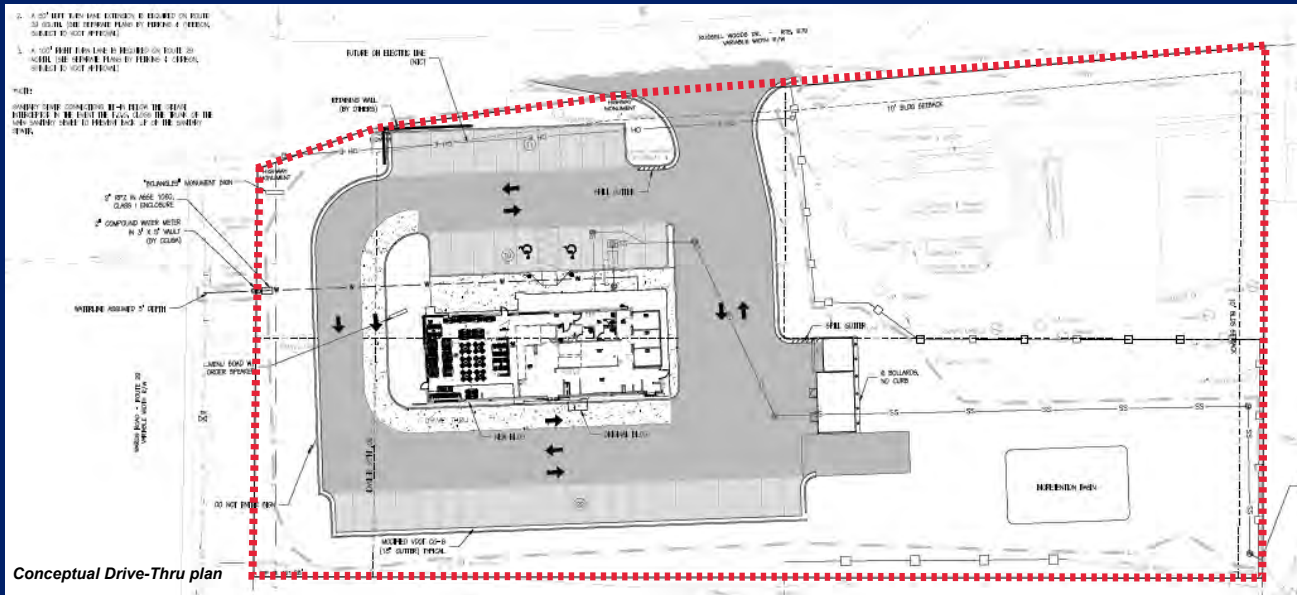


WARDS RD.(RT. 29) & RUSSELL WOODS DR.
LYNCHBURG, VA 24502



Ricky Read, CCIM

Principal Broker

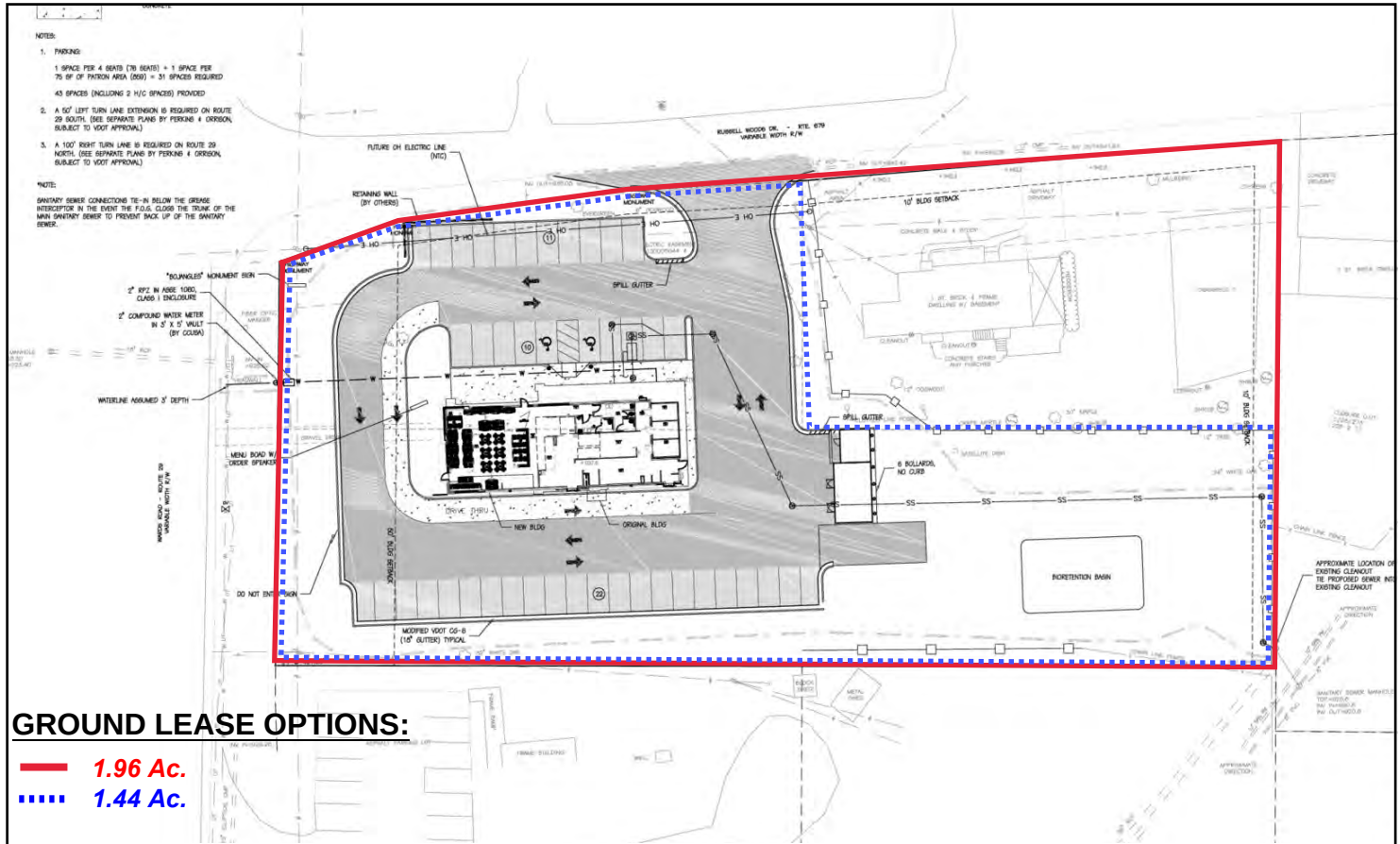
O: 434 455 2285 x101 | C: 434 841 3659

ricky@realestatelynchburg.com



**COLDWELL BANKER
COMMERCIAL
READ & CO.**

SALE or GROUND LEASE **WARDS RD.(RT. 29) & RUSSELL WOODS DR.** LYNCHBURG, VA 24502



PROPERTY DESCRIPTION

Great opportunity at the signalized intersection of Wards Rd. (Rt. 29) & Russell Woods Dr. in Lynchburg, VA. Lot lays well and is ideal for drive-thru and retail uses. Property is just over a mile south of Liberty University's main campus and less than 1/2 mile from Lynchburg Regional Airport. Approximately 31,000 vehicles per day. Zoning allows for all types of commercial uses including: restaurant, retail, convenience store, auto sales, auto repair and more. Surrounding businesses include: Sheetz, Wendy's, First National Bank of Altavista, Chili's, Springhill Suites, Hampton Inn, Comfort Inn and Food Lion.

