



0.789ACRES | COMMERCIAL DEVELOPMENT

29

28,000 VPD

COMMERCIAL DEVELOPMENT LAND

0.789 ACRES US-29 BUSINESS

4804 S. AMHERST HWY | MADISON HEIGHTS, VIRGINIA

GROUND LEASE OR SALE OPPORTUNITY



FEATURES



DEVELOPMENT OPPORTUNITY

Seeking Users:

- 0.789 acre lot perfect for commercial development
- Existing building 8,000 SF
- Signalized intersection and accessible from both N and S-bound lanes
- Zoning-B-2 General Commercial District
- Ground Lease or Sale
- ***Ground Lease Rate: \$85,000 Annual NNN***



LOCATION

Land Site:

- Located on US 29 Business (Amherst County)
- Close proximity to Lynchburg
- Significant recent retail and commercial development



AMENITIES

Nearby Amenities:

- Near Major Retail Businesses
- Heavily Traveled Road
- Traffic Counts 28,000 VPD on US 29 Business
- Utilities already on site

LOCATION

DEMOGRAPHICS

5-Mile Radius

POPULATION

51,000

AVERAGE HOUSEHOLD INCOME

\$78,414

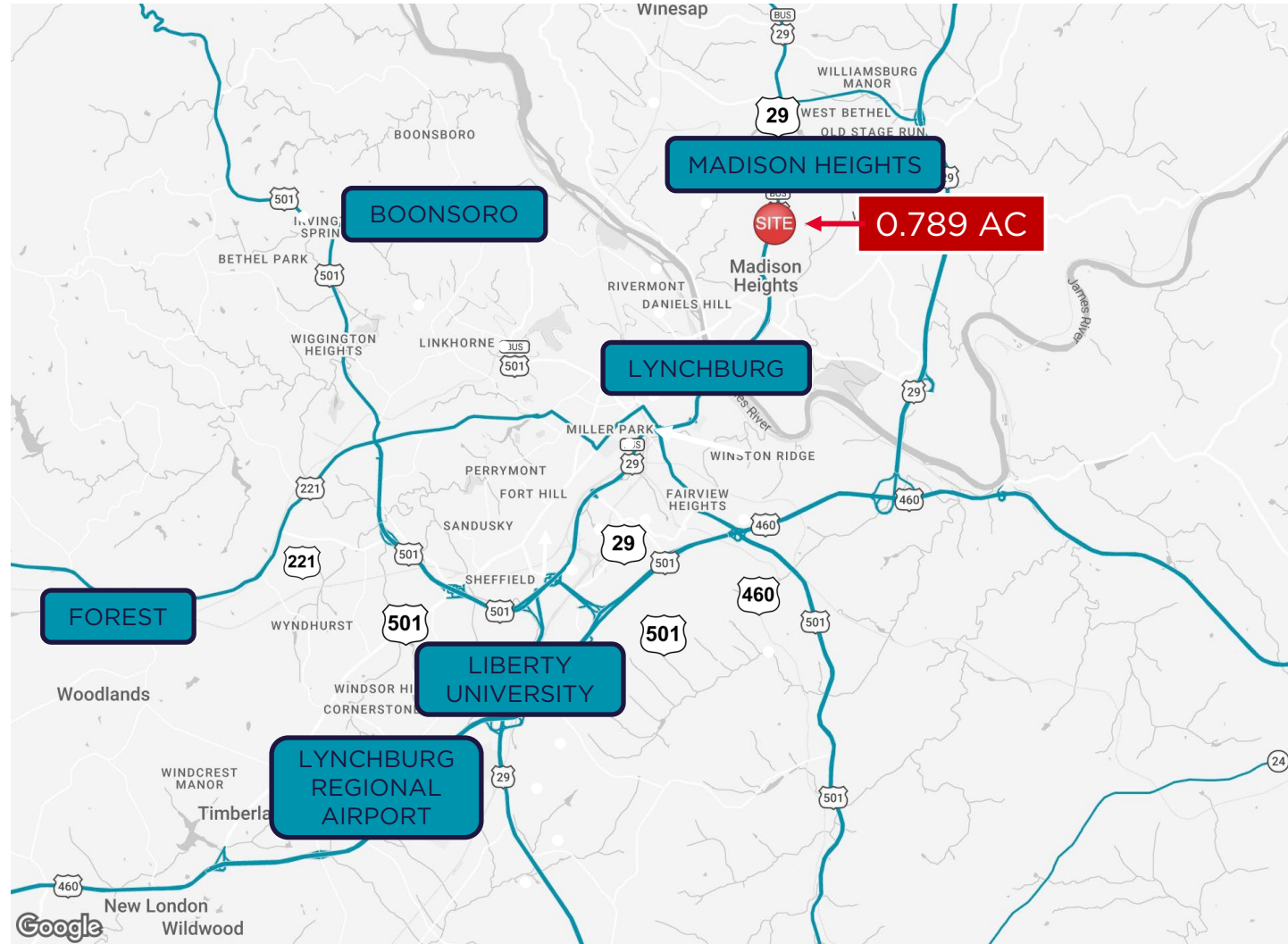
5-Mile Radius

HOUSEHOLDS

21,285

DAYTIME POPULATION

71,154



LOCATION OVERVIEW





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.



265,181
POPULATION



120,213
LABOR
FORCE



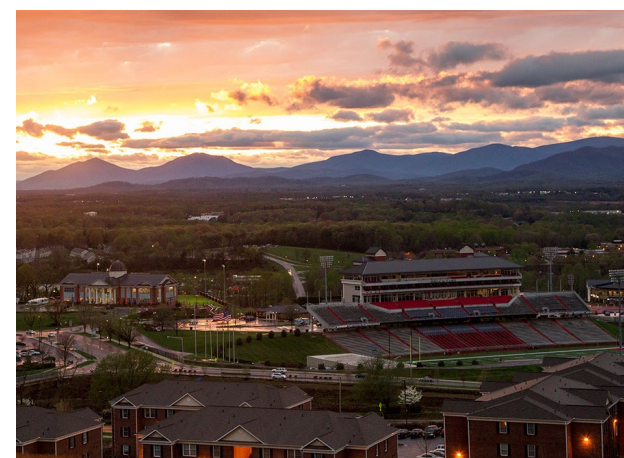
\$62,549
MEDIAN HH
INCOME



120,857
TOTAL HOUSING
UNITS



40.9%
ASSOCIATE
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 Veteran's Memorial

MAJOR EMPLOYERS

- Abbot Nutrition
- 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

- Central Virginia Community College
 - 1,061 Undergrad
- Liberty University
 - 4,350 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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