

RETAIL PARCEL AVAILABLE LYNCHBURG, VA



± 0.82_{ac} FOR GROUND LEASE/SALE

US 29 & LAWYERS RD

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CAMBRIDGE
PROPERTIES

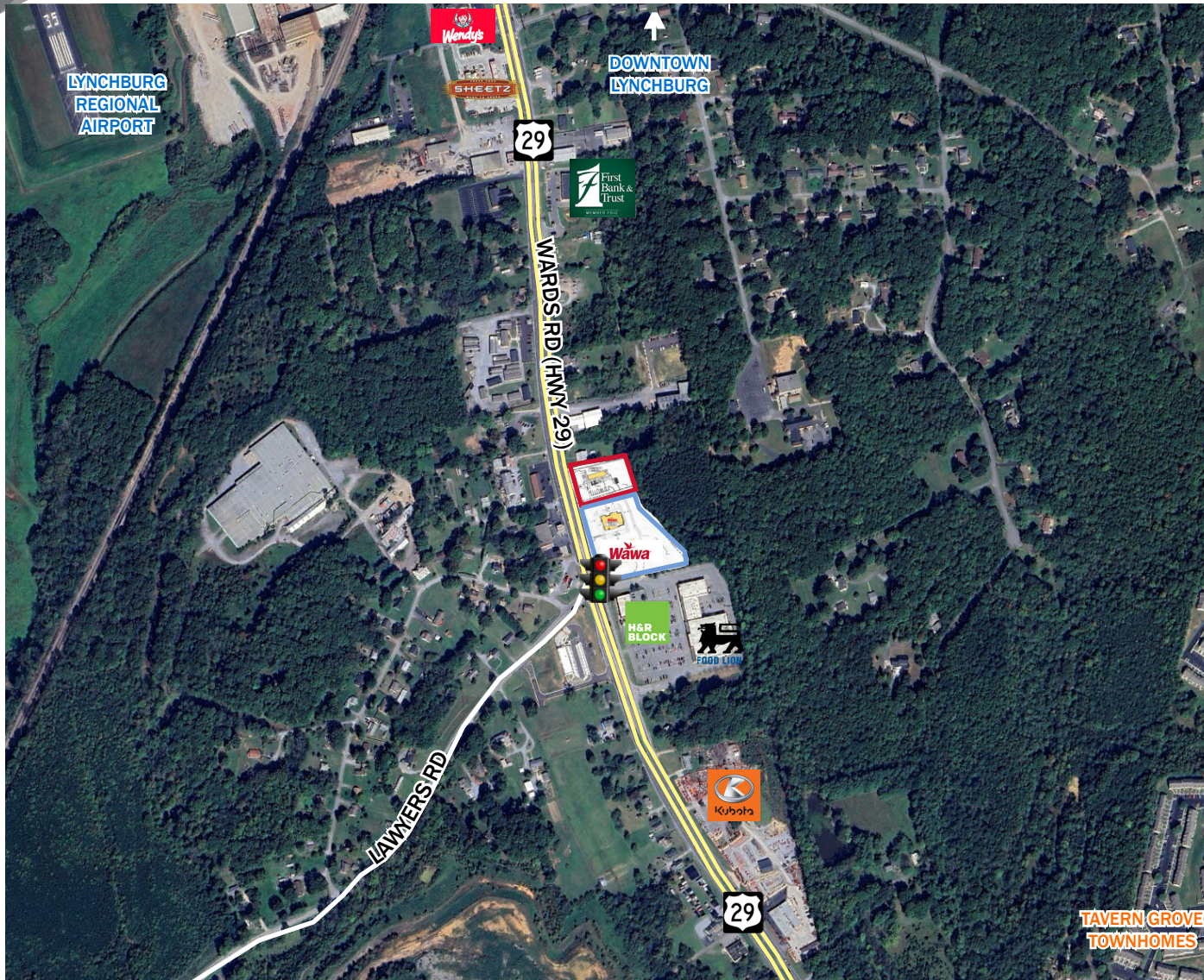
831 E. Morehead St., Ste. 245
Charlotte, NC 28202

