

1306 WARDS FERRY ROAD

Lynchburg, Virginia 24502

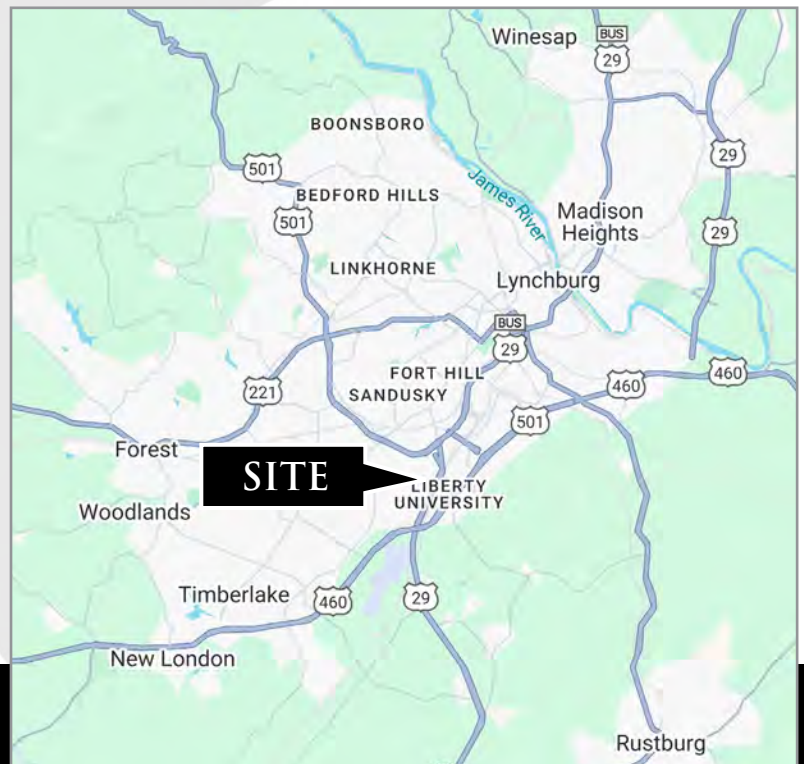
FOR LEASE



CUSTOM BUILD-TO-SUIT OPPORTUNITY

PROPERTY HIGHLIGHTS:

- ▶ Easily accessible 3.626-acre parcel located directly on Wards Ferry Road in high visibility location adjacent to BW Technologies in Lynchburg, Virginia.
- ▶ Zoned and ready now to build for your customized Manufacturing, Distribution, Storage, or Wholesale Operation.
- ▶ This parcel has easy access to US Route 29, US Route 460, and other area businesses including Liberty University.
- ▶ Level topography, and all utilities available including City Water, Sewer, Natural Gas, and High-Speed Fiber Internet.
- ▶ Zoned I-2 permitting a wide variety of uses including Manufacturing, Distribution, Warehouse, Storage and Wholesale.



