

FOR SALE

2,882 Sq. Ft. ±



3225 Old Forest Rd. - Lynchburg, VA 24501

Property Information

SF

2,882 ±

Acreage

.53 Acres

Zoning

B-3

Age

1971

Price

\$975,000

Features

- Highly Visible Location
- Signalized Intersection
- Walmart Supercenter Outparcel
- 28 Marked Parking Spaces -Drive-Thru
- High Traffic Area (19,000 VPD)
- Existing Lease in place until March 2026 (Lease Summary attached)

Property Features

This property is located on Old Forest Rd. in Lynchburg, VA. Situated on a Walmart Supercenter Outparcel at a signalized intersection with features including: High visibility, shared parking easement with Walmart, drive thru, 28 marked parking spaces, multiple means of ingress/egress, and close proximity to Rt. 501.

Nearby Businesses Include:

Kia, Advance Auto, O'Reilly's, McDonalds, First National Bank, Med Express, Applebees, Biscuitville, Bojangles, Framatome, Allergy Partners, Convergix, Harbor Inn, Goodwill, Walmart, Dunkin Donuts, and numerous other retail and office locations.

Rick Read

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Ricky Read, CCIM

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Coldwell Banker Commercial
Read & Co., Realtors
 101 Annjo Court, Forest, VA 24551
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LEASE SUMMARY

| | |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LANDLORD: | Direct Dental Services, LLC |
| TENANT: | Laith Abdusaleh |
| TERM: | Five (5) Years |
| SQ. FT.: | 2,882 sq. ft. |
| COMMENCEMENT DATE: | January 1, 2021 |
| EXPIRATION DATE: | March 31, 2026 |
| OPTIONS: | One - five (5) year option |
| RENTAL RATE (Initial Term): | Year 1 = \$4,082.83 Year 2 = \$4,144.07 Year 3 = \$4,206.23 Year 4 = \$4,269.32 Year 5 = \$4,333.36 |
| RENTAL RATE (Option Period): | Year 6 = \$4,398.36 Year 7 = \$4,464.34 Year 8 = \$4,531.30 Year 9 = \$4,599.27 Year 10 = \$4,668.26 |
| LANDLORD PROVIDES: | Maintain exterior structure including roof, fire & risk insurance, repairs & replacement of HVAC in excess of \$1,000.00 on a per occurrence basis, unless repair is result of Tenant's negligence. |
| TENANT PROVIDES: | Responsible for electric, water, sewer, janitorial, snow removal, landscape maintenance, waste disposal, gas, telephone/internet service, maintain interior to include maintenance & repairs to HVAC systems up to \$1,000.00 per occurrence, electrical, plumbing, exterior & interior doors, contents & liability insurance, real estate taxes. |

This summary is for informational purposes only and its accuracy is not warranted or guaranteed. Any prospective purchaser is responsible for their own review of the lease terms and conditions and acceptance thereof.