cambridgeprop.com
30 Years of Exceptional Development



LYNCHBURG RETAIL PARCEL

LOCATION MAP



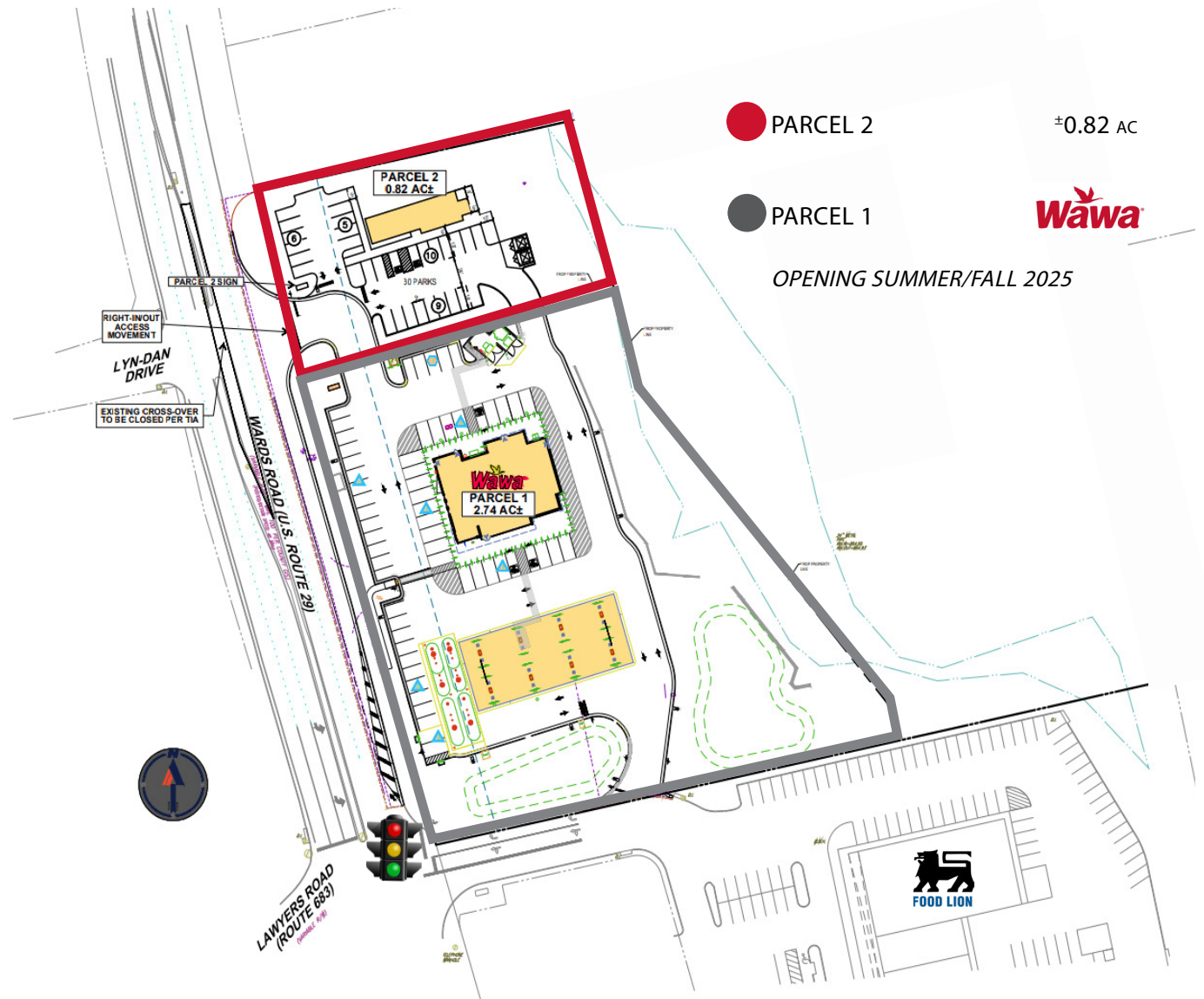


LYNCHBURG RETAIL PARCEL

PARCEL INFORMATION

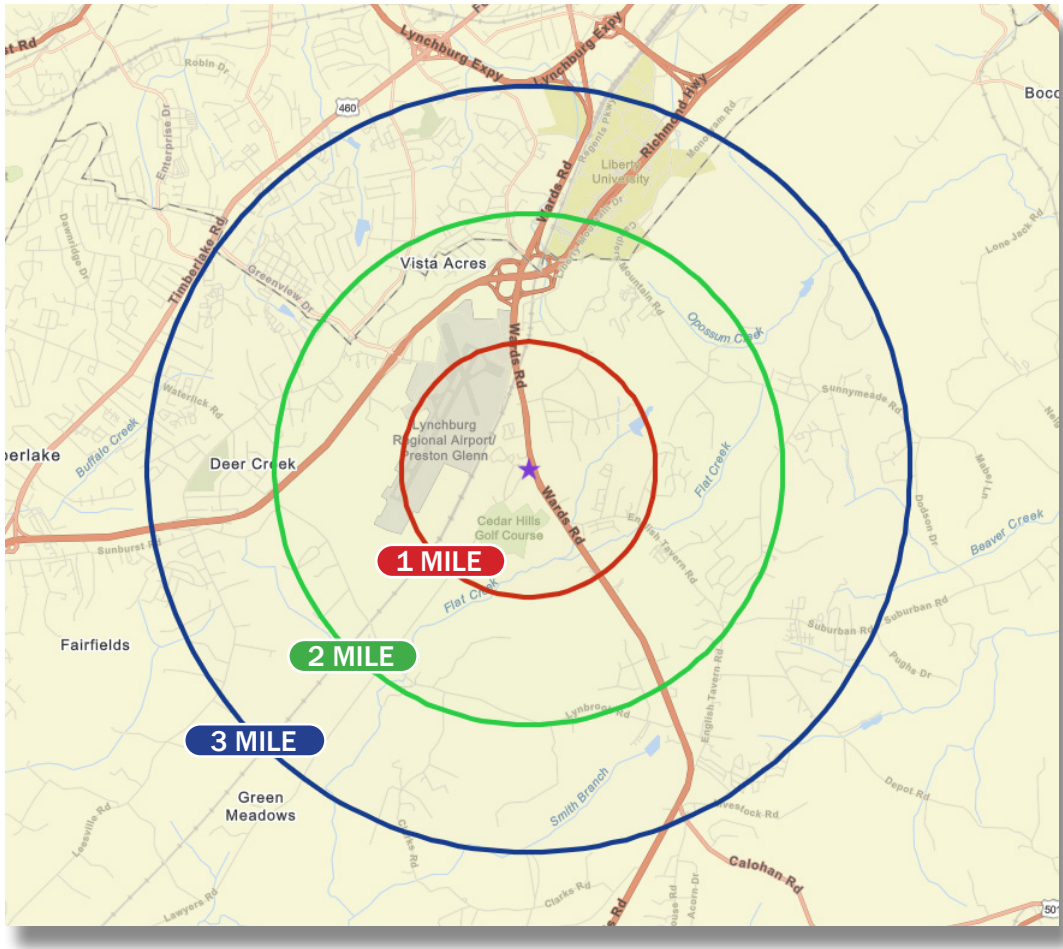
INFORMATION & SITE DELIVERABLES:

- ACCESS:
 - Signalized full access at Highway 29 and Lawyers Road through Wawa
 - Right in/Right out access to Highway 29/Wards Rd
- COMPLETED SITE IMPROVEMENTS:
 - Mass grading
 - Master stormwater detention
 - Gravity-flow sanitary sewer stub
 - Water service available
 - All offsite roadway improvements complete



LYNCHBURG RETAIL PARCEL

DEMOGRAPHIC PROFILE



STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2029 Forecast	3,898	12,008	27,228
Population 2024 Projection	1,637	11,436	26,424
Per Capita Income 2029 Forecast	\$32,805	\$21,278	\$27,325
Per Capita Income 2024 Projection	\$28,901	\$18,240	\$23,900
Median HH Income 2029 Forecast	\$67,660	\$67,768	68,304
Median HH Income 2024 Projection	\$57,151	\$57,238	\$57,878