OFFERING SUMMARY

Lease Rate:	\$8,750.00 per month-NNN
Lot Size:	1.96 Acres Total
Available Acreage:	1.44 or 1.96 Acres
Zoning:	B-GC
Road Frontage:	170.56'

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	536	3,721	9,165
Total Population	1,152	10,428	23,005
Average HH Income	\$56,285	\$51,775	\$51,479

***1.96 Acres is available at \$8,750/month - NNN**

***1.44 Acres is available at \$6,500/month - NNN per BLUE layout.**

ASKING PRICE: \$1,900,000

Ricky Read, CCIM

Principal Broker

O: 434 455 2285 x101 | C: 434 841 3659

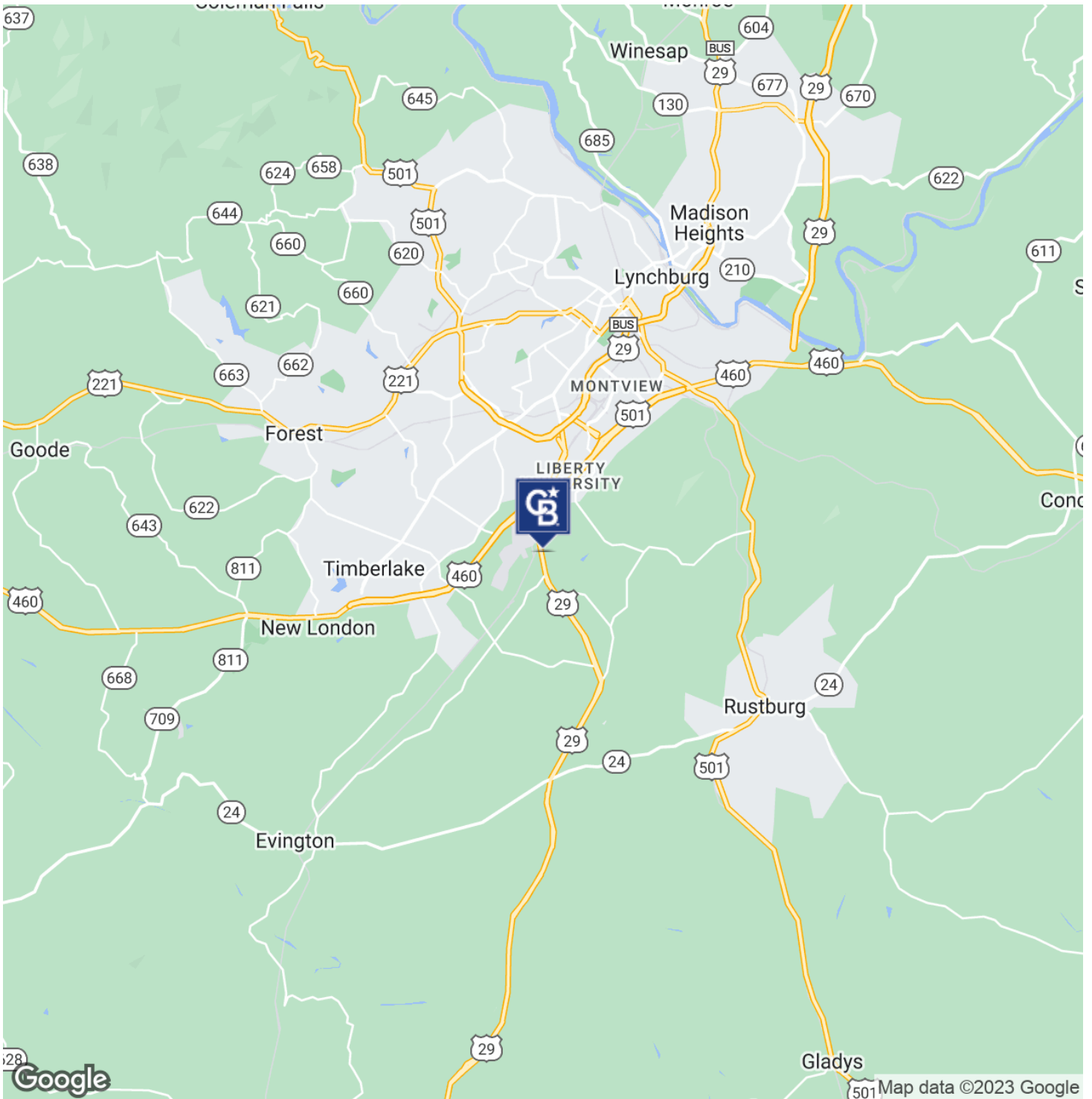
