchburg, Virginia 24503
Historic Office / Multifamily Conversion Opportunity

INVESTMENT ADVISORS



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The Mid-State Office presents a unique investment opportunity located at 2525 Rivermont Avenue in the historic heart of Lynchburg, Virginia. Currently utilized as a professional office building, the property benefits from Multi-Family zoning, offering immediate potential for residential conversion.

Situated directly across from Randolph College, the asset commands high visibility along the Rivermont Avenue corridor. The property features a striking Victorian architecture with high-end interior finishes, original wood floors, and moulding, combining historic charm with modern utility. The Seller has maintained the property meticulously, providing a turnkey opportunity for office use or a prime canvas for multifamily redevelopment.

THE MID-STATE OFFICE

2525 RIVERMONT AVENUE, LYNCHBURG, VA 24503

County	Lynchburg
Property Type	Office / Multifamily Conversion
Year Built	1904 (Historic Victorian)
Gross Building Area	3917
Lot Size	0.35
Zoning	Multi-Family
Stories	2 Stories + Finished Attic
Roof	Slate with Copper Gutters
Parking	Private Off-Street Lot
Interior Finishes	Original Wood Floors, Moulding

LOCATION SUMMARY

Submarket	Rivermont Historic District
Proximity	Across from Randolph College
Visibility	High Traffic Corridor

INVESTMENT HIGHLIGHTS

- High Visibility Location
- Located Across from Randolph College
- Historic Victorian Architecture

PROPERTY FEATURES

- Modern Updates Throughout
- Off-Street Parking Available
- Original Wood Floors
- High-End Interior Finishes

INVESTMENT STRATEGY |



INVESTMENT HIGHLIGHTS



Adaptive Reuse Potential

Currently an office, but zoned Multi-Family, ideal for student housing or luxury apartments.



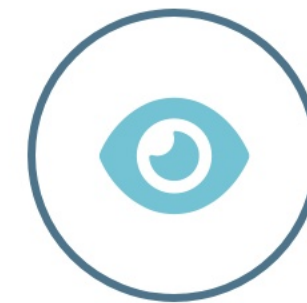
Prime Educational Location

Situated directly across from Randolph College, providing a steady tenant base.



Turnkey Condition

Recently painted multi-story structure with well-preserved original wood floors.



High Visibility

Prominent frontage on Rivermont Avenue, a major historic thoroughfare.

PROPERTY OVERVIEW

HISTORIC VICTORIAN CHARACTER



2525 Rivermont Avenue is a multi-story Victorian structure currently configured for office use. The building retains significant historic character, including original wood flooring and intricate moulding throughout. It has been recently painted, preserving its classic aesthetic appeal while offering modern functionality.

PROPERTY SPECIFICATIONS



The building totals approximately 3,917 square feet spread across four distinct levels: basement, first floor, second floor, and attic. The site includes valuable off-street surface parking, a critical amenity for both office and residential use in this corridor.

ZONING & OPPORTUNITY



Zoned for Multi-Family use, this property presents a prime conversion opportunity from its current office configuration. It is strategically positioned on a high-traffic avenue, benefiting from proximity to institutional anchors and the area's established historic significance.



2525 Rivermont Avenue | Lynchburg, VA

FLOOR PLAN DATA



FLOOR PLAN DATA



PROPERTY OVERVIEW

The building offers approximately 3,917 square feet of total space distributed across four levels, offering flexible layout options for office suites or residential units. The interior features high-quality finish-outs and well-maintained spaces suitable for immediate occupancy.