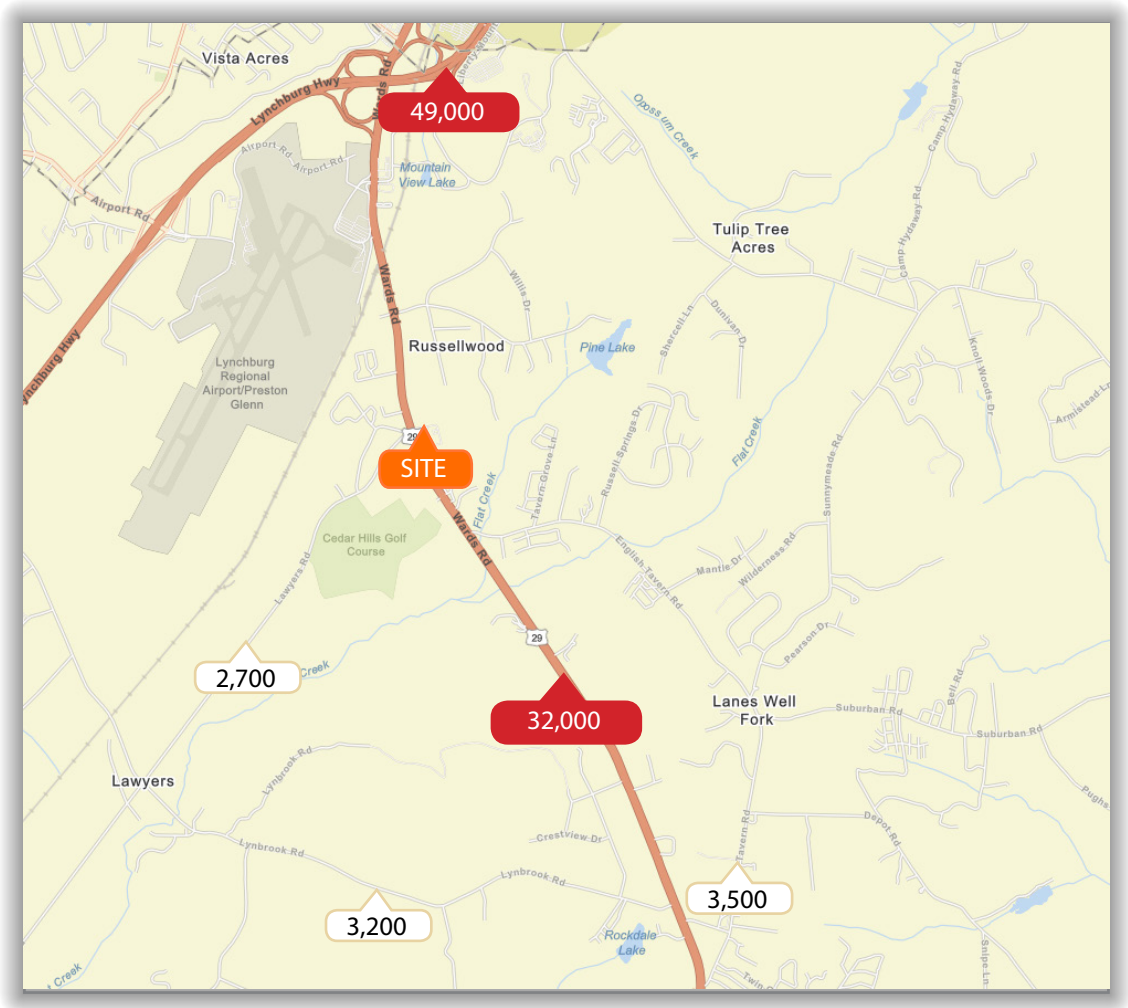
POPULATION SOURCE: Popstats Data - Placer AI: 2024 and 2029 Prepared 02/28/25





LYNCHBURG RETAIL PARCEL

TRAFFIC PROFILE



TRAFFIC COUNTS

Wards Rd (.35 miles N of Site)	32,000 AADT
Lynchburg Highway (1.45 miles NE of Site)	49,000 AADT
Lynbrook Rd (2 miles SW of Site)	3,200 AADT
English Tavern Rd (2.3 miles SE of Site)	3,500 AADT

SOURCE: VDOT Traffic Survey Group staff collected, analyzed, processed and reported this data for calendar year 2021 or SOURCE: 2016 © Kalibrate Technologies | Prepared 02/28/25