

GROUND LEASE OR BUILD-TO-SUIT

14581 Wards Road

Lynchburg, VA 24501






Overview

This 3.25-acre commercial site is prominently positioned at the signalized hard corner of Route 29 and Russell Woods Drive, offering excellent visibility and access at the southern edge of the regional Wards Road trade area. Zoned General Commercial in Campbell County, the property allows a wide variety of commercial uses by right, ideal for ground lease or build-to-suit development.

In addition, the site features an existing 3,312 SF two-story office building available for immediate lease, providing a turnkey solution for office or professional use. The location's immediate proximity to Liberty University, the Route 460 interchange, and the Lynchburg Regional Airport enhances its appeal to regional traffic and diverse customer bases.

Quick Facts

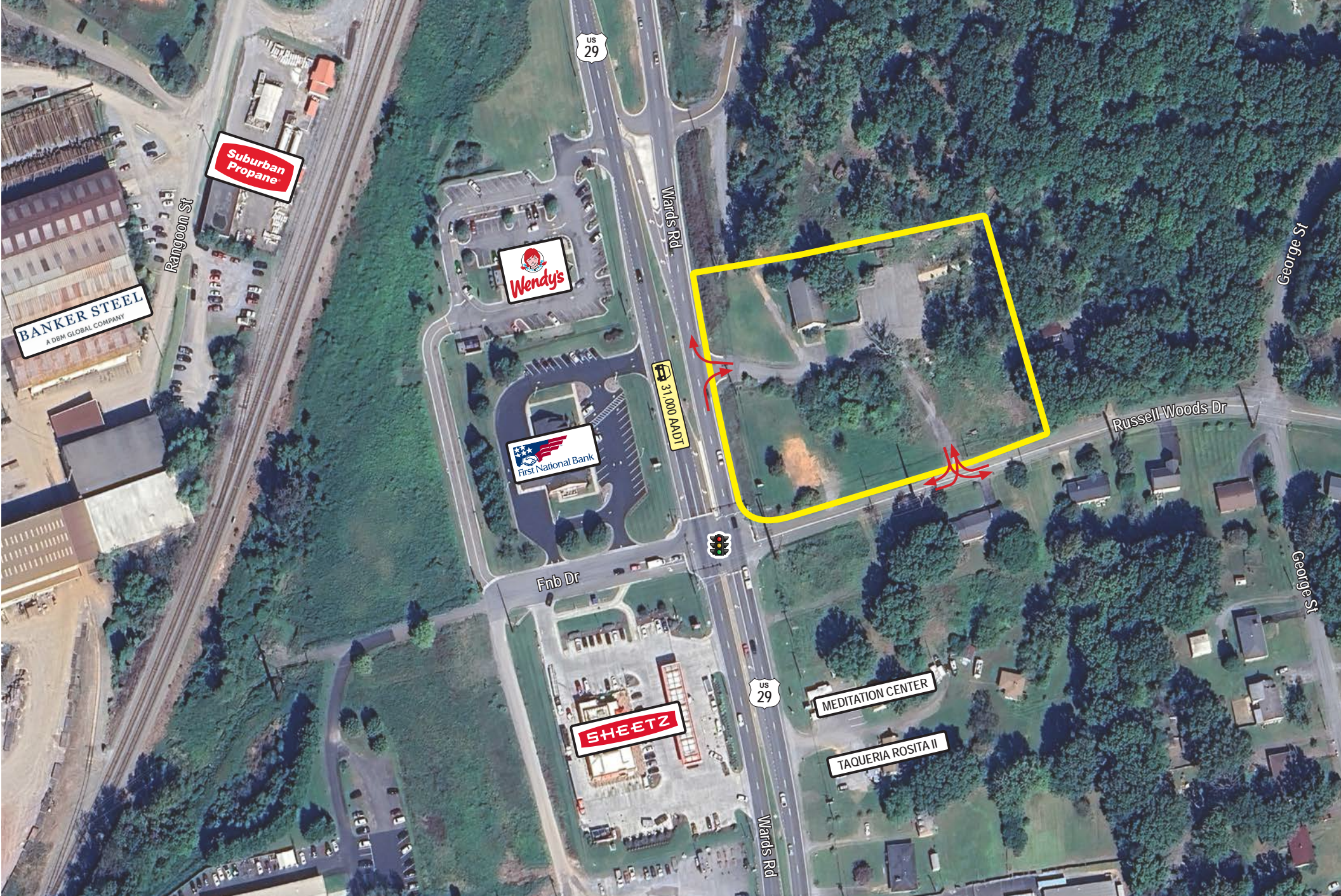
Availability	Immediate
Size	3.25 acres for ground lease or build-to-suit Existing 3,312 SF office also available for lease immediately
Rental Rate	Negotiable
Zoning	B-GC
Permitted Uses	Child Care Centers, Professional Offices, Financial Institutions, Restaurants, Automobile Service Stations, General Retail Sales, to include Convenience Stores

