



GENTRY
COMMERCIAL REAL ESTATE, INC.



1019 JEFFERSON STREET

LYNCHBURG, VIRGINIA 24504

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



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



AERIAL OVERVIEW



INTERIOR PHOTOS



INTERIOR PHOTOS



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

EDUCATION

9.1%

No High School Diploma



30.0%

High School Graduate



26.7%

Some College/
Associate's Degree



34.3%

Bachelor's/Grad/ Prof Degree

INCOME



\$52,632

Median Household Income



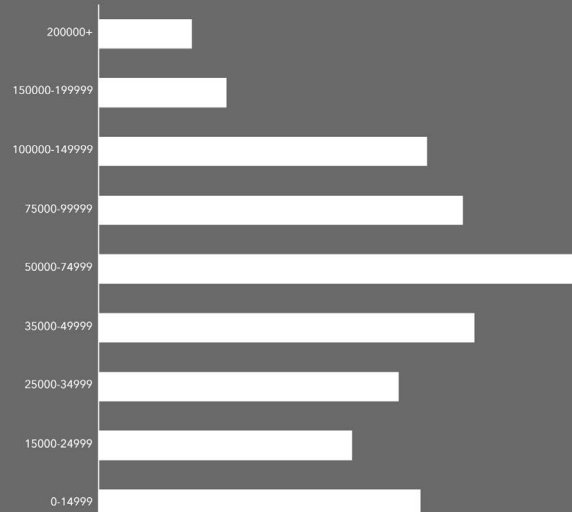
\$29,773

Per Capita Income

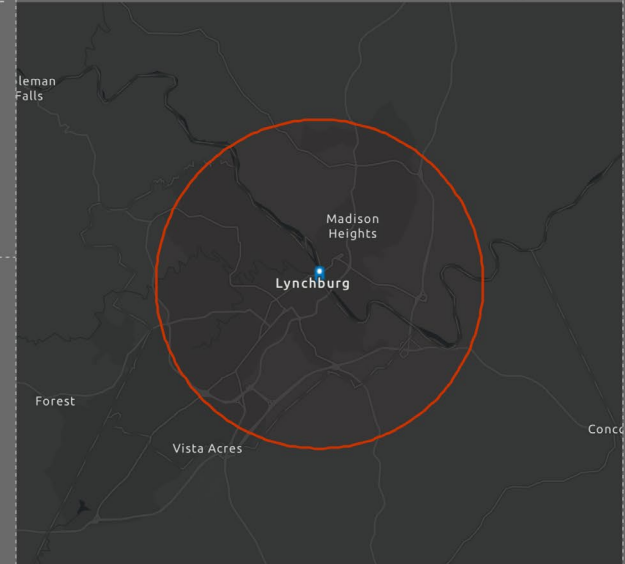


\$81,870

Median Net Worth



HOUSEHOLD INCOME



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%

High School Graduate



27.6%

Some College/
Associate's Degree



37.1%

Bachelor's/Grad/ Prof Degree

INCOME



\$60,592

Median Household Income



