

GROUND LEASE OR BUILD-TO-SUIT



Airport Plaza

13955 Wards Road / Lynchburg, VA 24501

Overview

Airport Plaza Shopping Center is a 57,401 SF retail center anchored by Food Lion and Advance Auto Parts, serving a strong local and regional customer base. The center benefits from full access via a traffic signal on Wards Road, which carries approximately 31,000 vehicles per day, ensuring excellent visibility and traffic flow.

The shopping center is shadow anchored by a new Wawa currently under construction, adding to the location's retail appeal and drawing additional consumer traffic. While the center is fully leased, there is a 0.5-acre pad site available at the south end for ground lease or build-to-suit opportunities. Zoned General Commercial, the pad offers flexibility for a variety of commercial uses.

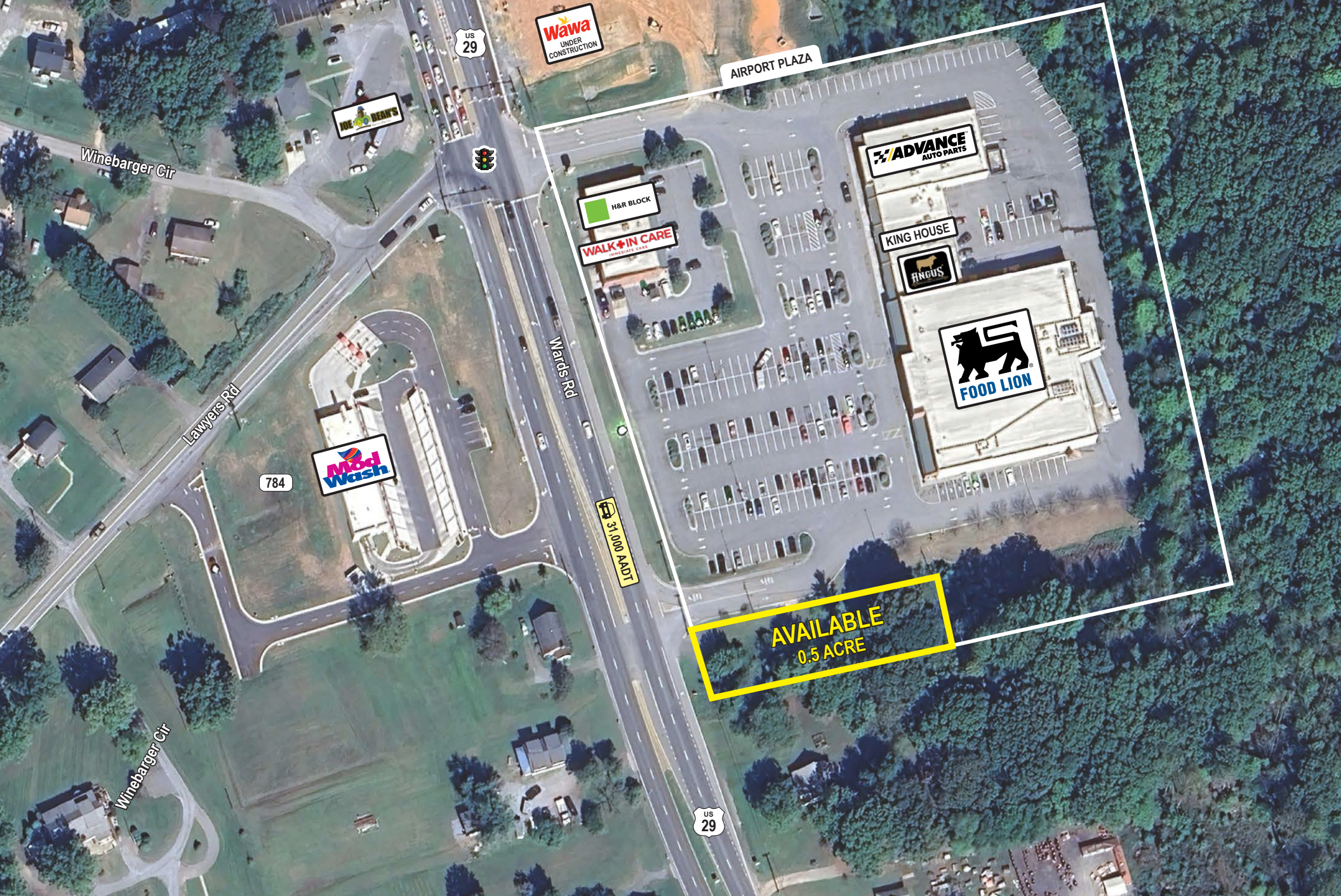
Quick Facts

Availability	Immediate
Size	0.5 acre
Rental Rate	Negotiable
Net Charges	\$2.12 PSF
Zoning	Business - General Commercial