ricky@realestatelynchburg.com



**COLDWELL BANKER
COMMERCIAL
READ & CO.**

SALE or GROUND LEASE **WARDS RD.(RT. 29) & RUSSELL WOODS DR.**

LYNCHBURG, VA 24502



Ricky Read, CCIM

Principal Broker

O: 434 455 2285 x101 | C: 434 841 3659

ricky@realestatelynchburg.com



COLDWELL BANKER
COMMERCIAL
READ & CO.

SALE or GROUND LEASE

WARDS RD.(RT. 29) & RUSSELL WOODS DR.
LYNCHBURG, VA 24502



Ricky Read, CCIM

Principal Broker

O: 434 455 2285 x101 | C: 434 841 3659

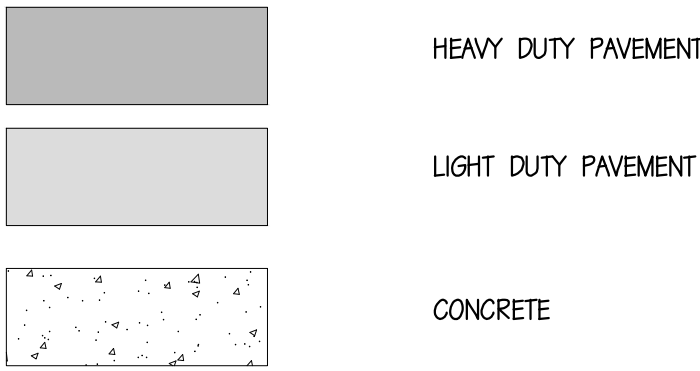
ricky@realestatelynchburg.com



COLDWELL BANKER
COMMERCIAL
READ & CO.

