# Taylor Long **Commercial Real Estate**

## 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

Last Modified 11/1

**NEW LISTING** 



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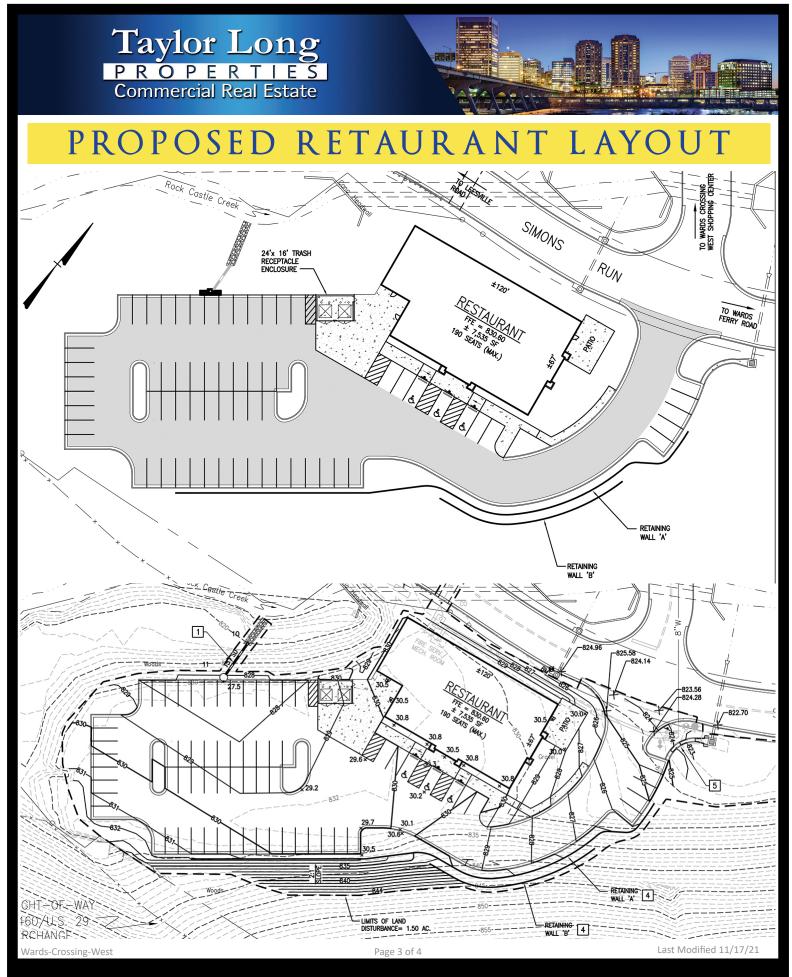
Wards-Crossing-West



### Taylor Long PROPERTIES Commercial Real Estate

# SITE PLAN

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В	2,287 SF	AAA Mid-Atlantic					<b>↓</b> / <u>∭</u>	1
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