LOWER LEVEL LAYOUTS

Basement: 1,616 Sq. Ft
(570 SF Finished + 1046 SF Crawl Space)

1st Floor: 1,752 Sq. Ft
(Multiple rooms, Kitchen, Bath)



UPPER LEVEL LAYOUTS

2nd Floor: 1,729 Sq. Ft
(Multiple rooms, 2 Bathrooms, Copy Area)

Attic: 1,430 Sq. Ft



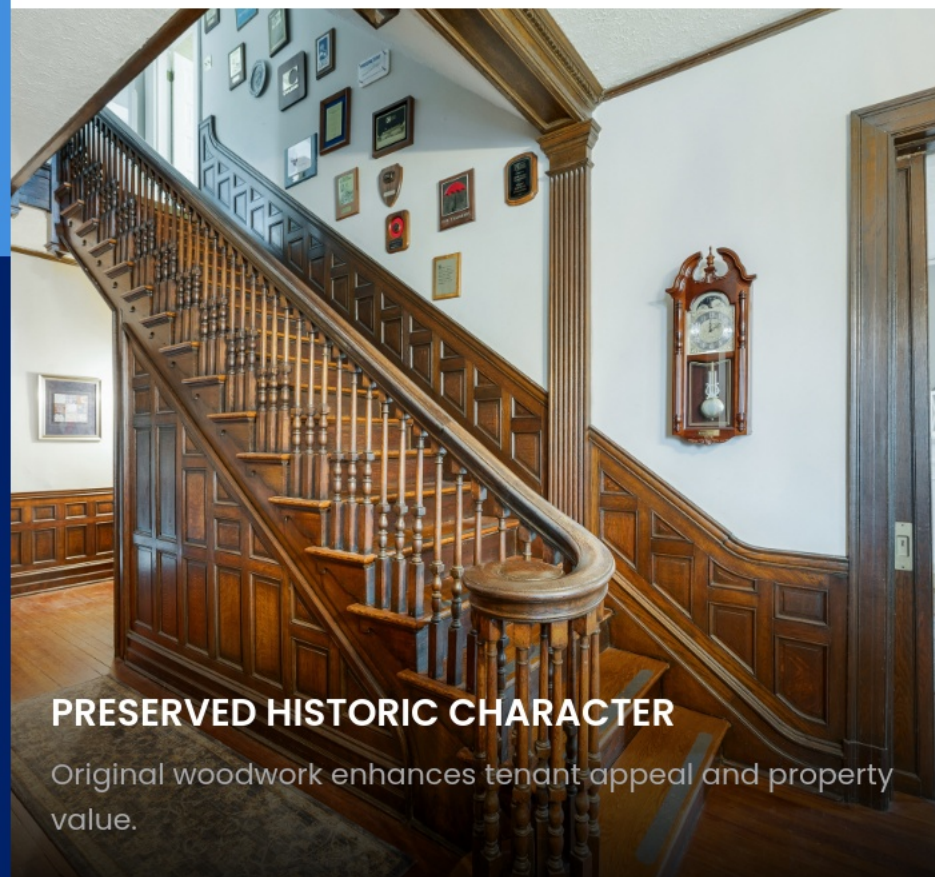
TOTAL AREA & POTENTIAL

With a total of **3,917 Sq. Ft**, this property presents a scalable opportunity. The diverse room configurations and multiple levels support various tenant needs or a comprehensive single-user layout, maximizing utility and rental value.

