

FOR GROUND LEASE



SPRINGHILL SUITES<sup>®</sup>  
MARRIOTT



±1.75 AC



segALL  
GROUP

COMMERCIAL REAL ESTATE

# 15241 Wards Road

Lynchburg, VA 24502

## Overview

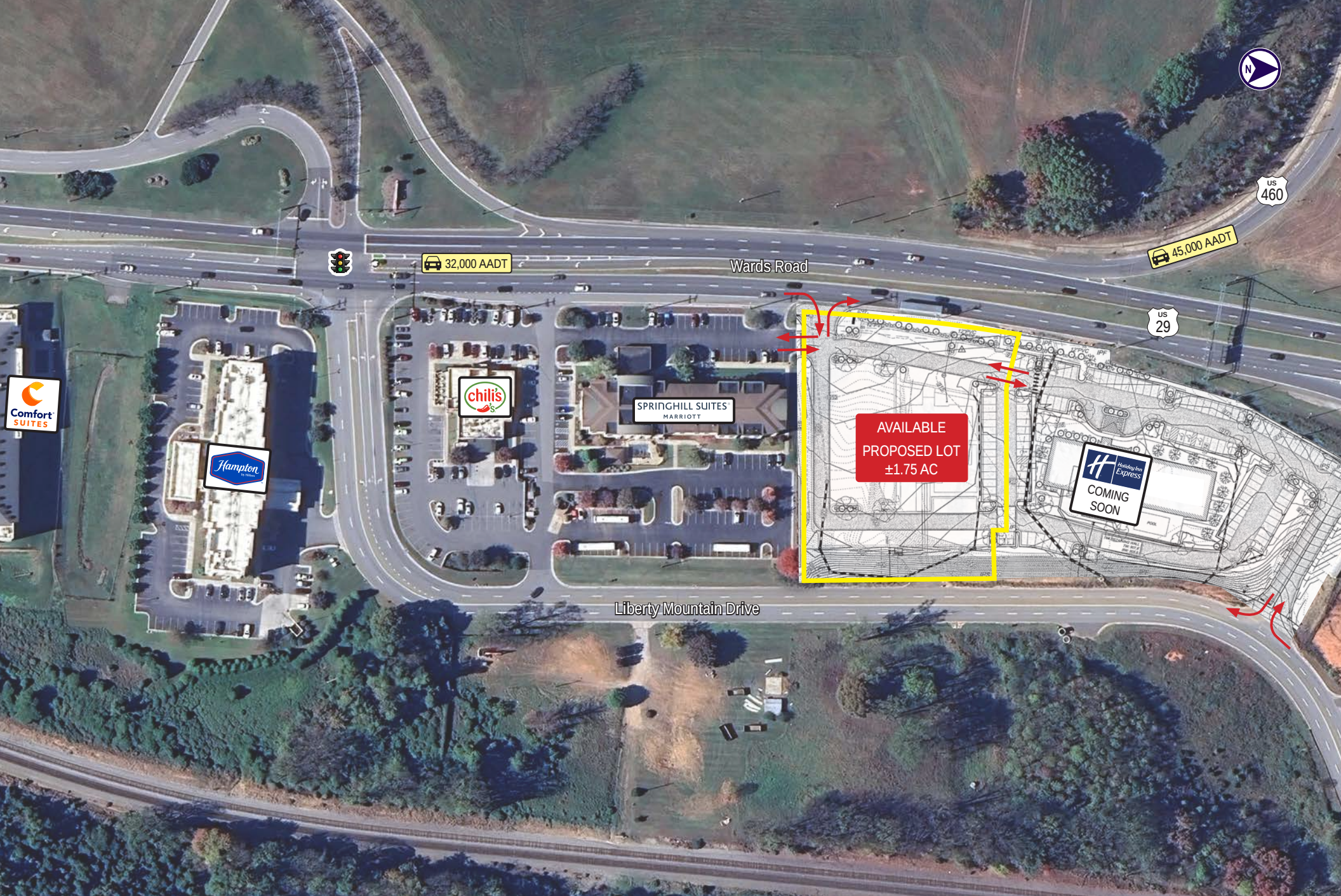
15241 Wards Road offers a ±1.75-acre pad available for ground lease at the southern gateway to Lynchburg's dominant Wards Road retail corridor. The site has frontage on US-29 (32,000 AADT) and sits immediately south of the US-460 interchange (45,000 AADT), with signalized access at Liberty Mountain Drive and direct ingress from Wards Road. The pad is bookended by a high-performing Chili's and a brand-new Holiday Inn Express, joining an established hospitality cluster that includes SpringHill Suites, Hampton Inn, and Comfort Suites. Liberty Mountain Drive provides a direct connection to Liberty University, with approximately 20,000 students and employees on campus daily.

