



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

GROUND LEASE - BUILD TO SUIT

2823 Candlers Mountain Rd.
Lynchburg, VA

.45 AC

FEATURES

- Access to Signalized Intersection
- Strong Demographics
- Located within walking distance to Liberty University
- Multiple means of ingress/egress
- Cross easement with Little Caesars
- 16,000 VPD (Candlers Mtn. Rd.)
- 24,000 VPD (Wards Rd.)
- 140' of Road Frontage
- Zoned B - 5



AREA

Property is located in Lynchburg's main retail hub surrounded by national retail and restaurant brands. The Site has great visibility and is within walking distance of Liberty University, the nation's largest Christian University (15,000+ on campus, 100,000+ online). Surrounding businesses include: Little Caesars Pizza, Chick-Fil-A, Kirkley Hotel, Arby's, Popeyes Chicken, Huddle House, Taco Bell, Hobby Lobby, Northern Tool, Liberty University and River Ridge Mall.



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434.455.2285

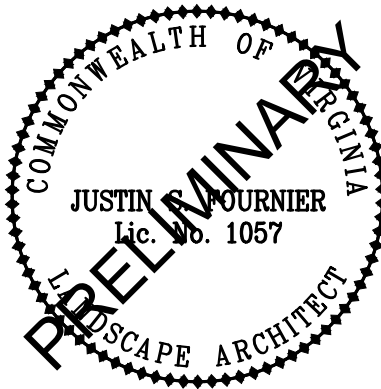
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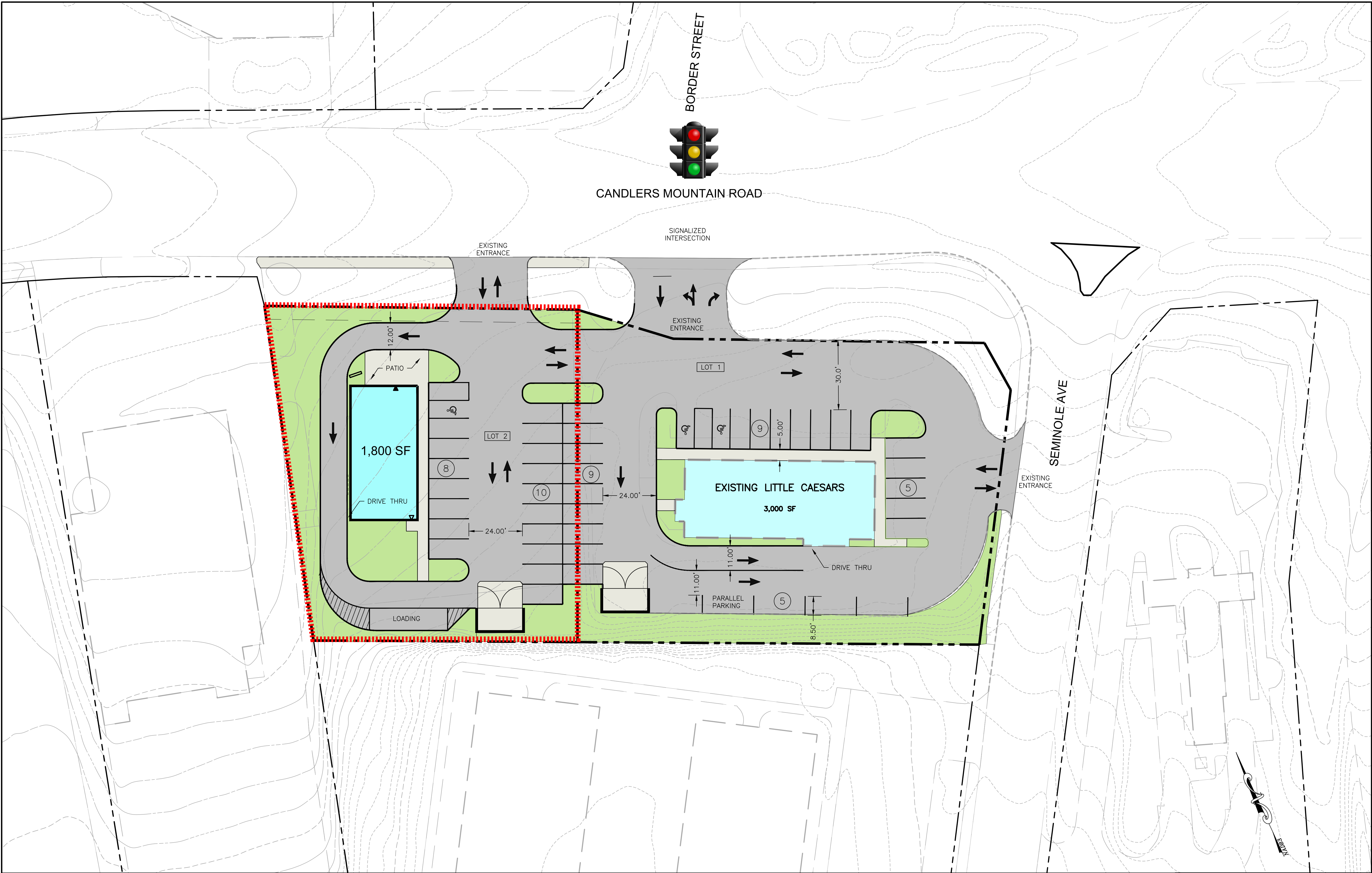
ACES - CANDLERS MOUNTAIN ROAD

SCHEMATIC PLAN

LYNCHBURG, VIRGINIA

DRAWN BY JSF
DESIGNED BY JSF
CHECKED BY JSF
DATE 09.30.2020
SCALE 1" = 20'
REVISIONS
10.1.2020

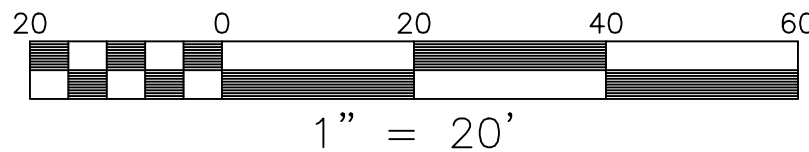
C01
PROJECT NO. 84200014.00



SITE SUMMARY

LOT 1:
OWNER: ROCKY MOUNT REALTY LLC
ADDRESS: 2827 CANDLERS MOUNTAIN RD
PARCEL ID: 16201049 - 0.605 ACRES
ZONING: B-5
SETBACKS: FRONT/REAR/SIDE=0'
PARKING SETBACK= 6' FROM R.O.W.
PARKING REQUIREMENTS: RESTAURANT= 1/4 SEATS + 1/3 EMPLOYEES
PARKING PROVIDED 46 (SHARED)
MINIMUM LOT AREA/WIDTH/DEPTH=0'
MAX. HEIGHT= NONE

LOT 2:
OWNER: TWOSTEP LLC
ADDRESS: 2823 CANDLERS MOUNTAIN RD
PARCEL ID: 16201059 - 0.445 ACRES
ZONING: B-5
SETBACKS: FRONT/REAR/SIDE=0'
PARKING SETBACK= 6' FROM R.O.W.
PARKING REQUIREMENTS: RESTAURANT= 1/4 SEATS + 1/3 EMPLOYEES
PARKING PROVIDED 46 (SHARED)
MINIMUM LOT AREA/WIDTH/DEPTH=0'
MAX. HEIGHT= NONE



CONCEPT PLAN NOTES:
1. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.
2. AERIAL IMAGERY SOURCED FROM MICROSOFT BING, DATED 9.30.2020