



**GENTRY**  
COMMERCIAL REAL ESTATE, INC.



1019 JEFFERSON STREET  
LYNCHBURG, VIRGINIA 24504



GENTRY

# HIGHLIGHTS

- LOCATED ACROSS FROM THE RIVERFRONT PARK, WITH SPLASH PARK AND NEW AMPHITHEATRE BEING CONSTRUCTED
- DIRECTLY BESIDE BLUFFWALK ACCESS AND NEAR ON-STREET PARKING AND MULTIPLE PUBLIC PARKING LOTS
- WITHIN SHORT DISTANCE OF HOTELS, LOFTS, APARTMENTS, CONDOS, CITY HALL, COURT SYSTEM AND NUMEROUS OTHER LARGE EMPLOYERS
- FULLY EQUIPPED RESTAURANT WITH EQUIPMENT AND FIXTURES TO CONVEY
- RENOVATIONS AND ALL NEW EQUIPMENT IN 2022
- 2 ADA BATHROOMS
- APPROVED FOR 234 SEATS WITH ADDITIONAL OUTDOOR PATIO SEATING/DINING AREA





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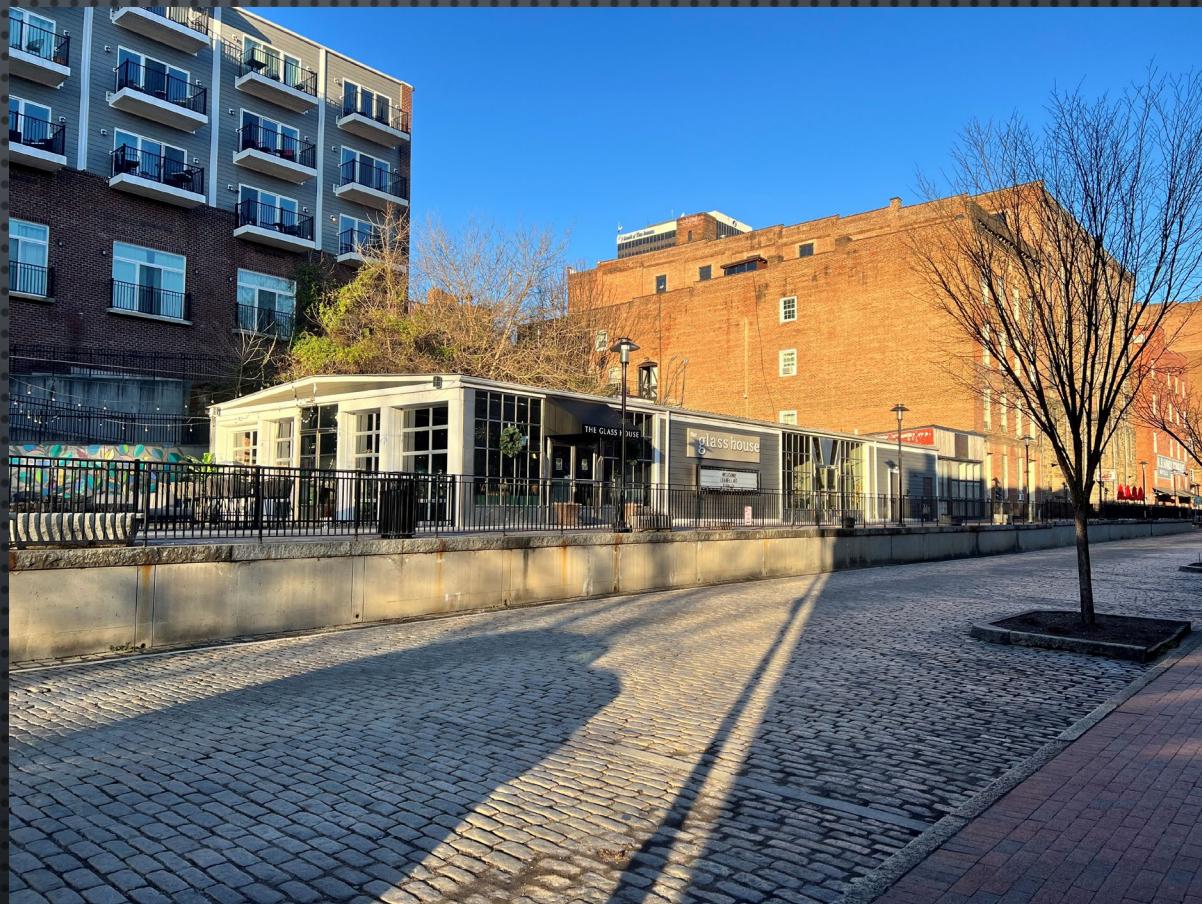
## PROPERTY DETAILS

