



3112 Old Forest Road Northwest, Lynchburg, VA 24501

#0499 - LYNCHBURG, VA | RETAIL PROPERTY

FOR SALE | 11,541 SF



SALE PRICE \$1,752,761.00

Property Description

Attractive In-Place Yield with Built-In Rental Growth: The offering is priced based on the tenant's current rental rate, providing an attractive going-in capitalization rate with meaningful upside. The newly executed 10-year lease featuring 10% rent increases every five years, creating income growth and enhanced long-term investment returns.

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

Vice President of Leasing
561.620.9200 x121
bcalay@kinproperties.com

Jeff Ross

Vice President of Leasing
561.620.9200 x123
jross@kinproperties.com

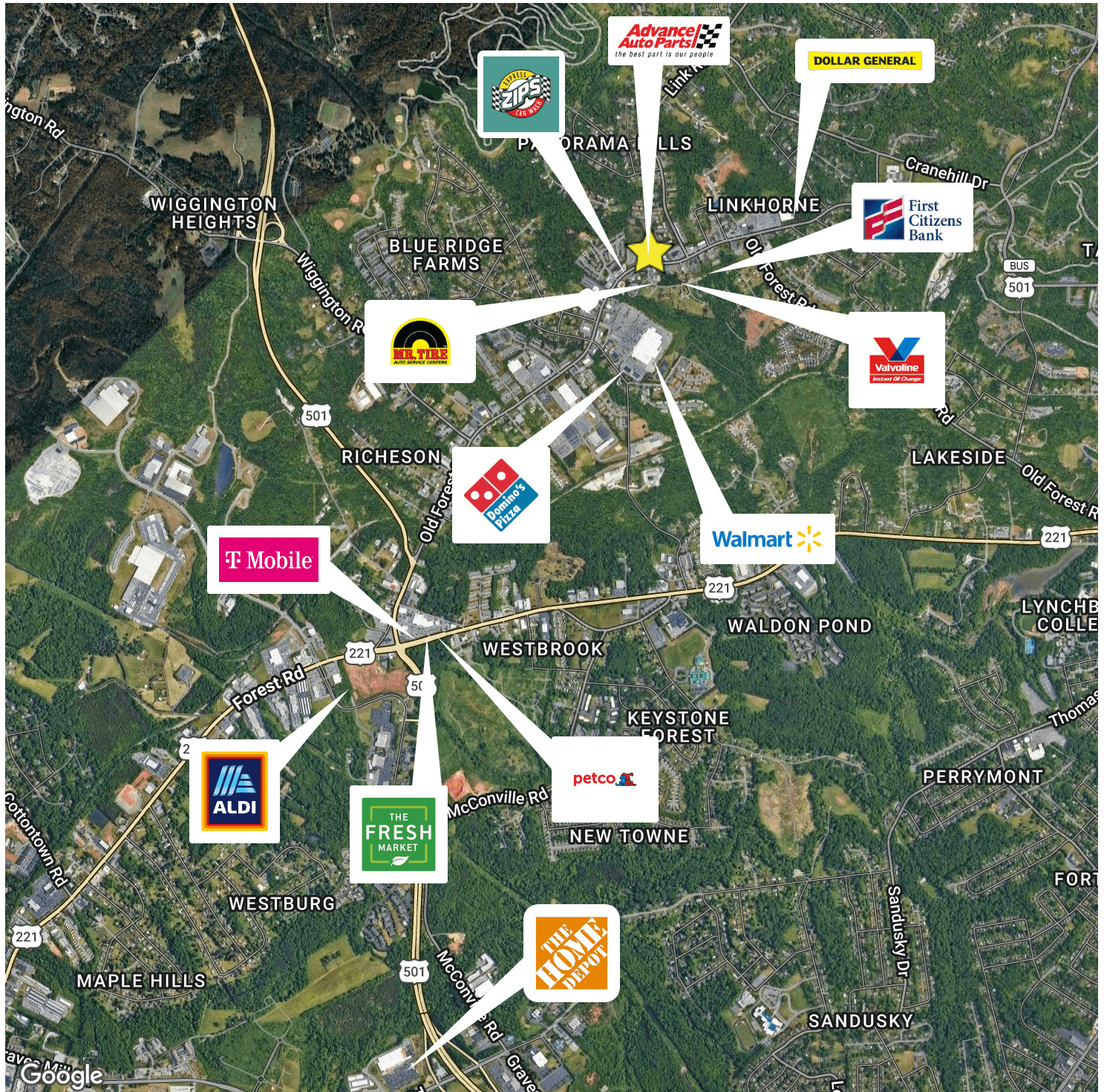
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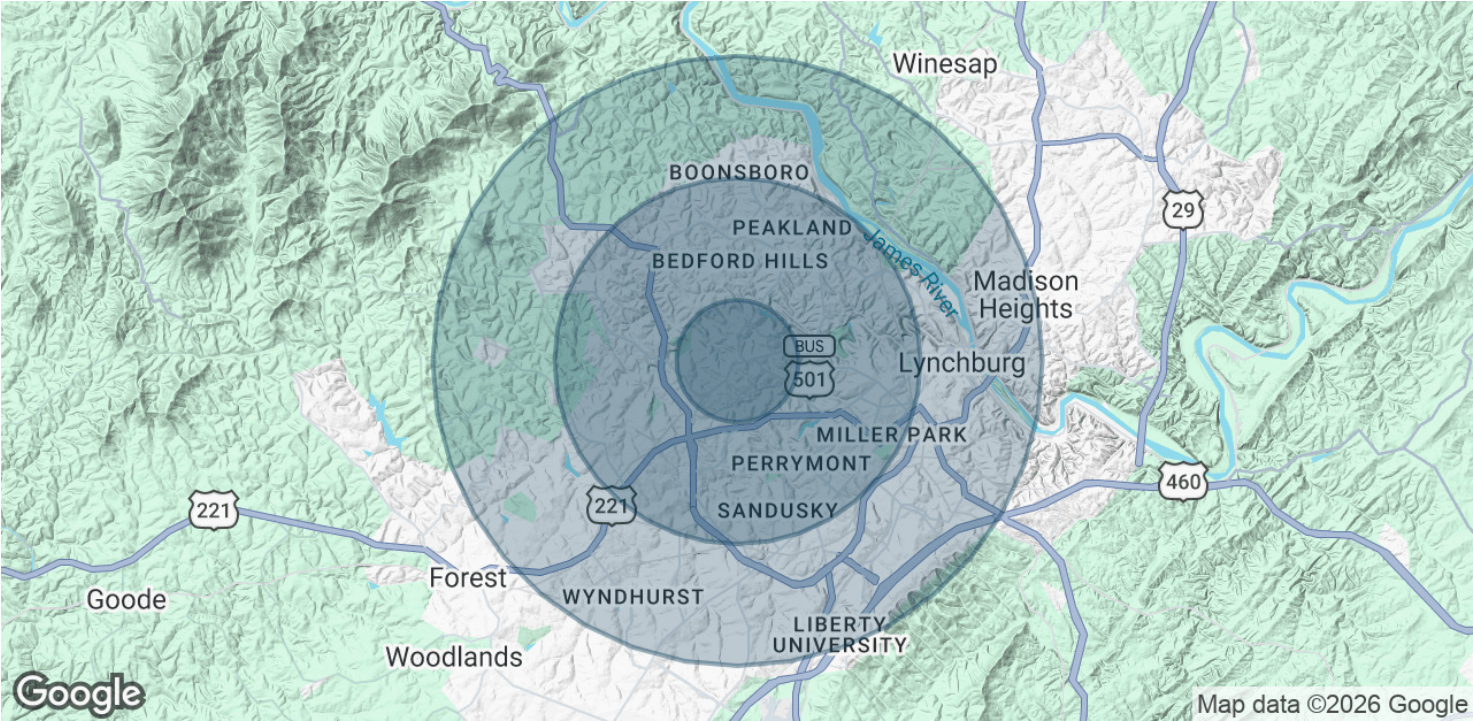
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,361	43,171	88,201
Average Age	33.7	35.2	34.9
Average Age (Male)	33.7	33.1	33.3
Average Age (Female)	33.2	36.0	35.7

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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