THE PROPERTY



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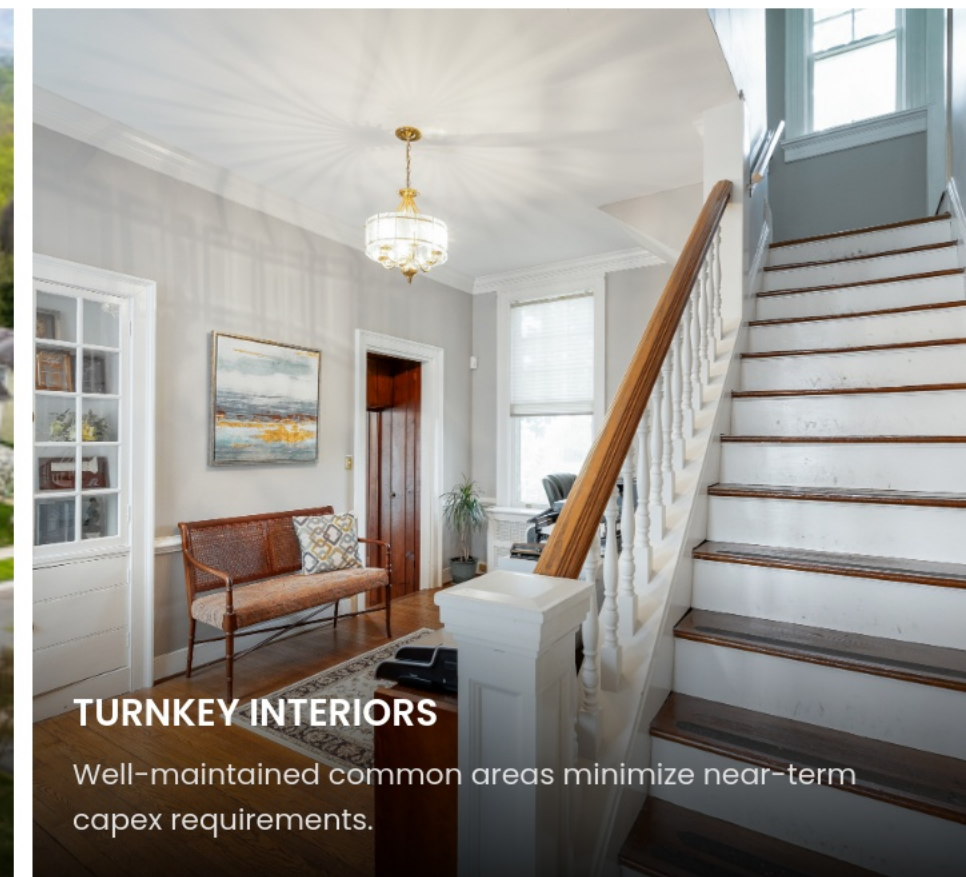
PRESERVED HISTORIC CHARACTER

Original woodwork enhances tenant appeal and property value.