1019 Jefferson Street  
Lynchburg, VA 24504

Building Area..... +/- 3,880 SF  
Outdoor Patio Area..... +/- 1,500 SF  
Parcel Size..... +/- 0.17 AC  
Year Renovated ..... 2022  
Water/Sewer..... City of Lynchburg  
Electricity..... Appalachian Power  
Zoning..... B-4, Urban Commercial

Sale Price..... \$1,250,000  
Lease Rate..... \$8,000.00/Mo. NNN

- 234 Seating Capacity
- 400 Amp Electrical Service
- HVAC: Two 5-ton Units





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## AERIAL OVERVIEW





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## INTERIOR PHOTOS





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## INTERIOR PHOTOS





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## INTERIOR PHOTOS





## DEMOGRAPHICS – 5 Miles

## DEMOGRAPHIC SUMMARY

1019 Jefferson St, Lynchburg, Virginia, 24504

Ring of 5 miles

## KEY FACTS

67,645

Population



27,738

Households

35.6

Median Age

\$42,469

Median Disposable Income

## INCOME



\$52,632

Median Household Income



\$29,773

Per Capita Income



\$81,870

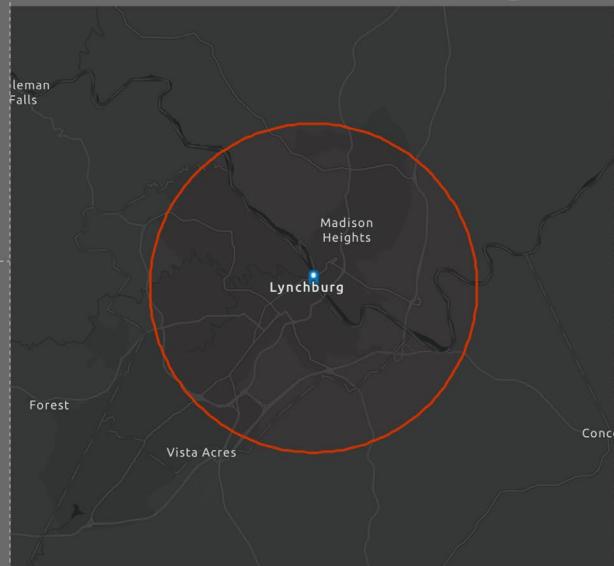
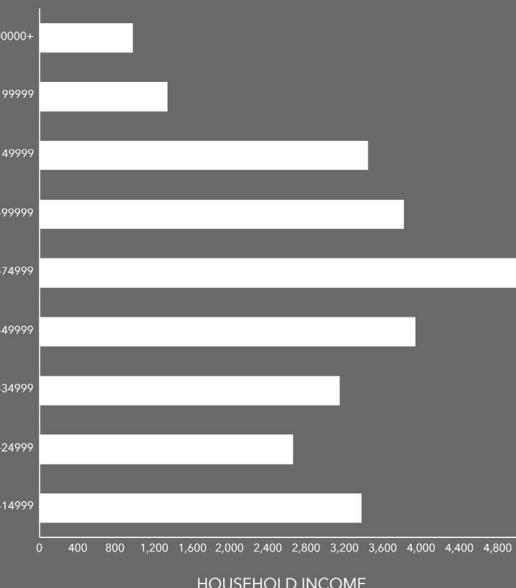
Median Net Worth

## EDUCATION

9.1%



No High School Diploma

26.7%  
Some College/  
Associate's  
Degree34.3%  
Bachelor's/Grad/ Prof  
Degree30.0%  
High School  
Graduate