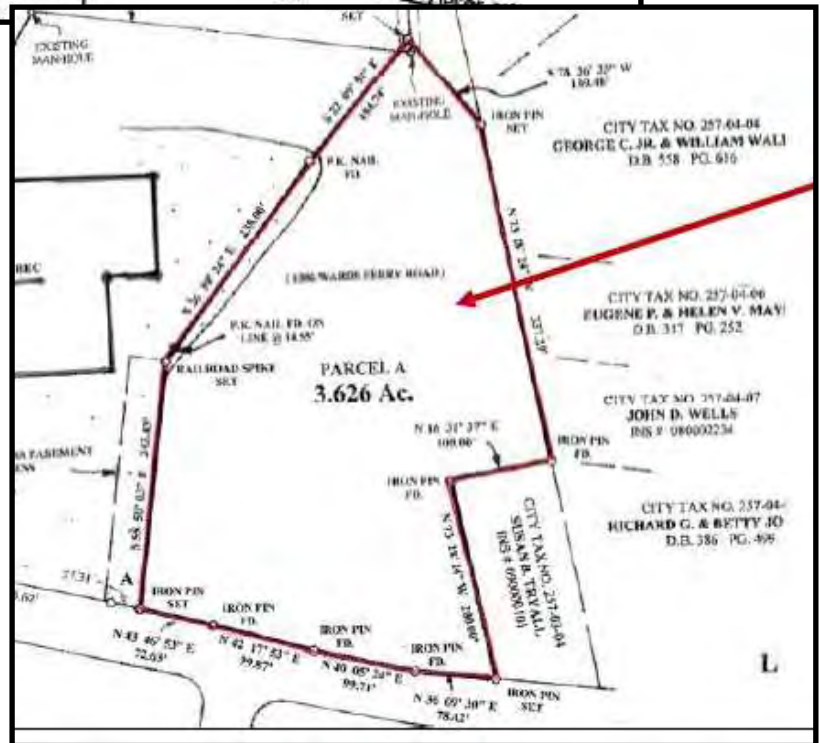
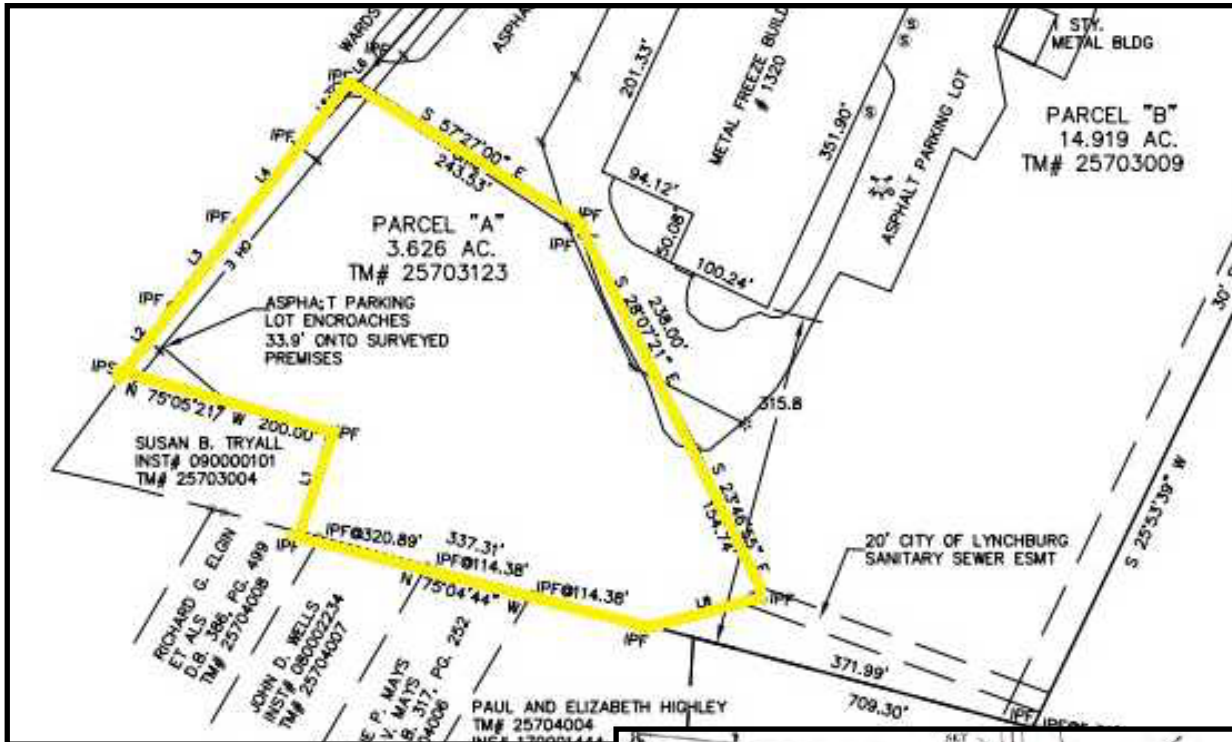
Chip Duff, MiCP
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PROPERTY SURVEYS