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	2,287	25,131	59,783
HOUSEHOLDS	852	7,870	22,450
AVG. HH INCOME	\$78,894	\$81,021	\$86,315
DAYTIME POPULATION	2,985	71,589	101,805
TRAFFIC COUNT	31,000 AADT (Wards Road)		



SPACE	TENANT	SIZE
101	ADVANCE AUTO PARTS	8,040 SF
102	DL NAILS	2,000 SF
103	KING HOUSE	1,400 SF
104	ANGUS MEXICAN GRILL	4,200 SF
105	FOOD LION	33,807 SF





Interested? Contact:

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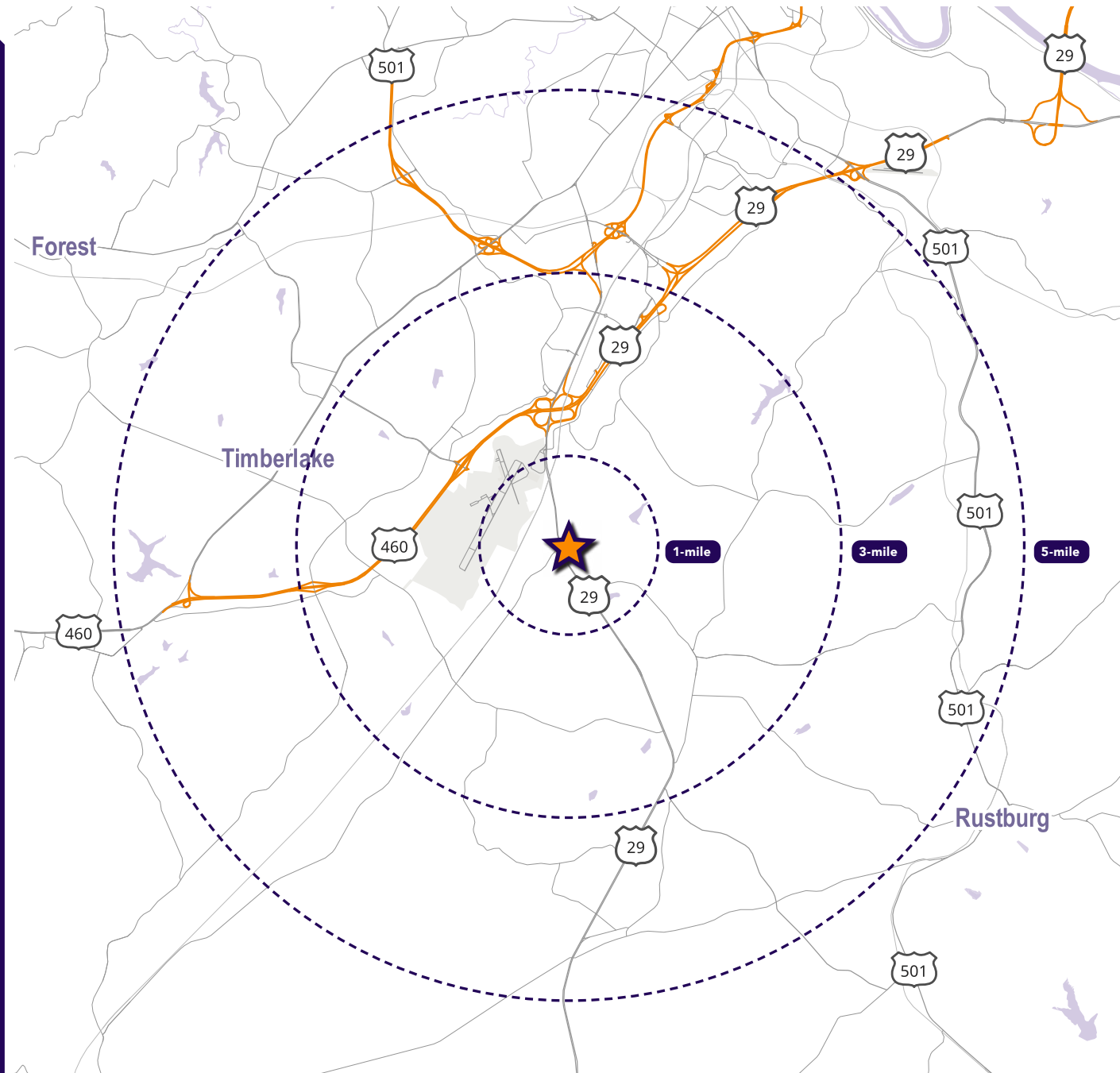
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