## EMPLOYMENT



White Collar

63.9%



Blue Collar

21.5%



Services

18.9%



5.9%

Unemployment  
Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



## DEMOGRAPHICS – 10 Miles

## DEMOGRAPHIC SUMMARY

1019 Jefferson St, Lynchburg, Virginia, 24504

Ring of 10 miles

## KEY FACTS

149,924

Population



59,568

Households

36.4

Median Age

\$50,297

Median Disposable Income

## EDUCATION

7.5%



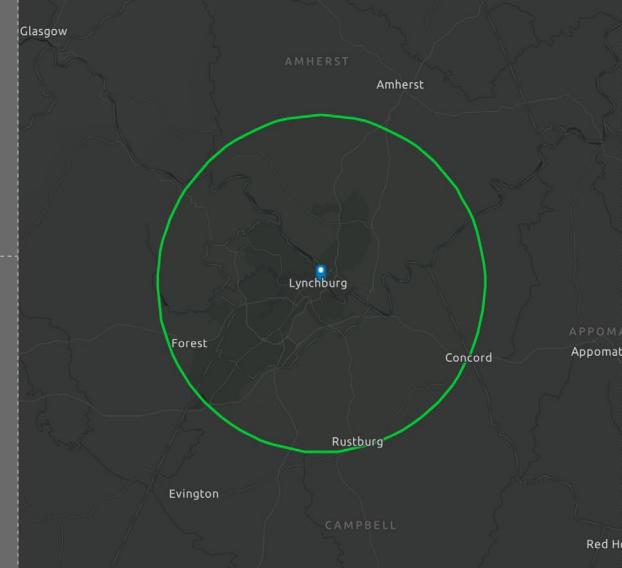
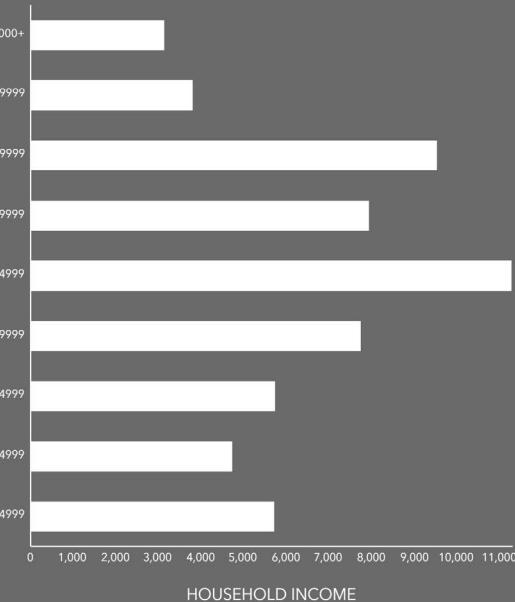
No High School Diploma

27.7%

Some College/  
Associate's Degree

Bachelor's/Grad/ Prof Degree

## INCOME

\$60,592  
Median Household Income\$33,421  
Per Capita Income\$141,812  
Median Net Worth

## EMPLOYMENT

66.8%  
White Collar19.4%  
Blue Collar17.6%  
Services4.3%  
Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



## DEMOGRAPHICS – 15 Miles

## DEMOGRAPHIC SUMMARY

1019 Jefferson St, Lynchburg, Virginia, 24504

Ring of 15 miles

## KEY FACTS

184,496

Population



73,000

Households

37.9

Median Age

\$52,021

Median Disposable Income

## EDUCATION

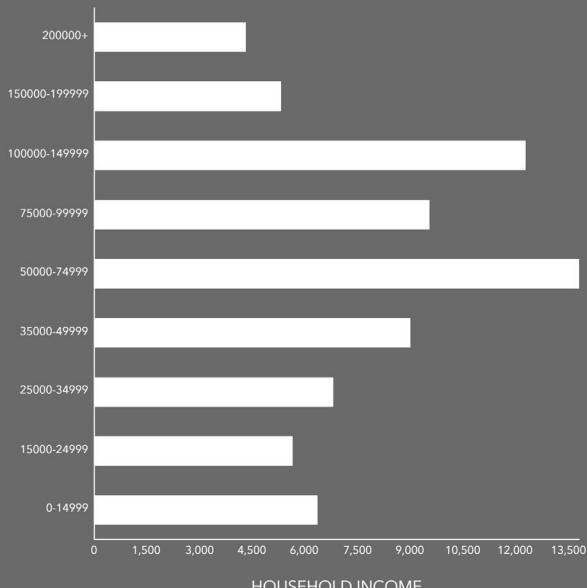
7.4%



No High School Diploma

27.4%  
Some College/  
Associate's Degree36.2%  
Bachelor's/Grad/ Prof Degree

## INCOME

\$63,482  
Median Household Income\$34,760  
Per Capita Income\$174,714  
Median Net Worth

Glasgow

AMHERST

Amherst



## EMPLOYMENT

66.9%  

White Collar

20.0%



Blue Collar

16.8%



Services

3.9%



Unemployment Rate

**Source:** This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

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