

GROUND LEASE OR BUILD-TO-SUIT



0.5 ACRE
PAD SITE
AVAILABLE

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.

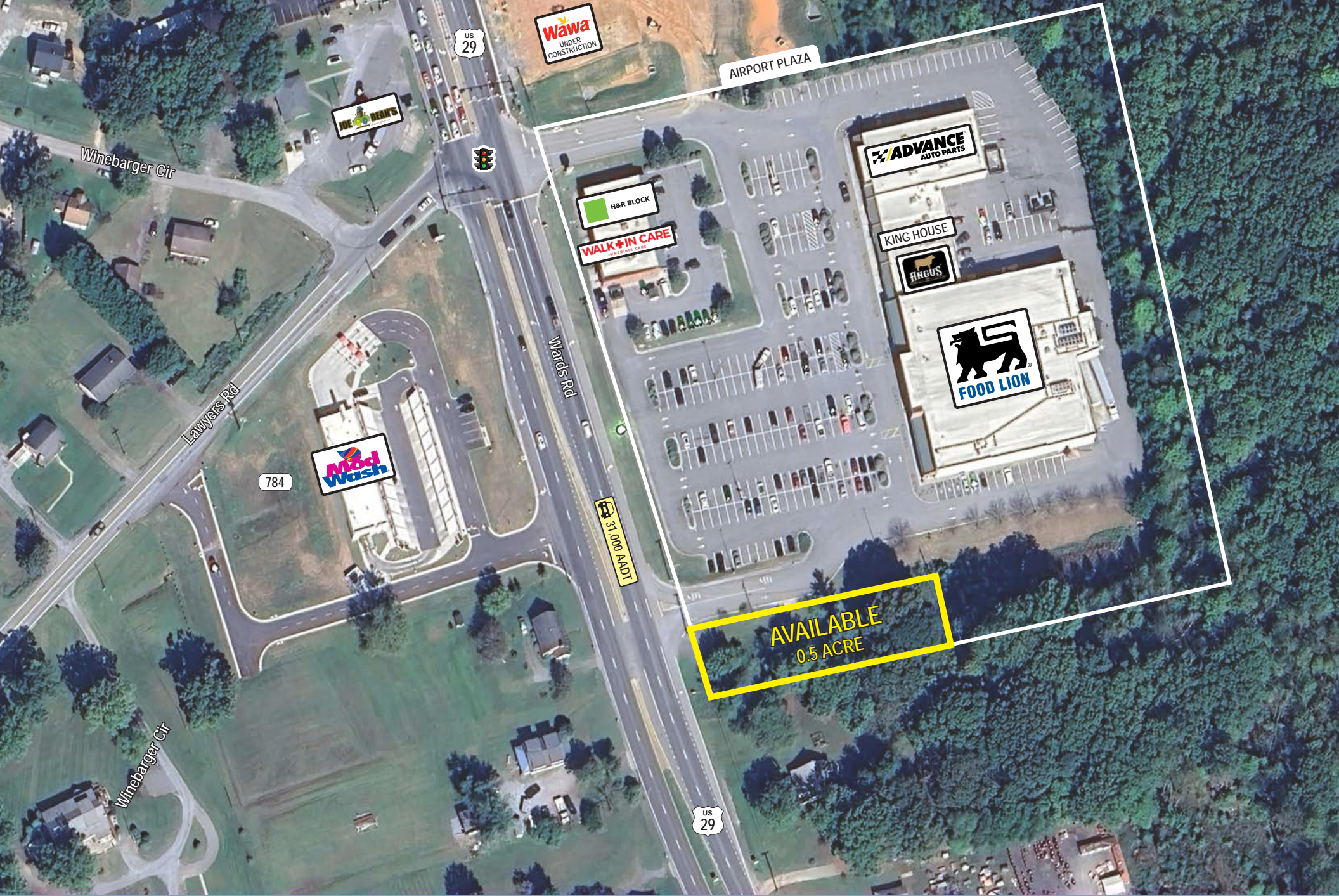
Quick Facts

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

| 2024 Demographics | 1 mile | 3 miles | 5 miles |
|--------------------|-----------------------------|----------|----------|
| POPULATION | 2,363 | 25,273 | 60,521 |
| HOUSEHOLDS | 883 | 7,924 | 22,748 |
| AVG. HH INCOME | \$71,406 | \$73,000 | \$78,610 |
| 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 | VU NAILS | 2,000 SF |
| 103 | KING HOUSE | 1,400 SF |
| 104 | ANGUS MEXICAN GRILL | 4,200 SF |
| 105 | FOOD LION | 33,807 SF |





