

## WARDS CROSSING WEST-OUTPARCEL AVAILABLE

120-475 SIMONS RUN | LYNCHBURG, VIRGINIA 24502-2944

### FEATURES

- **Outparcel Available - Pad ready and approved for Restaurant.**
- Site Plan approved - Construction can begin immediately.
- Site has excellent visibility and frontage on Simons Run, directly across from *Wards Crossings West* and *Carmax*.
- Located in the heart of Lynchburg's shopping area, on a major commercial corridor.
- Directly across from *Liberty University*, the largest Christian University in the world (over 100,000 students).
- Adjacent to *Tru by Hilton*.
- Close to proposed 48 acre *Centra Health* Medical facility.

SPACE TYPE	Restaurant Pad for sale		
AVAILABLE SPACE	Up to 7,535 SF		
ASKING PRICE	\$1,200,000		
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Population	12,997	29,487	80,395
Avg HH Income	\$65,199	\$67,366	\$54,542
Daytime Employment	9,633	20,435	43,992
Traffic Count	40,000 VPD on Wards Road 50,000 VPD on Route 460		

\* Detailed demographics upon request



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**RETAIL** BROKERS NETWORK

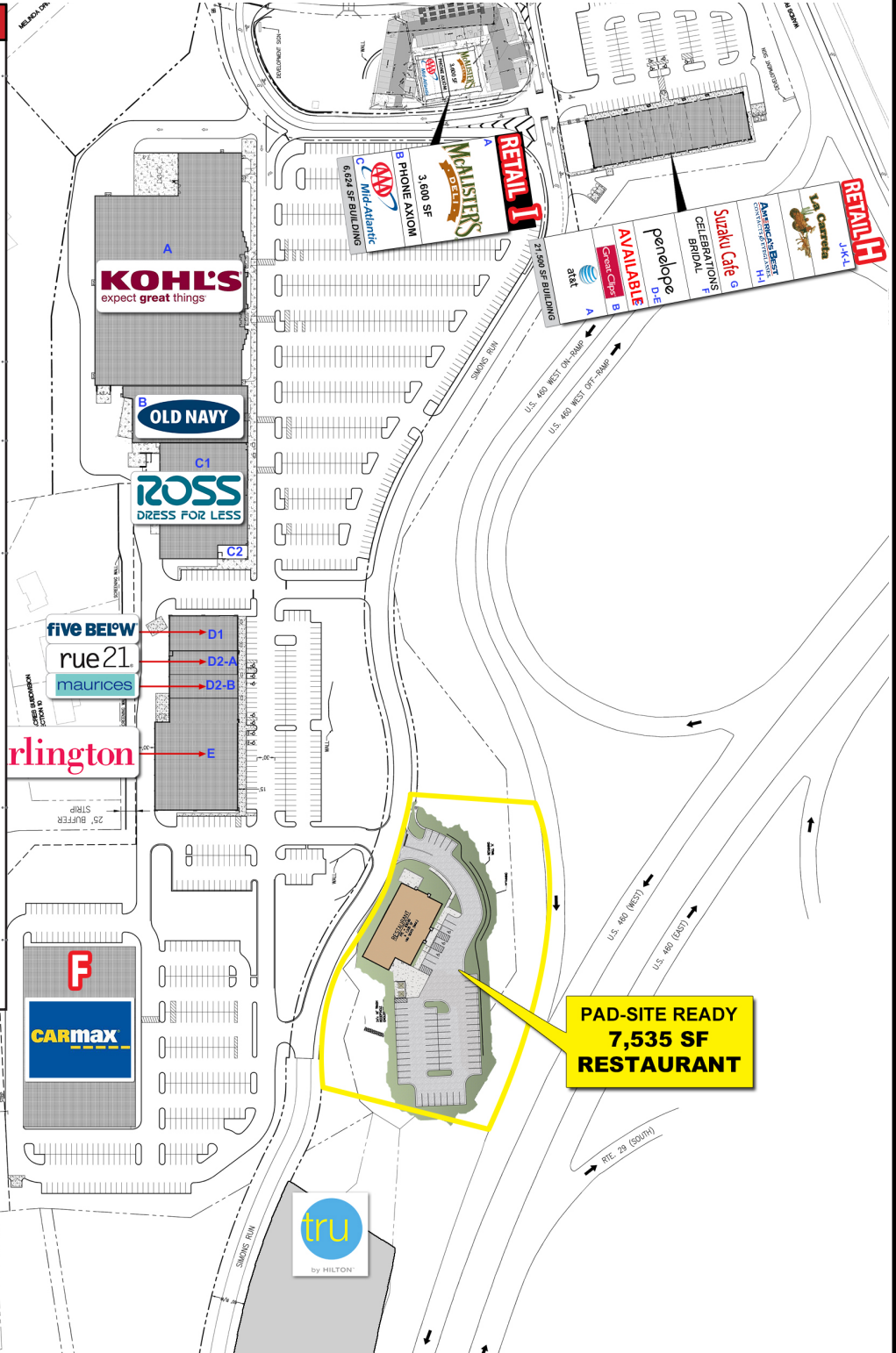
**Taylor Long**  
**PROPERTIES**  
 Commercial Real Estate