DRIVE-THRU LAYOUT OPTION 1

LEGEND

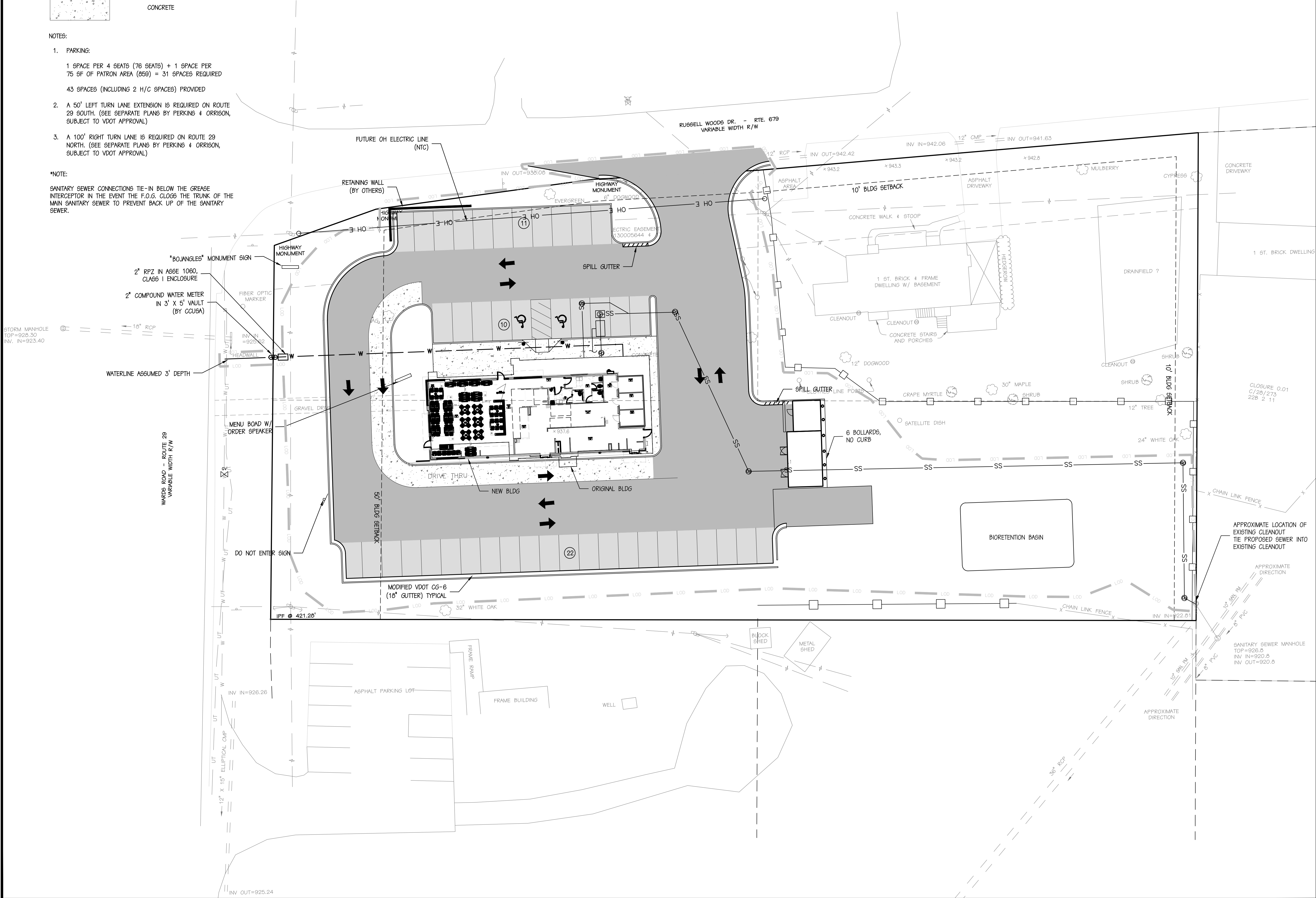


NOTES:

1. PARKING:
- 1 SPACE PER 4 SEATS (76 SEATS) + 1 SPACE PER 75 SF OF PATRON AREA (859) = 31 SPACES REQUIRED
- 43 SPACES (INCLUDING 2 H/C SPACES) PROVIDED
2. A 50' LEFT TURN LANE EXTENSION IS REQUIRED ON ROUTE 29 SOUTH. (SEE SEPARATE PLANS BY PERKINS & ORRISON, SUBJECT TO VDOT APPROVAL)
3. A 100' RIGHT TURN LANE IS REQUIRED ON ROUTE 29 NORTH. (SEE SEPARATE PLANS BY PERKINS & ORRISON, SUBJECT TO VDOT APPROVAL)

*NOTE:

SANITARY SEWER CONNECTIONS TIE-IN BELOW THE GREASE INTERCEPTOR IN THE EVENT THE F.O.G. CLOGS THE TRUNK OF THE MAIN SANITARY SEWER TO PREVENT BACK UP OF THE SANITARY SEWER.

