



3112 Old Forest Road Northwest Lynchburg, VA 24501

FOR SALE |

3112 OLD FOREST ROAD NORTHWEST | RETAIL PROPERTY

\$1,996,482.00



Property Description

Rare opportunity to acquire a single tenant net leased asset occupied by O'Reilly Auto Parts with a new 10 year term, that's positioned along the highly trafficked Old Forest Road corridor.

Property Highlights

- Established commercial corridor
- High-traffic, retail-friendly location
- Convenient access to major thoroughfares and US-29
- Ample square footage to attract customers

OFFERING SUMMARY

Available Size:	11,541 SF
Lot Size:	1.04 Acres
CAP Rate:	5.50 %



Beth Calay

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Jeff Ross

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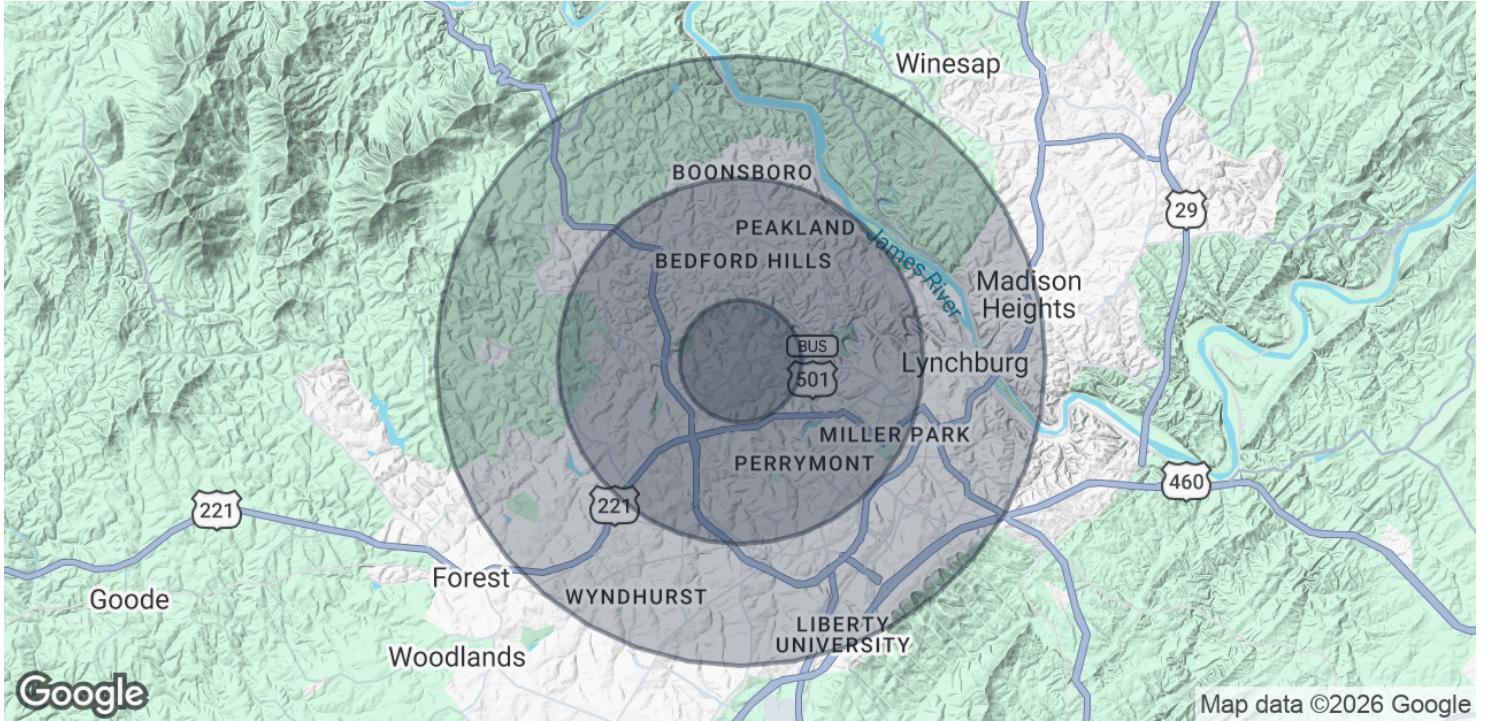
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,361	43,171	88,201
Average Age	33.7	35.2	34.9
Average Age (Male)	33.7	33.1	33.3
Average Age (Female)	33.2	36.0	35.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,231	16,441	33,035
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$86,513	\$88,354	\$86,322
Average House Value	\$255,824	\$257,707	\$253,850

2023 American Community Survey (ACS)

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