## Quick Facts

|               |            |
|---------------|------------|
| Availability  | Immediate  |
| Size          | 1.75 AC    |
| Rental Rate   | Negotiable |
| Nearby Retail |            |



| 2025 Demographics  | 1 mile                      | 3 miles                 | 5 miles  |
|--------------------|-----------------------------|-------------------------|----------|
| POPULATION         | 7,396                       | 33,507                  | 79,059   |
| HOUSEHOLDS         | 944                         | 11,478                  | 30,279   |
| AVG. HH INCOME     | \$74,097                    | \$81,190                | \$86,653 |
| DAYTIME POPULATION | 19,633                      | 79,777                  | 129,409  |
| TRAFFIC COUNT      | 32,000 AADT<br>(Wards Road) | 45,000 AADT<br>(US-460) |          |





# LIBERTY UNIVERSITY



**16,000+**  
STUDENTS ON  
CAMPUS



**4,000+**  
FULL & PART TIME  
FACULTY



**1.0 MI**  
DISTANCE TO  
CAMPUS

## MAJOR EMPLOYERS

- LIBERTY UNIVERSITY
- CENTRA HEALTH
- BMX TECHNOLOGIES
- LYNCHBURG CITY SCHOOLS
- CITY OF LYNCHBURG
- GENWORTH FINANCIAL



University of Lynchburg



**2,800+**  
UNDERGRAD &  
GRAD STUDENTS



**<4.5 MI**  
DISTANCE TO  
CAMPUS

## TOP CONSUMERS (10 MIN DT)



**O - Single and Starters** **19.1%**

Young singles starting out and some starter families living a city lifestyle



**J - Autumn Years** **16.0%**

Established and mature couples living gratified lifestyles in older homes



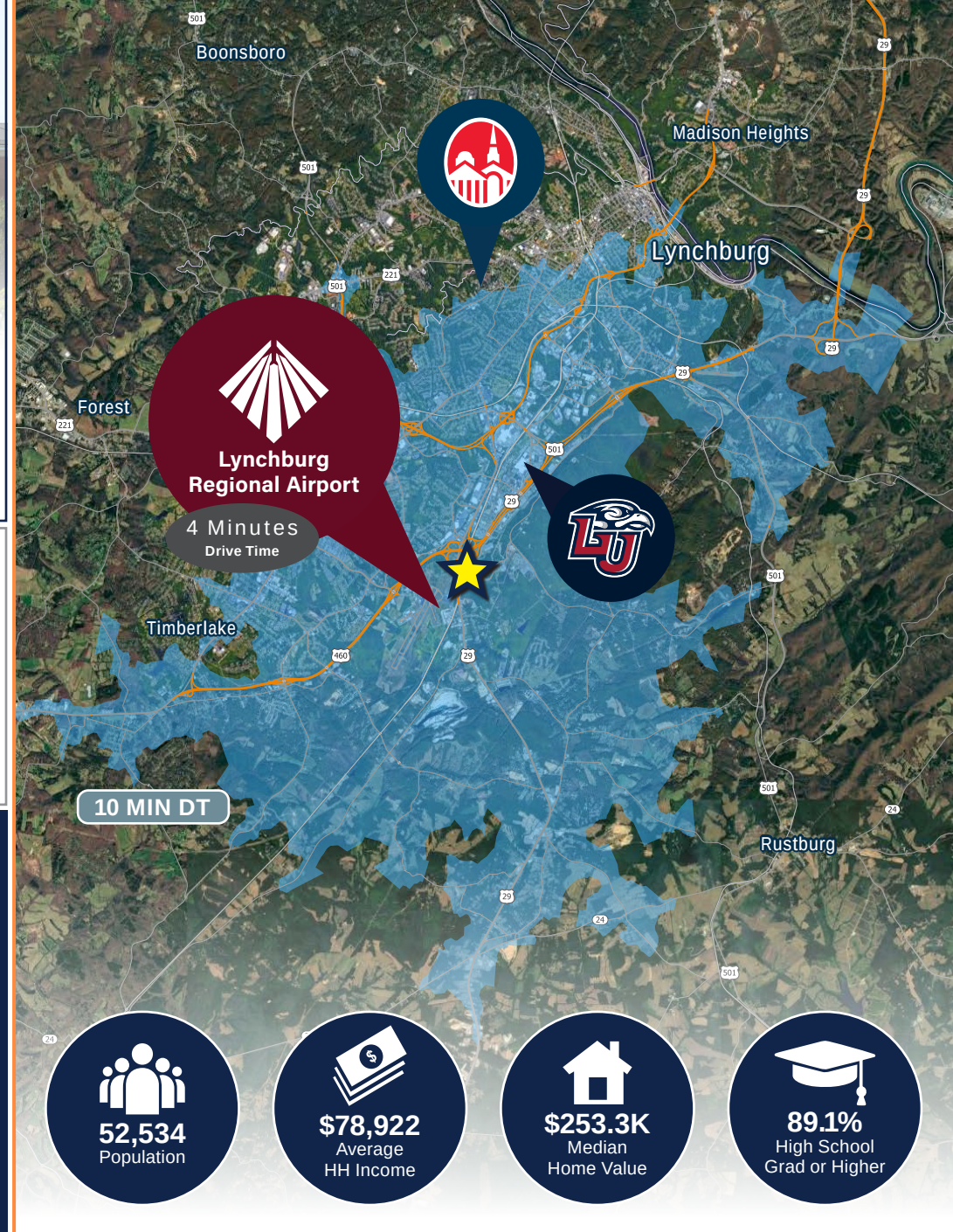
**Q - Golden Year Guardians** **12.4%**

Retirees living in old homes, settled residences and communities



**E - Thriving Boomers** **7.8%**

Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes



# Interested? Contact:

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