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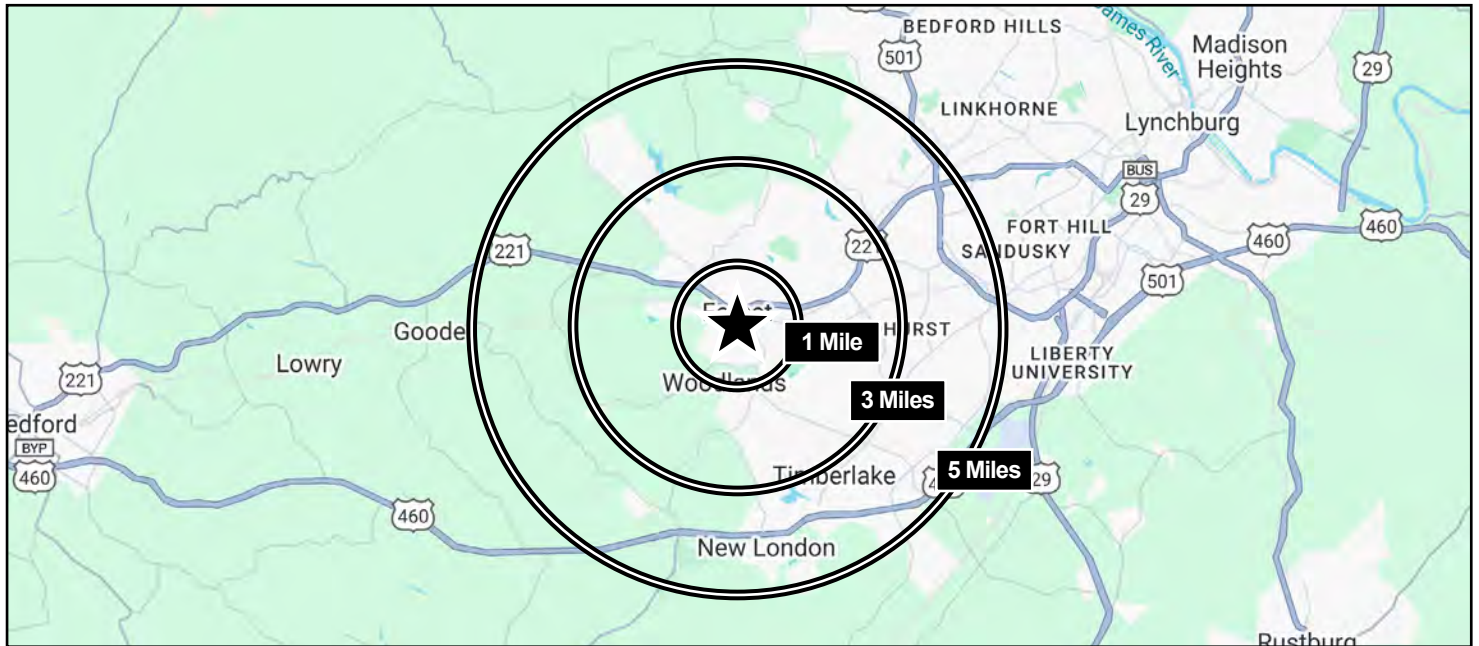
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	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population			
Male	1,613	12,872	28,796
Female	1,681	13,270	29,551
Total	3,294	26,142	58,347

Age	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Ages 0-14	545	4,478	9,852
Ages 15-24	422	3,646	7,668
Ages 25-54	1,303	9,991	22,983
Ages 55-64	475	3,584	7,745
Ages 65+	549	4,443	10,099

Race	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
White	2,948	23,468	49,186
Black	279	1,658	6,031
AM In/AK Nat	N/A	1	5
Hawaiian	N/A	N/A	3
Hispanic	75	514	1,620
Multi-Racial	94	902	3,150

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Income			
Median	\$47,864	\$54,105	\$53,746
< \$15,000	105	814	2,768
\$15,000-\$24,999	101	856	2,447
\$25,000-\$34,999	133	612	2,221
\$35,000-\$49,999	393	2,004	4,248
\$50,000-\$74,999	176	2,193	4,791
\$75,000-\$99,999	231	1,756	3,302
\$100,000-\$149,999	217	1,57	3,126
\$150,000-\$199,999	20	380	681
> \$200,000	19	275	463

Housing	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Units	1,689	12,280	27,497
Occupied	1,612	11,549	25,497
Owner Occupied	1,182	8,805	16,746
Renter Occupied	430	2,744	8,751
Vacant	77	731	2,000



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