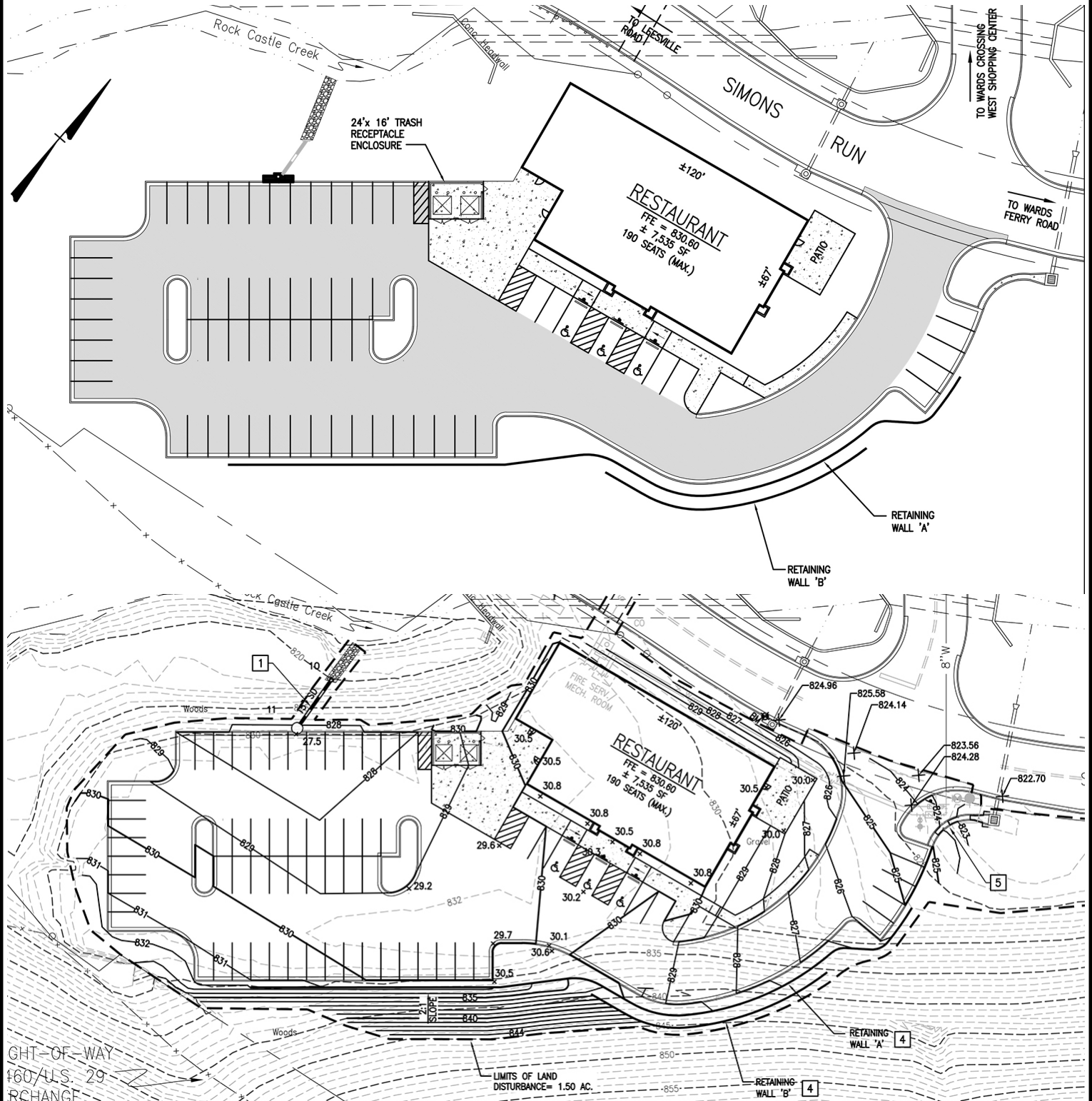
# SITE PLAN

RETAIL		
Suite #	SF	Status
<b>INLINE</b>		
A	96,224 SF	Kohl's
B	18,886 SF	Old Navy
C1	30,075 SF	Ross Dress For Less
C2	1,216 SF	Yogurt Yeti
D1	7,000 SF	Five Below
D2-A	5,212 SF	Rue 21
D2-B	5,212 SF	Maurices
E	24,633 SF	Burlington
<b>RETAIL "F"</b>		
Bldg. F	57,622 SF	Carmax
<b>RETAIL "G"</b>		
<b>UP TO 7,535 SF RESTAURANT</b>		
<b>Pad-Ready</b>		
<b>RETAIL "H"</b>		
A	2,400 SF	AT&T
B	1,600 SF	Great Clips
C	1,600 SF	AVAILABLE
D-E	3,200 SF	Penelope
F	2,400 SF	Celebrations
G	2,400 SF	Suzaku Cafe
H-I	3,200 SF	America's Best
J-K-L	4,700 SF	La Carreta
<b>RETAIL "I"</b>		
A	3,600 SF	McAlisters
B	765 SF	Phone Axiom
B	2,287 SF	AAA Mid-Atlantic
<b>OUTPARCEL "H"</b>		
H		Tru by Hilton





# PROPOSED RESTAURANT LAYOUT







# AERIAL