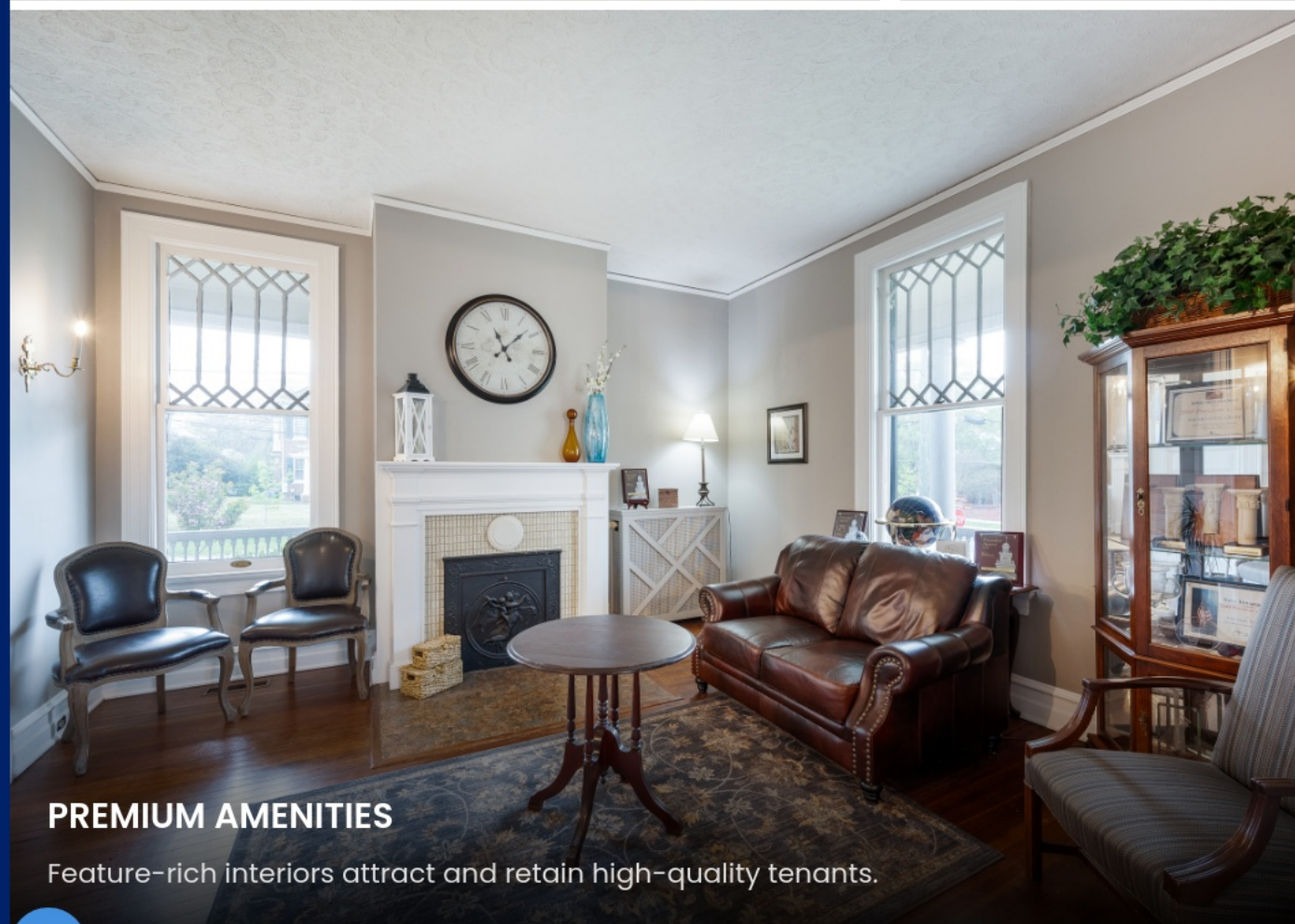
STRATEGIC LOCATION

Situated in a high-demand historic district with strong appreciation potential.