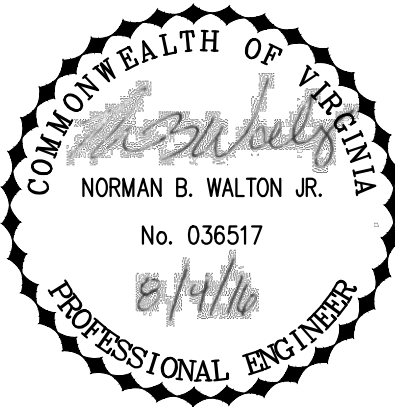


PERKINS & ORRISON
ENGINEERS ▲ PLANNERS ▲ SURVEYORS

27 GREEN HILL DRIVE, FOREST, VIRGINIA 24551
PHONE: 434-525-5985 FAX: 434-525-5986
EMAIL: pno@perkins-orrison.com

PO BOX 1567 17 W. NELSON STREET LEXINGTON, VIRGINIA 24450
PHONE: 540-464-9001 FAX: 540-464-5009
EMAIL: PNO@PERKINS-ORRISON.COM

CONSULTANTS



JOB:

**SITE PLAN FOR BOJANGLES
ON WARDS ROAD
FLAT CREEK MAGISTERIAL DISTRICT
CAMPBELL COUNTY, VIRGINIA**

CLIENT:

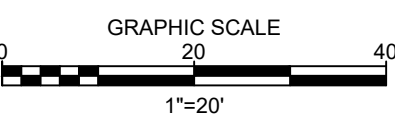
**GoBo, INC
DBA BOJANGLES**

MARK	DATE	DESCRIPTION
5	08/04/16	REV PER VDOT COMMENTS
4	07/22/16	REV PER CCUSA COMMENTS
3	07/05/16	REV PER VDOT COMMENTS
2	06/03/16	REV PER COUNTY COMMENTS
1	04/11/16	REV PER COUNTY COMMENTS

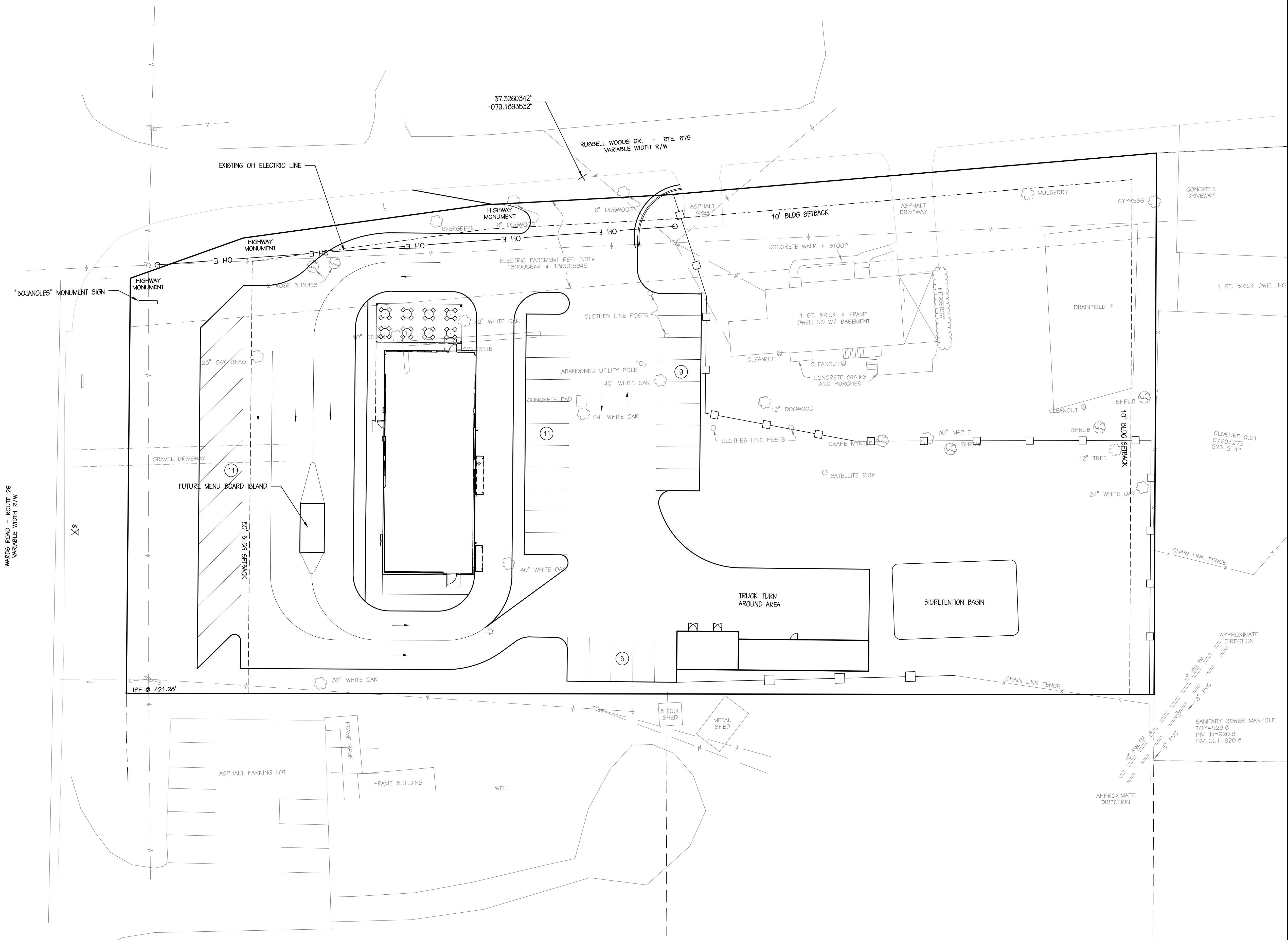
ISSUE:	1/20/16
CONTOUR INTERVAL:	2'
DESIGNED BY:	DPC
DRAWN BY:	DPC
CHECKED BY:	NBW

