



SHOPPING CENTER FOR LEASE OR SALE | \$4,000,000

SEMINOLE PLAZA

111 Seminole Plaza | Madison Heights, VA



CUSHMAN &
WAKEFIELD

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THALHIMER

SEMINOLE PLAZA



PROPERTY HIGHLIGHTS



LARGE BOX RETAIL

AVAILABLE IMMEDIATELY



±111,794 SF

ON ±16.60 ACRES



LOCATED

ALONG HEAVILY TRAFFICKED AREA (29,000 VPD)



IMMEDIATE ACCESS

POINTS TO SOUTH AMHERST HIGHWAY
(US 29 BUSINESS)



VISIBILITY

EXCELLENT VISIBILITY AND ACCESSIBILITY
LEADING TO LYNCHBURG



LEASING OPPORTUNITIES

Unit	SF Available	Current Tenants
111	25,617	AVAILABLE
113	1,498	AVAILABLE
115	Occupied	Amelon Early Learning
117	Occupied	Amelon Early Learning
119A	Occupied	Little Peoples Learning Academy
119 B	Occupied	Little Peoples Learning Academy
121 C	2,400	AVAILABLE
121 D	2,141	AVAILABLE
123	2,476	AVAILABLE
125	Occupied	Butler
127	Occupied	Butler
129	Occupied	Grimes



LOCATION OVERVIEW



PROPERTY PHOTOGRAPHY



THE NUMBERS



49,676

5 MILE POPULATION



\$78,854

5 MILE AVERAGE HOUSEHOLD INCOME



70,299

5 MILE DAYTIME POPULATION



30.1%

5 MILE EDUCATION BACHELOR & ABOVE



20,711

5 MILE #HOUSEHOLDS



30.2

MEDIAN AGE

	1 MILE	3 MILE	5 MILE
2024 Estimated Population	2,583	20,099	49,676
2029 Projected Population	2,728	20,385	49,949
2024 Households	1,195	8,769	20,711
2024 Education Bachelors & Above	18%	22%	30.1%
2024 Average Household Income	\$60,277	\$67,769	\$78,854
2024 Median Household Income	\$46,751	\$53,286	\$56,436
Daytime Population	2,603	30,248	70,299
2024 Median Age	40.8	39.7	38.2

LYNCHBURG MSA



Virginia Named #2 Top State for Business
- CNBC, 2023

Located at the foot of the Blue Ridge Mountains, Lynchburg attracts residents with its natural beauty, local encouragement of higher education, and affordable living. Businesses, big and small, are drawn to the area by the wide range of workforce specialties and education levels. Finance and Business Support, Nuclear Technology, Wireless Communication, Steel & Metals, and Manufacturing represent Lynchburg's diverse target industries. In 2019, Lynchburg was named No. 1 City for millennials to move to, due to the low cost of living and various outdoor activities.



262,937
POPULATION



125,525
LABOR FORCE



\$58,617
MEDIAN HH INCOME



118,438
TOTAL HOUSING UNITS



30%
BACHELOR'S DEGREE OR HIGHER

MAJOR ATTRACTIONS

- Appalachian Trail
- Smith Mountain Lake
- James River
- Blue Ridge Parkway
- Maier Museum of Art - Lynchburg College
- D-Day Memorial
- Terrapin Mountain Overlook
- Civil War Attractions
 - Appomattox Court House National Historical Park & Civil War Museum
 - Lynchburg Historical Foundation
 - Bedford County 7 Veteran's Memorial

MAJOR EMPLOYERS

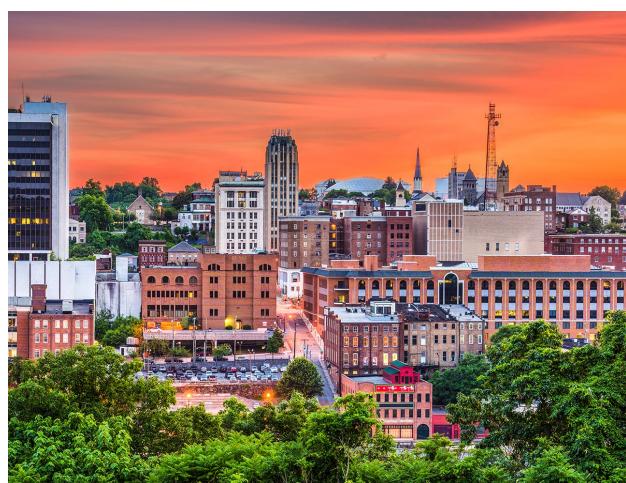
- Abbot Nutrition
- Liberty University
- BWX Technologies, Inc.
- Bausch + Lomb
- BGF Industries
- Centra Health
- Delta Star, Inc.
- FritoLay
- Georgia Pacific
- Glad
- Genworth
- Pacific Life
- L3Harris

HOSPITALS

- Centra Health
 - Centra Lynchburg General Hospital
 - Centra Virginia Baptist Hospital

COLLEGES & UNIVERSITIES

- Liberty University – 15,800 Undergrad
- Central Virginia Community College – 1,061 Undergrad
- Randolph College – 482 Undergrad
- Sweet Briar College – 456 Undergrad
- University of Lynchburg – 1,640 Undergrad
- Virginia University - Lynchburg – 217 Undergraduate



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For more information, contact:

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