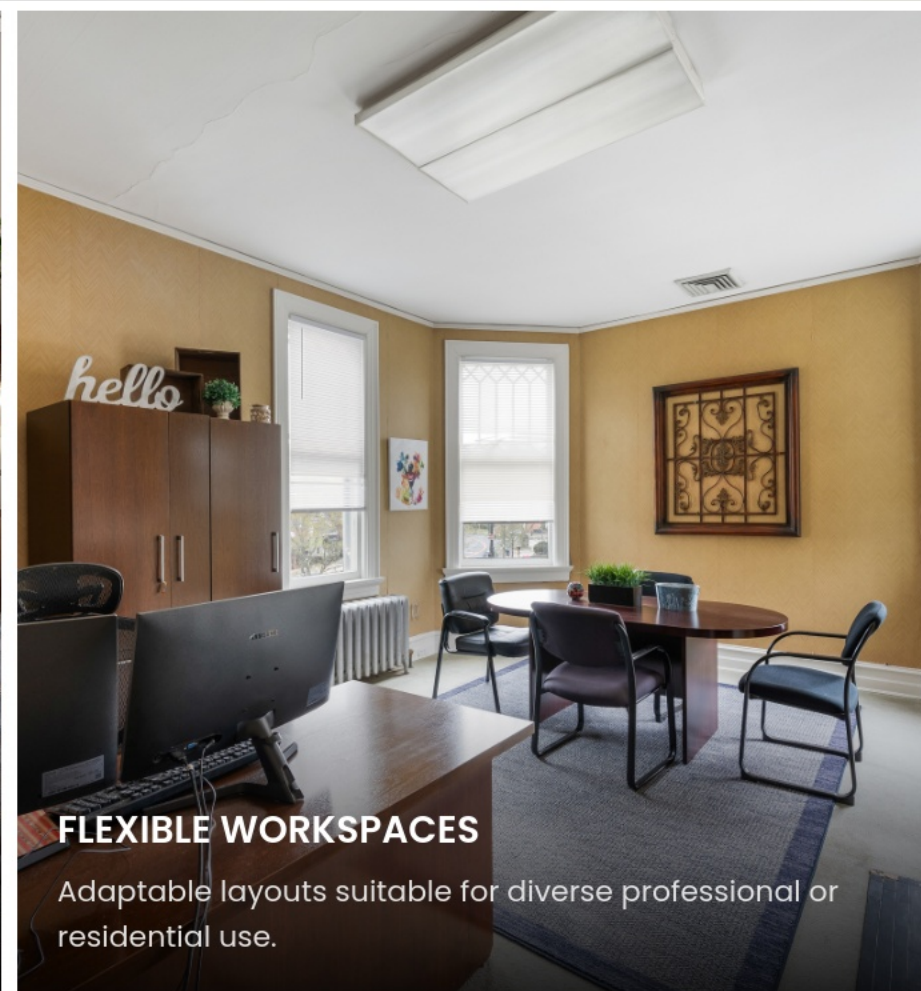
TURNKEY INTERIORS

Well-maintained common areas minimize near-term capex requirements.



PREMIUM AMENITIES

Feature-rich interiors attract and retain high-quality tenants.



FLEXIBLE WORKSPACES

Adaptable layouts suitable for diverse professional or residential use.



ICONIC CURB APPEAL

Distinctive architecture ensures high visibility and market presence.



RIVERMONT

Rivermont Avenue stands as Lynchburg's premier historic corridor, a testament to the city's turn-of-the-century prosperity as its first planned streetcar suburb. Anchored by the prestigious Randolph College, the district features a stunning collection of preserved Victorian, Colonial Revival, and Tudor Revival architecture. This cohesive neighborhood offers a walkable, tree-lined environment connecting residents to the 49-acre Riverside Park, home to the Alpine Trail and James River views, while maintaining distinct residential character interwoven with boutique retail and dining staples like Rivermont Pizza and The Cavalier Store.

The district's investment appeal is driven by robust market velocity and significant year-over-year appreciation, with inventory levels remaining historically tight. Properties within the corridor frequently qualify for State and Federal Historic Rehabilitation Tax Credits, incentivizing high-quality renovations. The local economy benefits from a stable institutional anchor in Randolph College and a thriving entrepreneurial scene, including the revitalized 2400 block commercial strip. With median home prices trending upward and consistent demand from faculty and professionals, Rivermont Avenue offers a resilient foundation for multifamily and mixed-use investments.



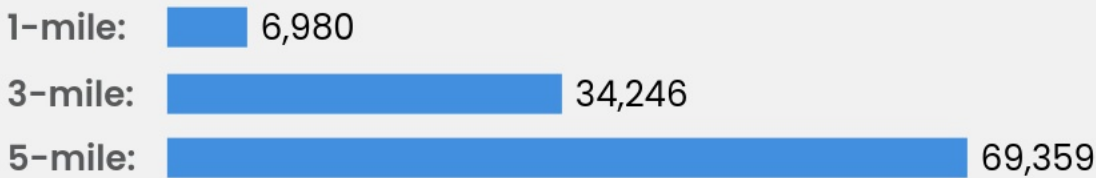
DEMOGRAPHICS

AREA POPULATION & GROWTH TRENDS

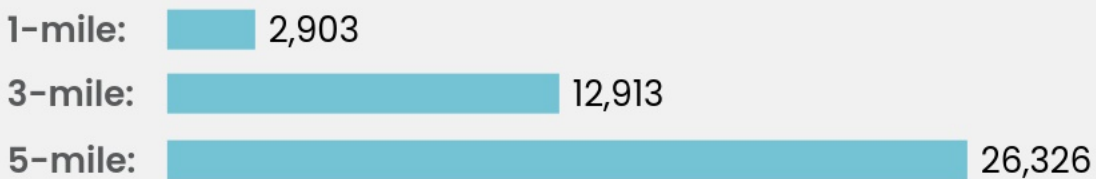
The surrounding area features a stable population base supported by the nearby educational institutions and regional medical centers. This stability provides a consistent tenant pool for the property. The demographic profile indicates steady demand for quality housing in this market sector, driven by the local workforce and community amenities.

