

FREESTANDING RETAIL BUILDING FOR SALE

5205 Fort Ave, Lynchburg, VA 24502



THALHIMER

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PROPERTY HIGHLIGHTS

Property Features

- **Sale Price: \$1,560,000**
- ±2 miles from Liberty University with 16,000 students on campus
- 2 ingress and egress points – Fort Avenue and Lindsey Street
- Zoned B-3 (Community Business) in the City of Lynchburg which allows a variety of uses
- Along Fort Avenue with ±20,973 VPD
- Both illuminated signage on building and roadside pylon for added exposure
- 1 dock high delivery door
- Corner parcel

Property Summary

Address:	5205 Fort Ave, Lynchburg, VA 24502
Building Size:	±10,037 SF
Lot Size:	±0.52 AC (±22,633 SF)
APN:	05508014
Year Built:	1961
Zoning:	B-3

Demographics: *ESRI 2025

	1 MILE	3 MILES	5 MILES
Population 	6,604	48,943	98,301
Average Household Income 	\$84,221	\$71,118	\$80,697
Daytime Population 	7,669	57,080	122,147
Households 	2,749	17,878	38,958

Traffic Counts: *COSTAR

NORTH ON FORT AVENUE	±20,973 VPD
SOUTH ON FORT AVENUE	±19,495 VPD
WARDS ROAD	±23,365 VPD

SITE

PROPERTY OVERVIEW
RETAIL MAP



PROPERTY OVERVIEW RETAIL MAP

SITE

University of Lynchburg

221

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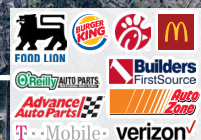
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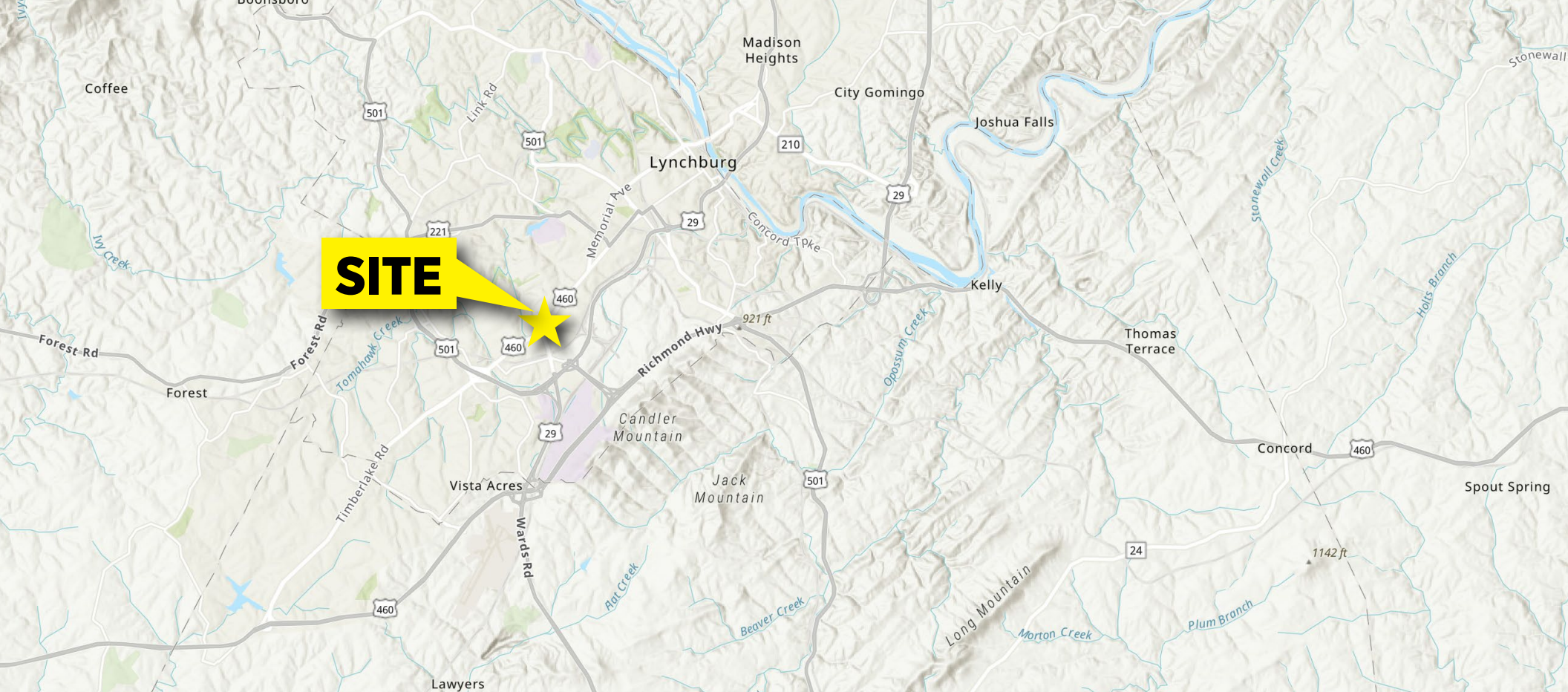
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LIBERTY
UNIVERSITY

Lynchburg
Regional Airport





**CUSHMAN &
WAKEFIELD**

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