

14501 Wards Road

Lynchburg, VA 24502

Overview

A ±1.96 acre signalized hard corner at Wards Road (US Route 29) and Russell Woods Drive in Campbell County, just east of Lynchburg Regional Airport and south of the Route 460 interchange. Wards Road carries about 32,000 vehicles a day past the site, and Sheetz, with a Tesla Supercharger, sits across the intersection. Site was previously approved for a quick service restaurant.

Quick Facts

Availability	Immediate
Size	±1.96 AC *(Parcels 22C-1-3 & 22C-2-2A)*
Sale Price	$1,950,000
Zoning	B-GC
Utilities	Public water and sewer (Campbell County)
Access	Signalized intersection *(Right-in, Right-out on Wards Road and Full Access on Russell Woods Drive)*

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	1,510	27,863	69,384
HOUSEHOLDS	563	9,068	26,548
AVG. HH INCOME	$78,894	$80,588	$86,789
DAYTIME POPULATION	1,241	71,628	113,461
TRAFFIC COUNT	32,000 AADT (Wards Road)	46,000 AADT (US-460)	

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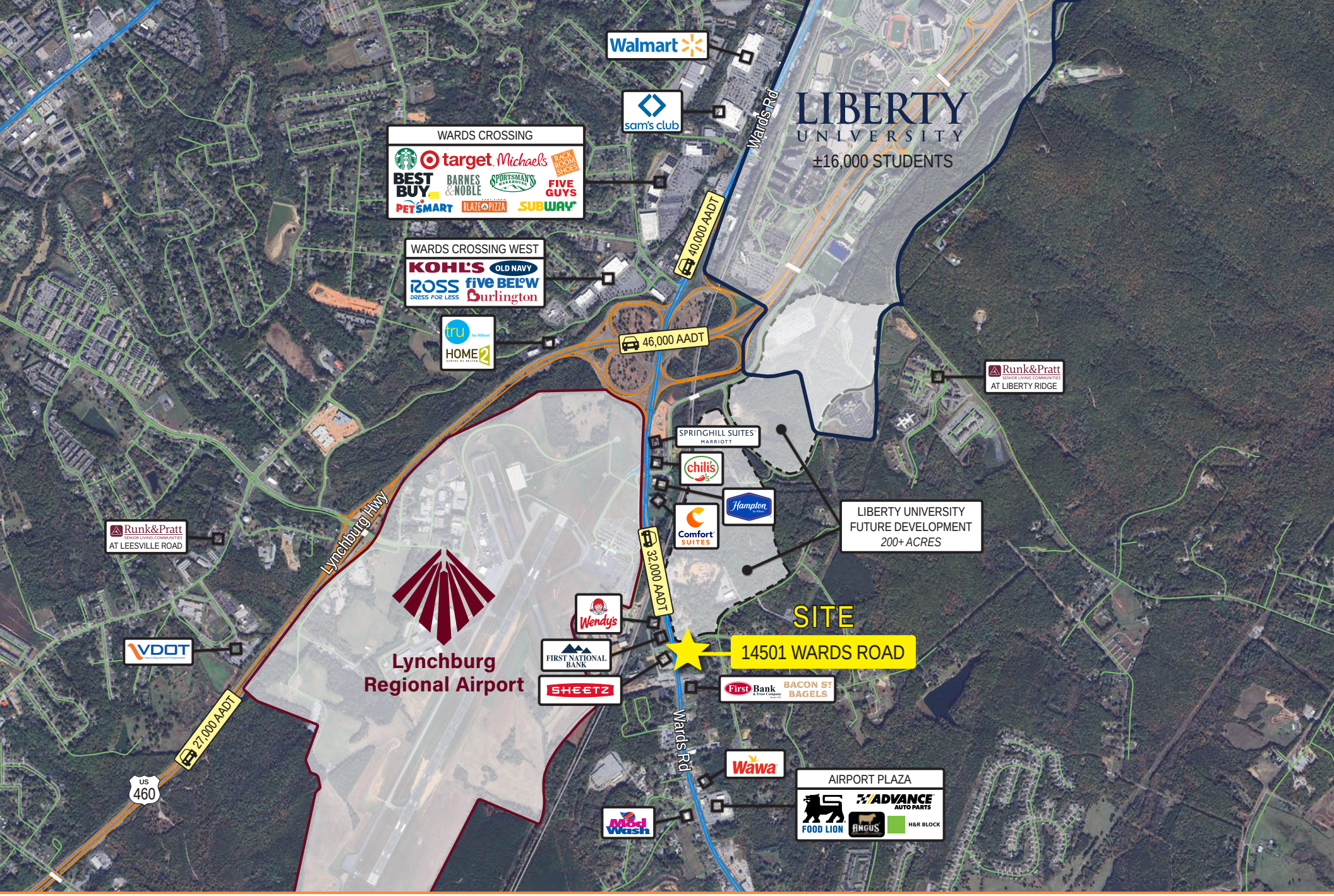
Property Aerial

