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COMMERCIAL REAL ESTATE

# 2321 Wards Road

Lynchburg, VA 24502

## Overview

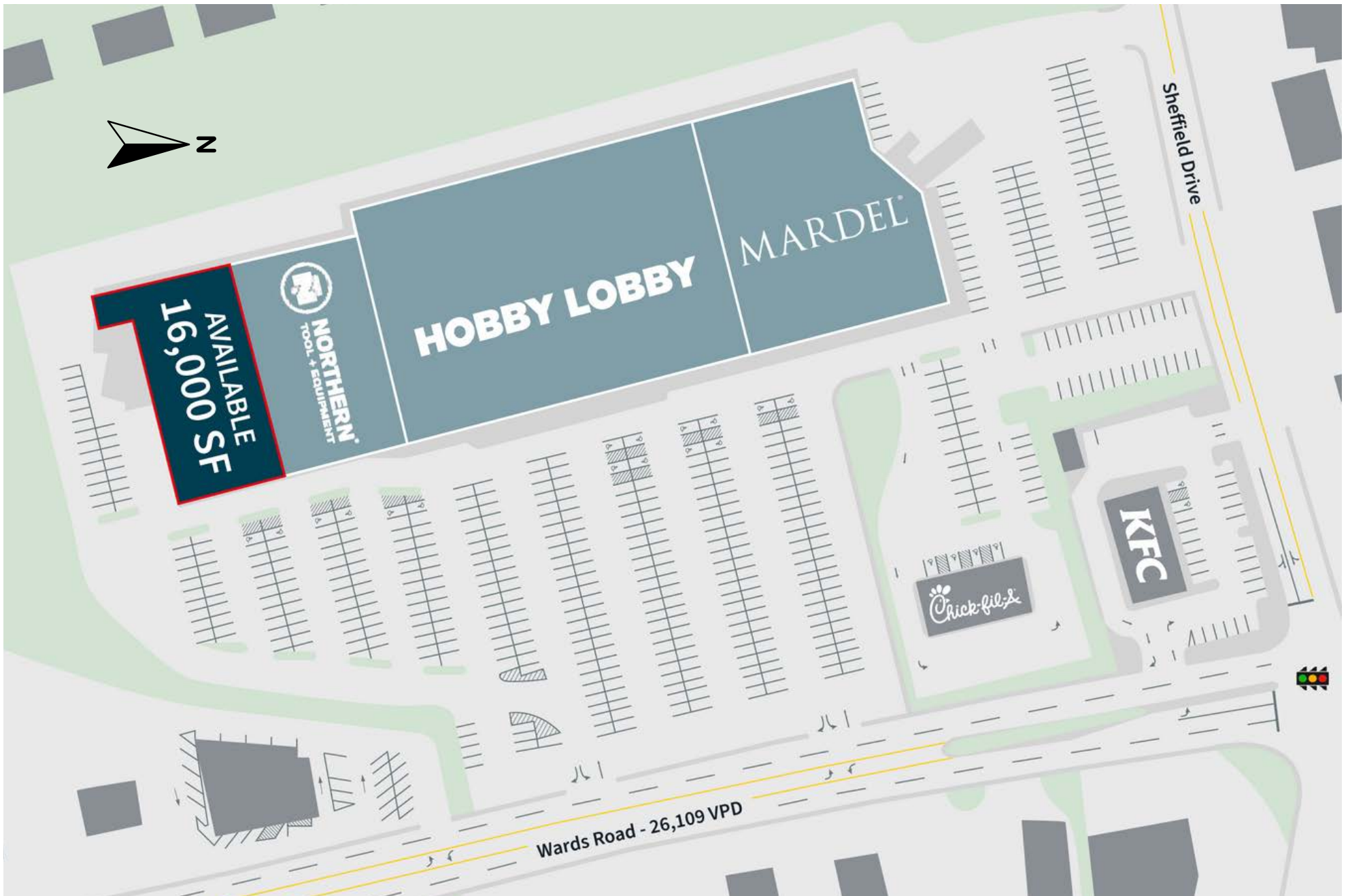
Located on the signalized intersection of Wards Road and Candler Mountain Road, this prime retail property is anchored by major national tenants including Hobby Lobby, Northern Tool, and Chick-fil-A. Positioned within the regional Wards Road destination trade area, the shopping center benefits from strong consumer draw and visibility. The property is shadowed by River Ridge Mall and Liberty University, two significant regional activity hubs.

