

FOR LEASE



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COMMERCIAL REAL ESTATE

The Plaza

2323 Memorial Avenue / Lynchburg, VA 24501

Overview

The Plaza is an open-air shopping center with abundant parking in the City of Lynchburg featuring over 70,000 SF of medical office and clinical space alongside a diverse lineup of national retailers including Rose's, Dollar Tree, Citi Trends, H&R Block, and McDonald's.

Strategically located directly adjacent to EC Glass High School and shadowed by Centra Lynchburg General Hospital and the University of Lynchburg, The Plaza benefits from strong community and institutional traffic. Conveniently accessible from the Forest area via Route 221, home to a GLTC bus stop, and just minutes from downtown Lynchburg, the center serves a broad customer base with easy regional connectivity.

Quick Facts

- Availability** Immediate
- Size** 400 - 26,250 square feet
- Rental Rate** TBD
- Net Charges** Negotiable
- Tenants**



2025 Demographics	1 mile	3 miles	5 miles
POPULATION	9,853	50,146	87,603
HOUSEHOLDS	3,489	20,844	33,987
AVG. HH INCOME	\$61,029	\$81,483	\$89,357
DAYTIME POPULATION	24,135	69,971	150,383
TRAFFIC COUNT	19,000 AADT (Memorial Avenue)	11,000 AADT (Lakeside Drive)	



SPACE	TENANT	SIZE
1	GROCER ANCHOR AVAILABLE	26,250 SF
2	AVAILABLE	3,750 SF
3	DOLLAR TREE	11,250 SF
4-5	BUDDY'S HOME FURNISHINGS	5,785 SF
6	NOT AVAILABLE	2,632 SF
7	BOOST MOBILE	900 SF
8	MICKEY NAILS	930 SF
10A	ROSE'S EXPRESS	29,606 SF
10B	CENTRA HEALTH	30,000 SF
11	AVAILABLE	400 SF
11A	AVAILABLE	1,120 SF
11B	AVAILABLE	1,800 SF
11C	2ND GEN RESTAURANT AVAILABLE	3,000 SF
12A	CITY OF LYNCHBURG LIBRARY UNTIL 02/2027 (LANDLORD HAS 60 DAY TERMINATION RIGHTS)	2,000 SF
12B	AVAILABLE	8,200 SF
13	AVAILABLE	5,450 SF
15A	AVAILABLE	4,000 SF
15B	A+ BEAUTY, INC.	3,734 SF
16A	AVAILABLE	6,772 SF
16B	AVAILABLE	4,315 SF
16D	2ND GEN RESTAURANT AVAILABLE	4,000 SF
17	HIGH PEAK SPORTSWEAR	19,000 SF
17A-B	RENT A CENTER	8,663 SF
17C	AVAILABLE	7,760 SF



17D	HIGH PEAK SPORTSWEAR	2,019 SF
17E	H&R BLOCK	1,675 SF
19A	LCA CHEER	22,500 SF
19B	MOSAIC	8,000 SF
19C	CITI TRENDS	12,000 SF
22	AVAILABLE	1,375 SF
23	COBBLERS SHOP	1,120 SF
24	AVAILABLE	1,500 SF
24A	AVAILABLE	648 SF
25	AVAILABLE	9,911 SF
26-27	PARK VIEW COMMUNITY MISSION	10,998 SF
27A	AVAILABLE	2,689 SF
28	PARK VIEW COMMUNITY MISSION	5,000 SF
29A	PARKVIEW	620 SF
30	STYLE EFX HAIR SALON	1,400 SF
32	VIRGINIA UNIVERSITY OF LYNCHBURG	6,782 SF
36	AVAILABLE	25,184 SF
A	BANK BRANCH AVAILABLE	3,814 SF
B	MCDONALD'S	3,856 SF
C	JONES MEMORIAL LIBRARY	35,000 SF
PAD	PAD SITE	