DETAILED DEMOGRAPHICS (2025 EST.)

Population



Households



Median Household Income



Source: Recent Market Data

ECONOMIC DRIVERS AND LYNCHBURG, VIRGINIA

Lynchburg serves as a regional hub for Central Virginia, characterized by a diverse economy rooted in advanced manufacturing, nuclear technology, and higher education. The city's strategic location provides easy access to major transportation routes, fostering a business-friendly environment while maintaining a strong cultural heritage.

NUCLEAR INNOVATION

HOME TO GLOBAL LEADERS
LIKE BWXT & FRAMATOME

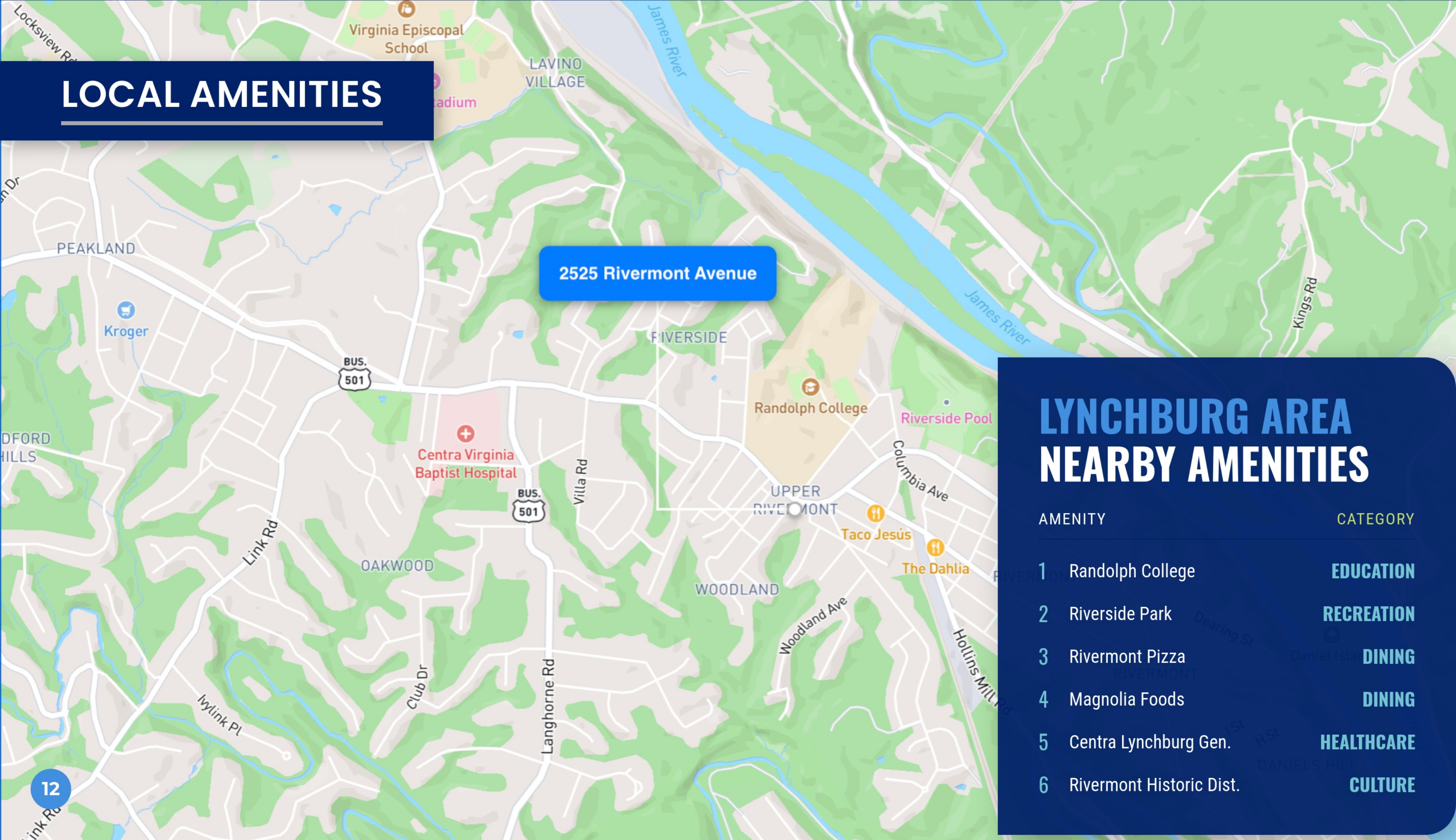
EDUCATION & HEALTH

LIBERTY UNIV. & CENTRA HEALTH
DRIVE REGIONAL EMPLOYMENT

TOURISM & RECREATION

VISITORS DRAWN TO HISTORIC DISTRICTS, THE JAMES RIVER, AND BLUE RIDGE MOUNTAINS,
SUPPORTING LOCAL RETAIL.

Lynchburg's employment base is robust, led by the education and health services sectors. The city is headquarters to significant manufacturing operations, particularly in the nuclear energy sector. Tourism also plays a vital role, with visitors drawn to the historic districts and natural amenities, creating a vibrant economy that continues to attract investment and development.



LOCAL AMENITIES

2525 Rivermont Avenue

LYNCHBURG AREA NEARBY AMENITIES

AMENITY		CATEGORY
1	Randolph College	EDUCATION
2	Riverside Park	RECREATION
3	Rivermont Pizza	DINING
4	Magnolia Foods	DINING
5	Centra Lynchburg Gen.	HEALTHCARE
6	Rivermont Historic Dist.	CULTURE

PARCEL MAP



Feature	Details
Zoning	Multi-Family (R-4)
Current Use	Office (Current Use)
Frontage	Rivermont Ave (2525 Rivermont Ave)
Parking	Off-Street (Private Lot)

This parcel map provides a detailed view of the property boundaries and lot configuration for 2525 Rivermont Ave, Lynchburg. The property, with a building square footage of 3,917 SF and a lot size of 0.35 acres, is zoned for Multi-Family use and currently operates as an office.



DISCLAIMER AND CONFIDENTIALITY AGREEMENT

All interested buyers are hereby advised that the ownership of the Property is soliciting offers via Coldwell Banker Commercial Read & Co.. Any offers submitted by a prospective buyer may be accepted or rejected in the sole discretion of the Owners. As part of the offer process, the Owners will be evaluating a number of factors above and beyond the price and terms, including the experience, financial health and track record of the purchasers.

