

FOR LEASE



# Fort Hill Shopping Center

6015 Fort Avenue / Lynchburg, VA 24502

## Overview

Fort Hill Shopping Center is home to several longstanding local tenants including Kinetix Gym and Fort Hill Bowling Center, drawing steady traffic from surrounding neighborhoods and major area employers. Centrally positioned with immediate access to the Lynchburg Expressway (US-29/501) and the Wards Road retail corridor, the center offers excellent visibility, pylon signage, and ample on-site parking. Two outparcels and a larger pad site are available for development, accommodating up to 47,000 square feet of additional commercial space. This site provides a prime opportunity for retailers, service providers, and medical tenants seeking strong co-tenancy and connectivity within Lynchburg’s primary retail and commuter corridor.

## Quick Facts

- Availability** Immediate
- Size** 840 - 7,034 square feet / Two Outparcels ±1.0 Acre Each
- Rental Rate** Negotiable
- Net Charges** \$1.91 PSF
- Tenants**



2024 Demographics	1 mile	3 miles	5 miles
POPULATION	5,823	52,045	102,966
HOUSEHOLDS	2,423	19,015	40,489
AVG. HH INCOME	\$72,391	\$73,567	\$80,962
DAYTIME POPULATION	7,588	114,186	169,120
TRAFFIC COUNT	18,000 AADT (Fort Avenue)		



SPACE	TENANT	SIZE
ANCHOR A	BUILT TO SUIT OPPORTUNITY	UP TO 46,761 SF
17	FORT HILL BOWLING CENTER	24,882 SF
18	AVAILABLE	840 SF
19	A2Z COLLECTIBLES, LLC	3,000 SF
20	AVAILABLE	4,000 SF
21 & 21A	OCTAPHARMA PLASMA	10,800 SF
22	AVAILABLE	6,000 SF
23	AVAILABLE	7,034 SF
24 & 25	KINETIX HEALTH CLUB	20,400 SF
26	KWIK AS A WINK CLEANERS	3,444 SF
27	AVAILABLE	2,056 SF
28	NAPA AUTO PARTS	16,045 SF
A	OUTPARCEL AVAILABLE	±1 AC
B	OUTPARCEL AVAILABLE	±1 AC





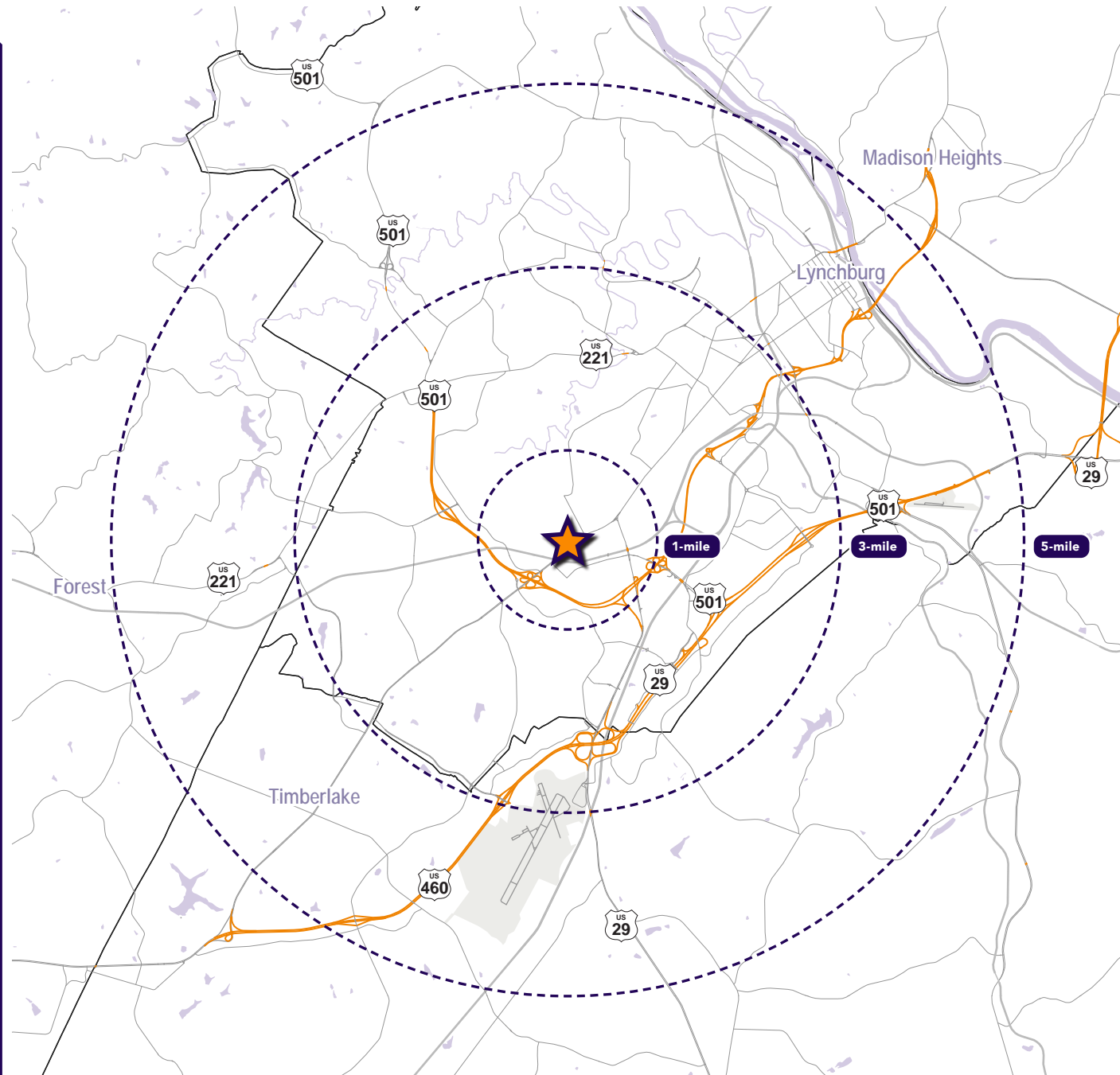
# Interested? Contact:

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