2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	1,294	28,584	71,026
 HOUSEHOLDS	483	9,354	26,932
 AVG. HH INCOME	\$71,406	\$72,905	\$78,764
 DAYTIME POPULATION	2,985	76,337	109,525
 TRAFFIC COUNT	31,000 AADT (Wards Road)		



segall
GROUP

COMMERCIAL REAL ESTATE





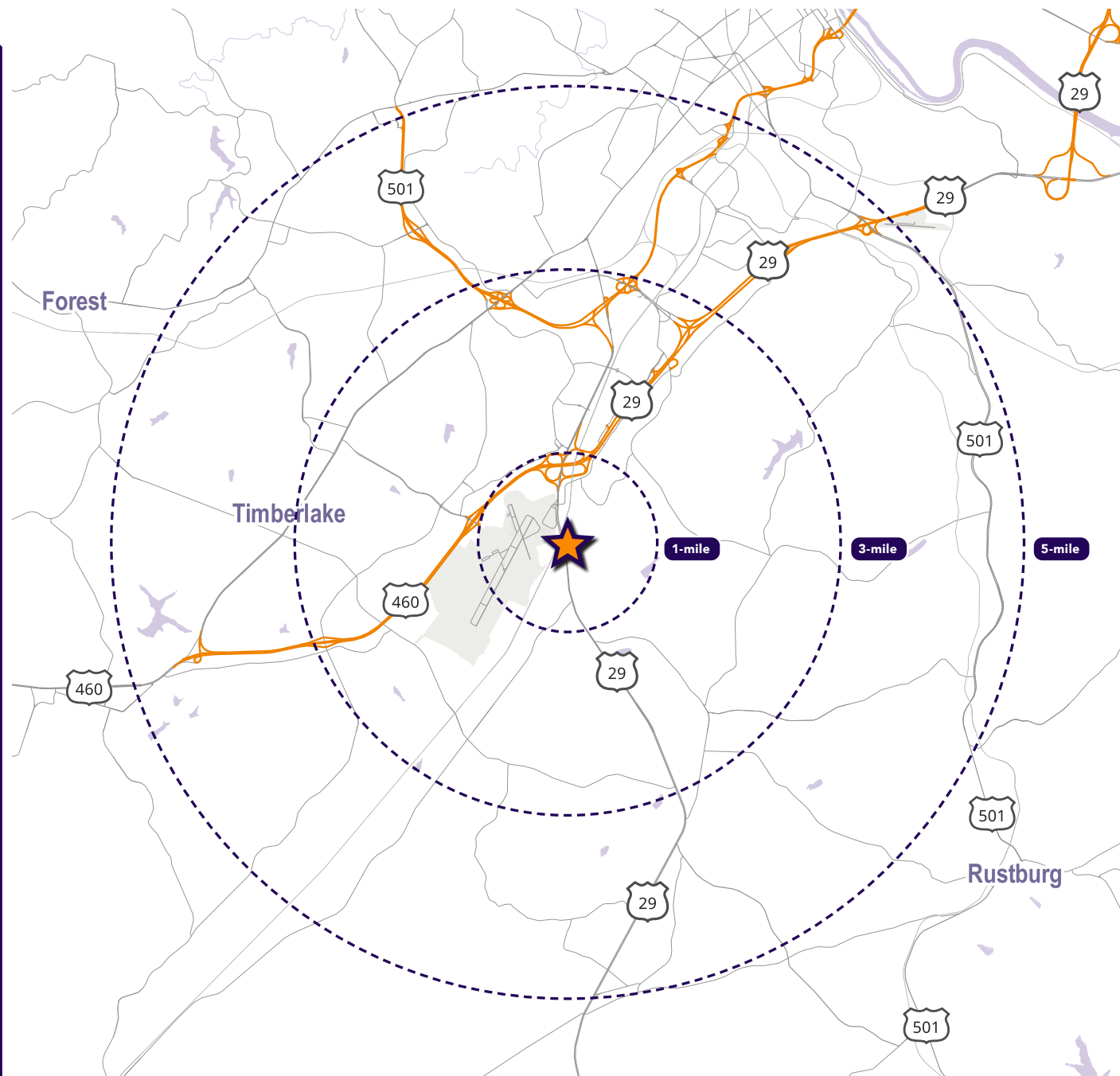
Interested? Contact:

Spotty Robins

✉ srobins@segallgroup.com

☎ 804.207.4040

📱 804.339.9525



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond

4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online

www.segallgroup.com

Member of

REALTY
RESOURCES

RETAIL
READY.

segall
GROUP