

FOR LEASE



# Candlers Station

3700 Candlers Mountain Road / Lynchburg, VA 24502

## Overview

Candlers Station is a prominent shopping center located directly adjacent to and within walking distance of the Liberty University campus, home to 16,000 full-time students and a litany of university events year-round. The Liberty University Club Sports complex and the Liberty Mountain Conference Center are on site, providing a consistent draw for the student population. The center is also shadow anchored by River Ridge Mall, which attracts over 5.3 million visits annually, creating a strong regional draw.

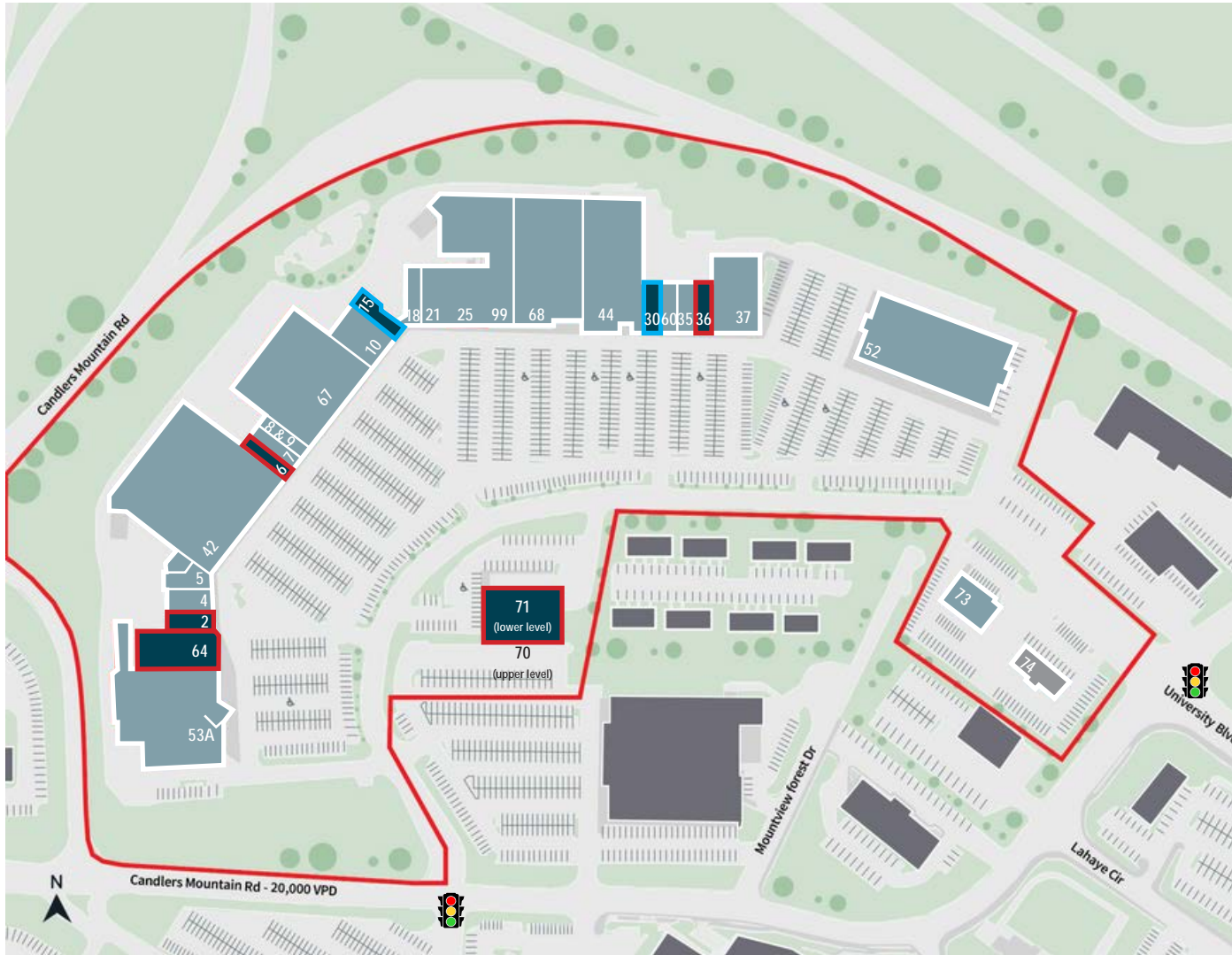
With direct access from Route 460, carrying 53,000 vehicles per day, and two signalized intersections, Candlers Station offers exceptional visibility and ease of access. The center is anchored by national and regional tenants including Staples, Dollar Tree, Ollie's Bargain Outlet—ranked #3 in Virginia by Placer.ai—Super Shoes, and Get Air Trampoline Park.