This Offering Memorandum package was prepared exclusively by Coldwell Banker Commercial Read & Co., with all information within having been reviewed by the Owner. The information herein is confidential and provided solely for the purpose of analyzing a potential acquisition of the Property. It is not to be used for any other purpose or made available to another without the express written consent of Coldwell Banker Commercial Read & Co.. While the information relied on to create this package is deemed to be highly reliable, it does not represent all material information regarding the subject Property and buyers should not consider this package as any sort of substitute for a thorough and complete examination of the financials and a rigorous and in-depth due diligence process.

Coldwell Banker Commercial Read & Co. and seller have not conducted an analysis of the operating documents and history, the financial records, the individual leases, or the tenants that have signed them. In addition, there has been no in-depth investigation of the physical premises or any potential environmental issues that could potential affect the property, and Coldwell Banker Commercial Read & Co. makes no warranty or representation whatsoever regarding the integrity or accuracy of the aforementioned information. As such, any prospective purchasers are strongly encouraged to conduct their own in-depth investigation of both the financial health and physical soundness of the property.

Coldwell Banker Commercial Read & Co. also strongly encourages all prospective purchasers to contact their own personal and corporate tax and legal counsel to determine the consequences of this type of potential investment. Coldwell Banker Commercial and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing. Any compensation paid to a buyer's broker will be paid by the purchaser and will not be paid by the seller or seller's exclusive agent.

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