SHEET TITLE

SITE LAYOUT



DRIVE-THRU LAYOUT OPTION 2



PERKINS & ORRISON
ENGINEERS ▲ PLANNERS ▲ SURVEYORS

27 GREEN HILL DRIVE, FOREST, VIRGINIA 24551
PHONE: 434-525-5985 FAX: 434-525-5986
EMAIL: prn@perkins-orrison.com

PO BOX 1567 17 W. NELSON STREET LEXINGTON, VIRGINIA 24450
PHONE: 540-464-9001 FAX: 540-464-5009
EMAIL: PNO@PERKINS-ORRISON.COM

CONSULTANTS

COMMONWEALTH OF VIRGINIA
NORMAN B. PERKINS, JR.
NA 000517
PRELIMINARY
PROFESSIONAL ENGINEER

JOB: SITE PLAN FOR BOJANGLES ON WARDS ROAD
FLAT CREEK MAGISTERIAL DISTRICT
CAMPBELL COUNTY, VIRGINIA

CLIENT: GoBo, INC
DBA BOJANGLES

MARK	DATE	DESCRIPTION
ISSUE:	03/14/21	
CONTOUR INTERVAL:	2'	
DESIGNED BY:	MJD	
DRAWN BY:	MJD	
CHECKED BY:	NBW	

SHEET TITLE

SITE LAYOUT

GRAPHIC SCALE
0 20 40
1"=20'