## Quick Facts

- Availability** Immediate
- Size** 1,400 - 17,000 square feet
- Rental Rate** Negotiable
- Net Charges** \$2.39 PSF
- Tenants**



2025 Demographics	1 mile	3 miles	5 miles
POPULATION	2,121	37,279	88,763
HOUSEHOLDS	214	12,333	34,672
AVG. HH INCOME	\$65,111	\$77,886	\$81,275
DAYTIME POPULATION	32,930	93,275	156,209
TRAFFIC COUNT	9,200 AADT (Candlers Mountain Road)	8,400 AADT (University Boulevard)	



SPACE	TENANT	SIZE
2	AVAILABLE	1,400 SF
4	SALONCENTRIC	2,800 SF
5	VICTORY FM	1,700 SF
6	LL CAN TAKE POSSESSION WITH 60-DAY NOTICE	2,400 SF
7	AMERICAN RED CROSS	1,400 SF
8 & 9	IRONCLAD COFFEE ROASTERS	3,200 SF
10	CATO & CATO PLUS	5,600 SF
15	LEASE PENDING	1,600 SF
18	VANNOY CONSTRUCTION	3,150 SF
21	CICI'S PIZZA	4,500 SF
25	UPTOWN CHEAPSKATE	5,000 SF
30	LEASE PENDING	3,500 SF
35	PRO TOP NAILS	1,400 SF
36	AVAILABLE	1,400 SF
37	WASABI JAPANESE STEAKHOUSE	9,600 SF
42	OLLIE'S BARGAIN OUTLET	40,000 SF
44	STAPLES	25,118 SF
52	GET AIR	24,300 SF
60	HONEY BAKED HAM	2,100 SF
64	AVAILABLE	10,000 SF
67	SUPER SHOES	25,467 SF
68	SYLVAN MELLOUL HAIR ACADEMY	16,960 SF
70	DOLLAR TREE	10,266 SF
71	AVAILABLE	17,000 SF
73	LU CYCLING AND TRIATHLON CENTER	3,000 SF
74	HARDEE'S (N.A.P.)	3,244 SF
99	LL FLOORING	8,000 SF





# Interested? Contact:

## Spotty Robins

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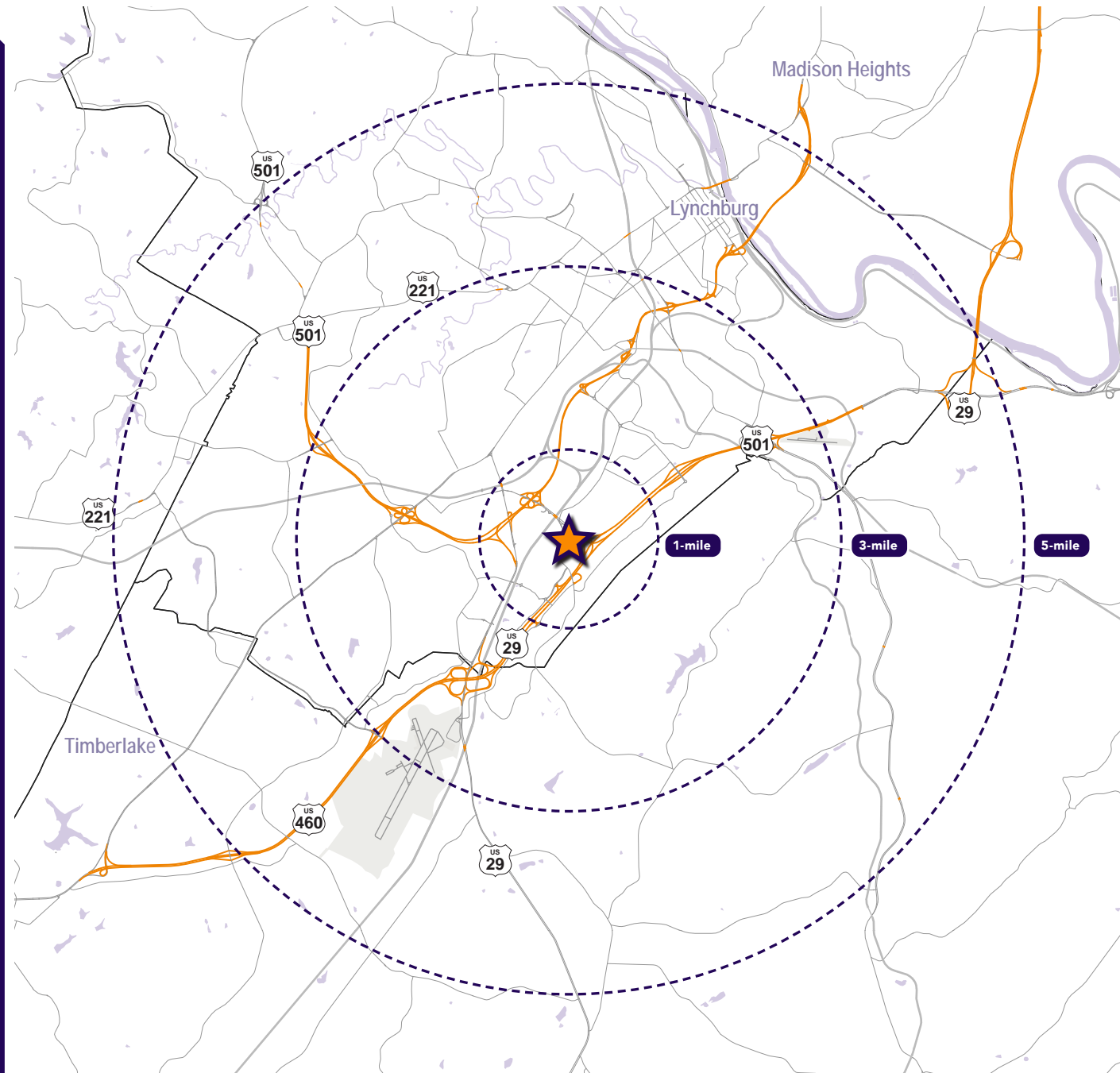
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