Featuring prominent pylon signage and full access from Wards Road, this center offers excellent exposure to daily commuters and regional shoppers alike. Notably, the Hobby Lobby tenant at this location is a top performer, ranked #1 in Virginia and #3 nationwide according to placer.ai, underscoring the property's strong market position and tenant success.

## Quick Facts

Availability	Immediate
Size	16,177 square feet
Rental Rate	Negotiable
Net Charges	TBD

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	3,955	46,028	98,951
HOUSEHOLDS	1,306	16,249	38,940
AVG. HH INCOME	\$78,011	\$79,022	\$85,851
DAYTIME POPULATION	20,274	108,482	161,600
TRAFFIC COUNT	15,000 AADT (Wards Road)	15,000 AADT (Candler Mountain Road)	









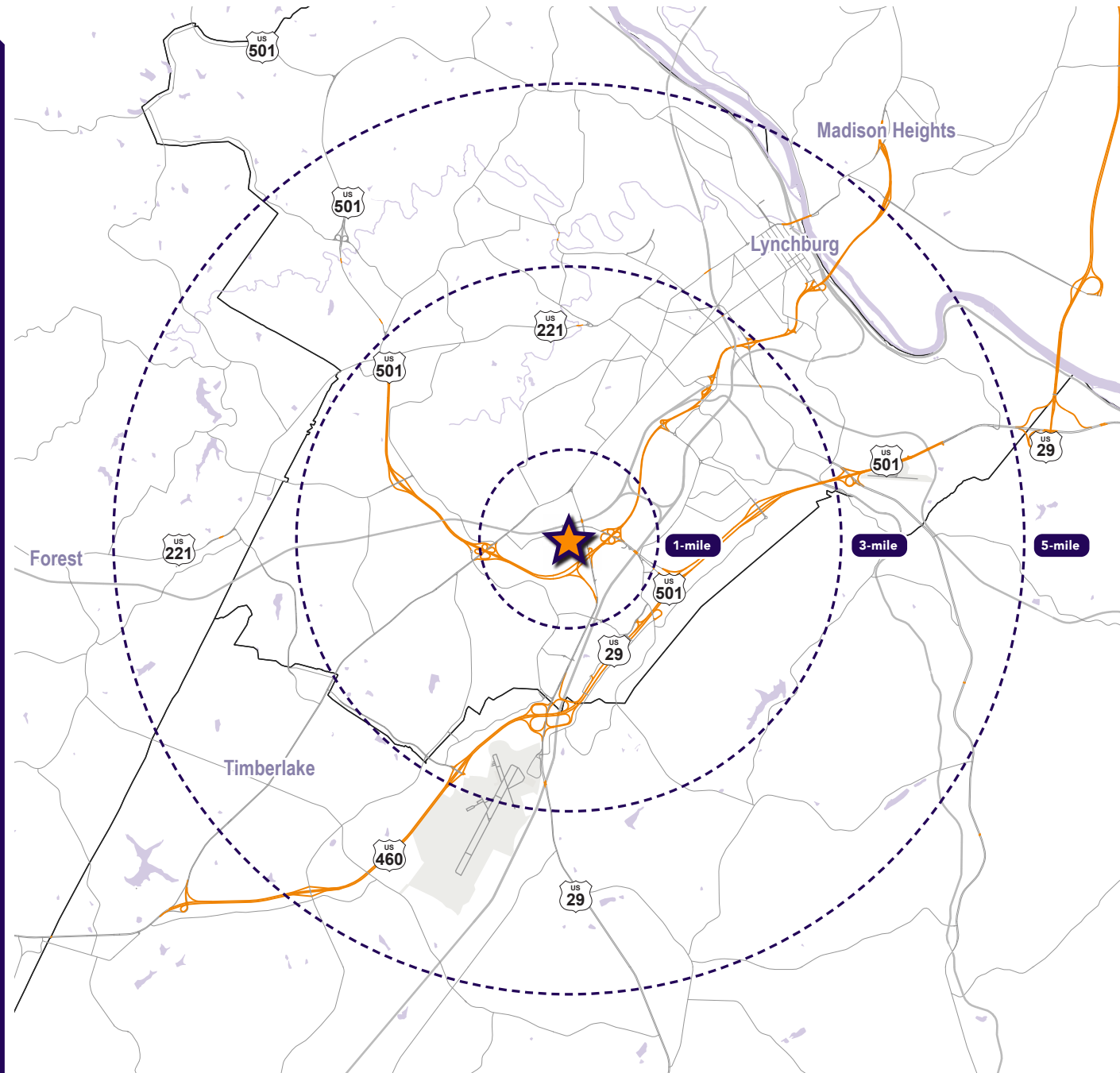
# Interested? Contact:

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