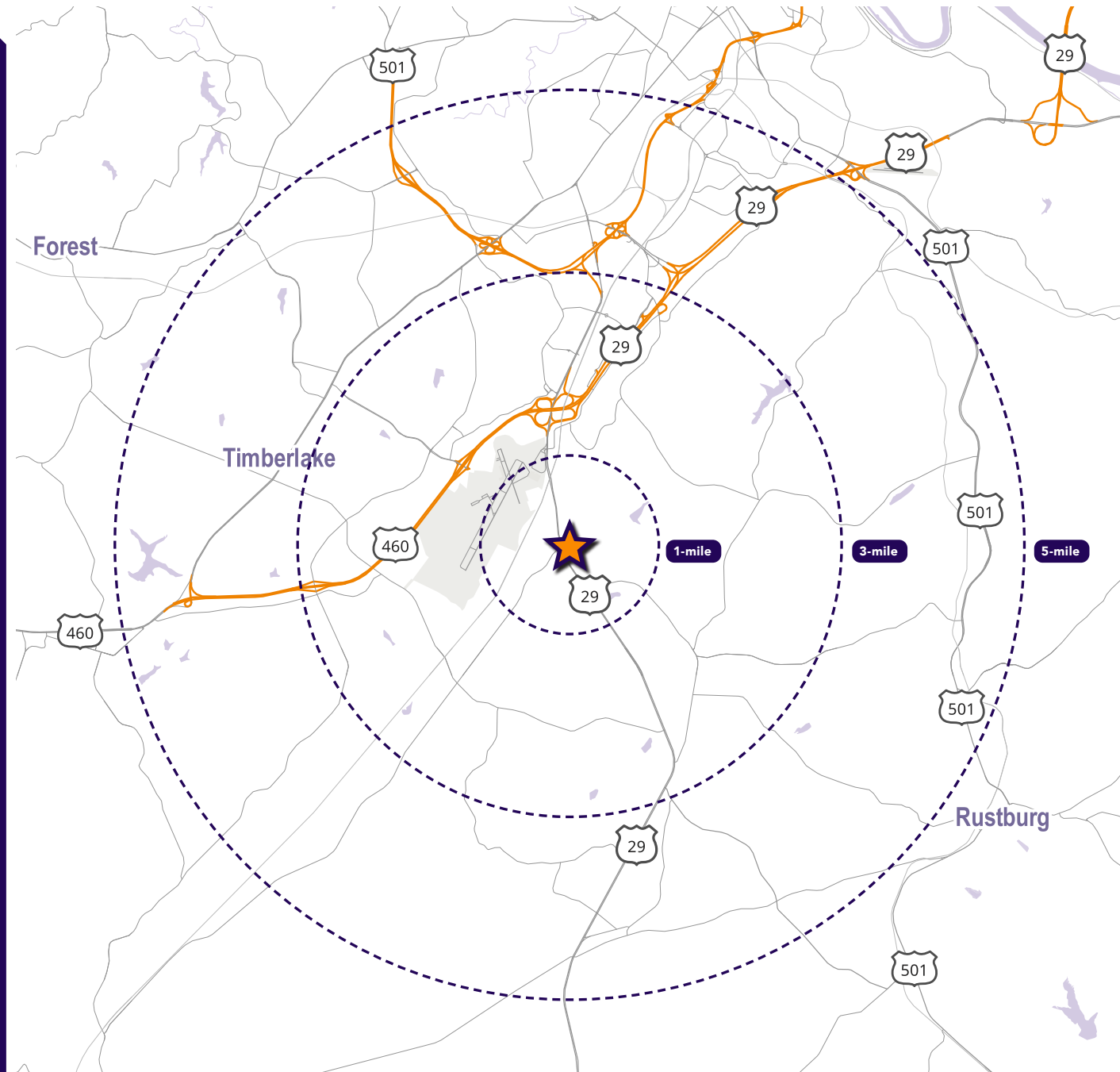
Interested? Contact:

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.**