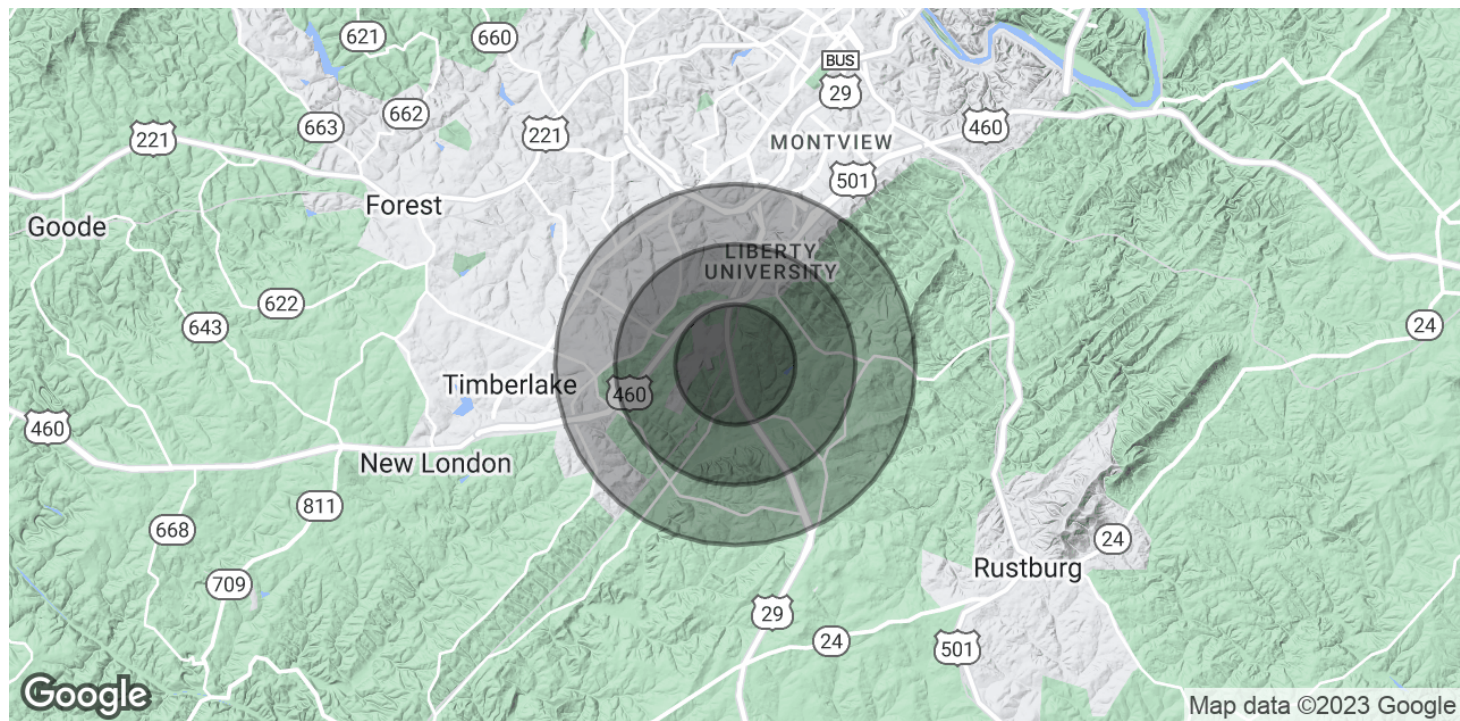
SHEET C-100

JOB NO: 14376 SHEET NO: 1 OF 1

SALE or GROUND LEASE

WARDS RD.(RT. 29) & RUSSELL WOODS DR.

LYNCHBURG, VA 24502



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,152	10,428	23,005
Average Age	34.1	28.7	30.6
Average Age (Male)	34	29.3	30.7
Average Age (Female)	34.1	28.7	31.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	536	3,721	9,165
# of Persons per HH	2.1	2.8	2.5
Average HH Income	\$56,285	\$51,775	\$51,479
Average House Value	\$198,003	\$179,086	\$160,270

* Demographic data derived from 2020 ACS - US Census

Ricky Read, CCIM

Principal Broker

O: 434 455 2285 x101 | C: 434 841 3659

ricky@realestatelynchburg.com



SALE or GROUND LEASE **WARDS RD.(RT. 29) & RUSSELL WOODS DR.** LYNCHBURG, VA 24502

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Ricky Read, CCIM

Principal Broker

O: 434 455 2285 x101 | C: 434 841 3659

ricky@realestatelynchburg.com



**COLDWELL BANKER
COMMERCIAL**
READ & CO.