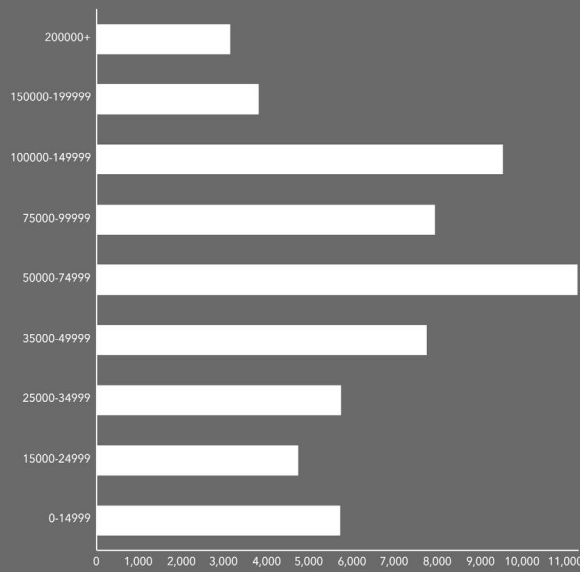
\$33,421

Per Capita Income

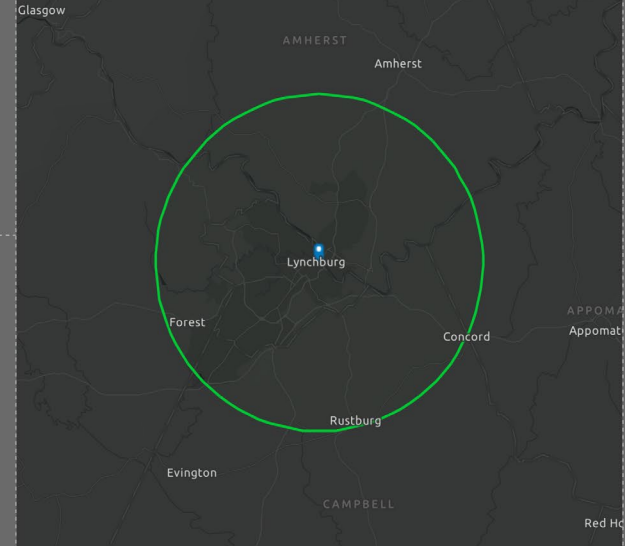


\$141,812

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

66.8%



Blue Collar

19.4%



Services

17.6%

4.3%

Unemployment Rate

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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



28.9%

High School Graduate



27.4%

Some College/
Associate's Degree



36.2%

Bachelor's/Grad/ Prof Degree

INCOME



\$63,482

Median Household Income



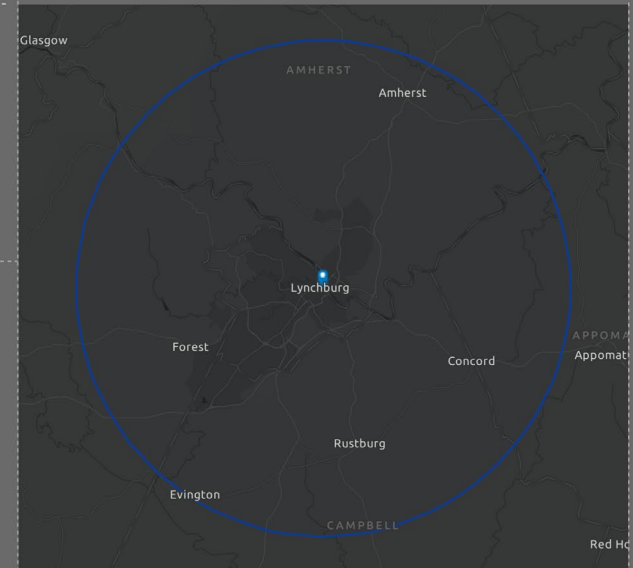
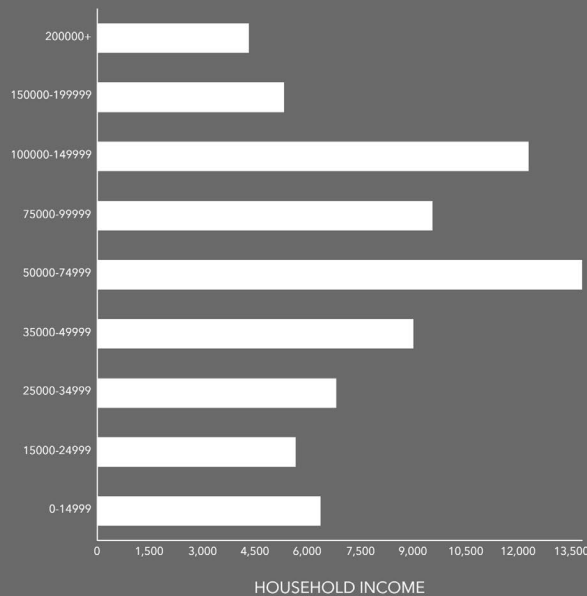
\$34,760

Per Capita Income



\$174,714

Median Net Worth



EMPLOYMENT



White Collar

66.9%



Blue Collar

20.0%



Services

16.8%

3.9%

Unemployment Rate

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

EXCLUSIVELY LISTED BY:

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