NOT A PART

33	LYNCHBURG HEALTH DEPT.	38,615 SF
35A	CENTRA HEALTH	20,000 SF
35B	CENTRA NURSING SCHOOL	49,960 SF



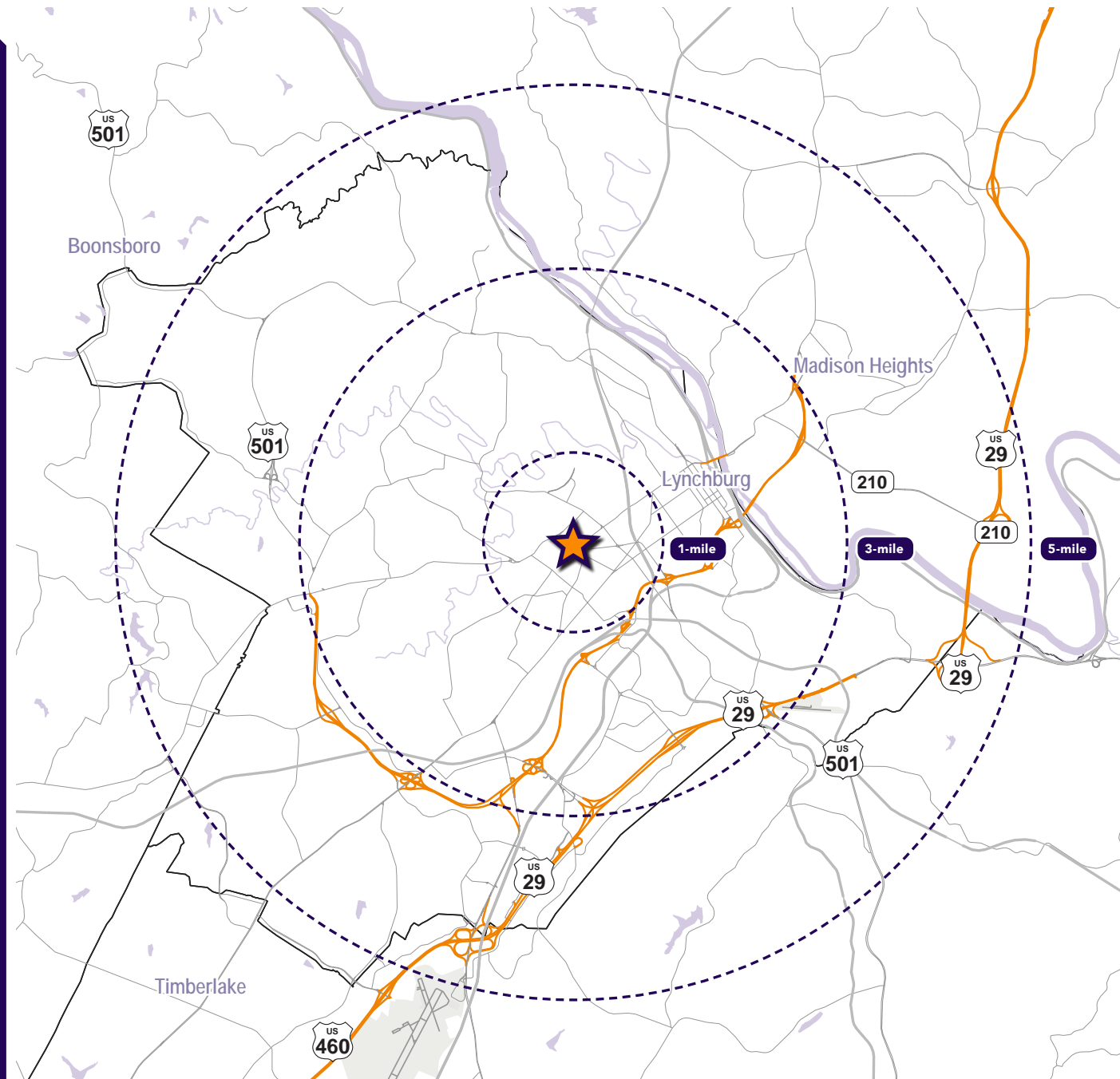
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