14501 Wards Road / Lynchburg, VA 24502



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Market Aerial

14501 Wards Road / Lynchburg, VA 24502



LIBERTY UNIVERSITY

16,000+
STUDENTS ON CAMPUS

4,000+
FULL & PART TIME FACULTY

1.5 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

5.0 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



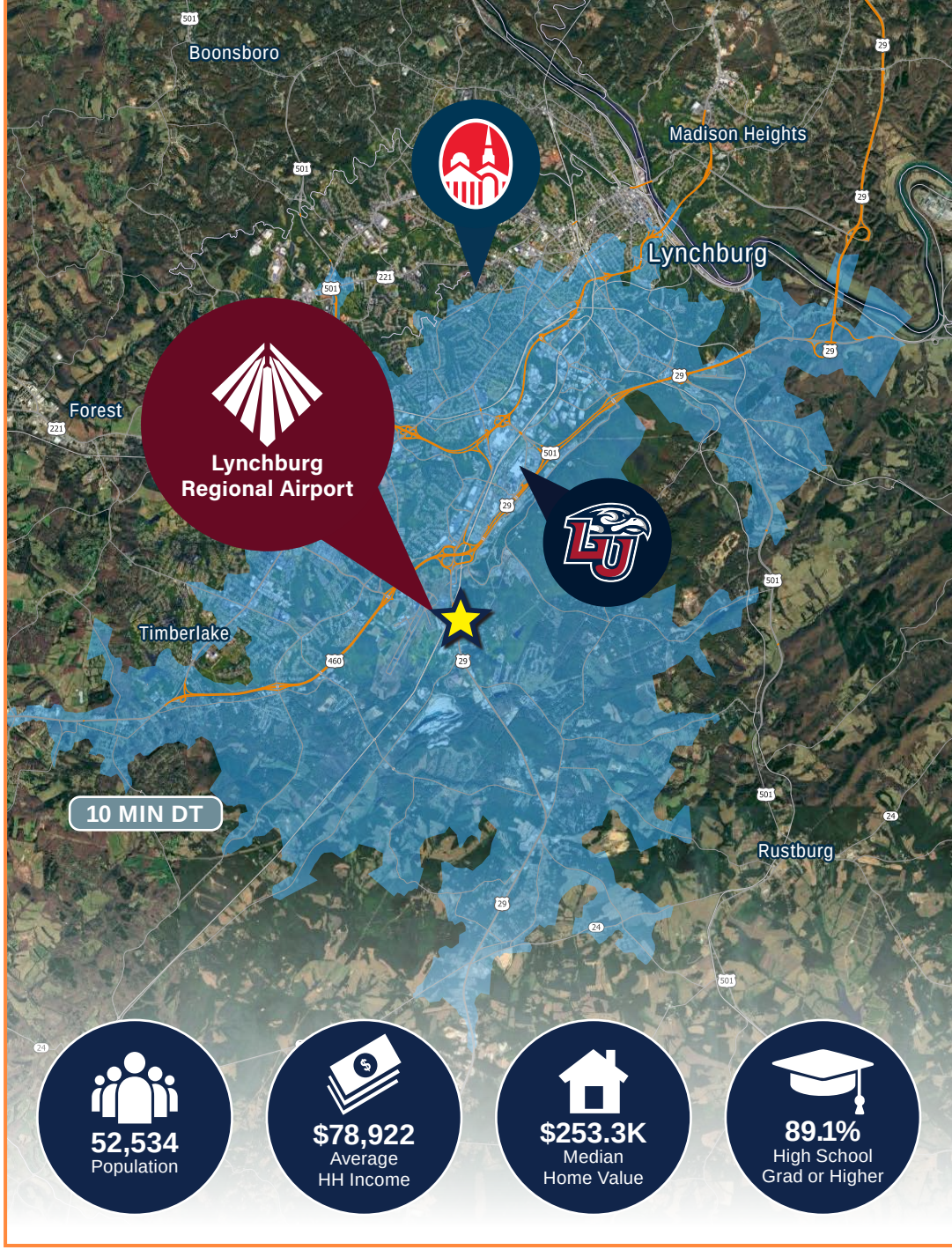
Q - Golden Year Guardians — **12.4%**

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



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Market Profile

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Interested? Contact:

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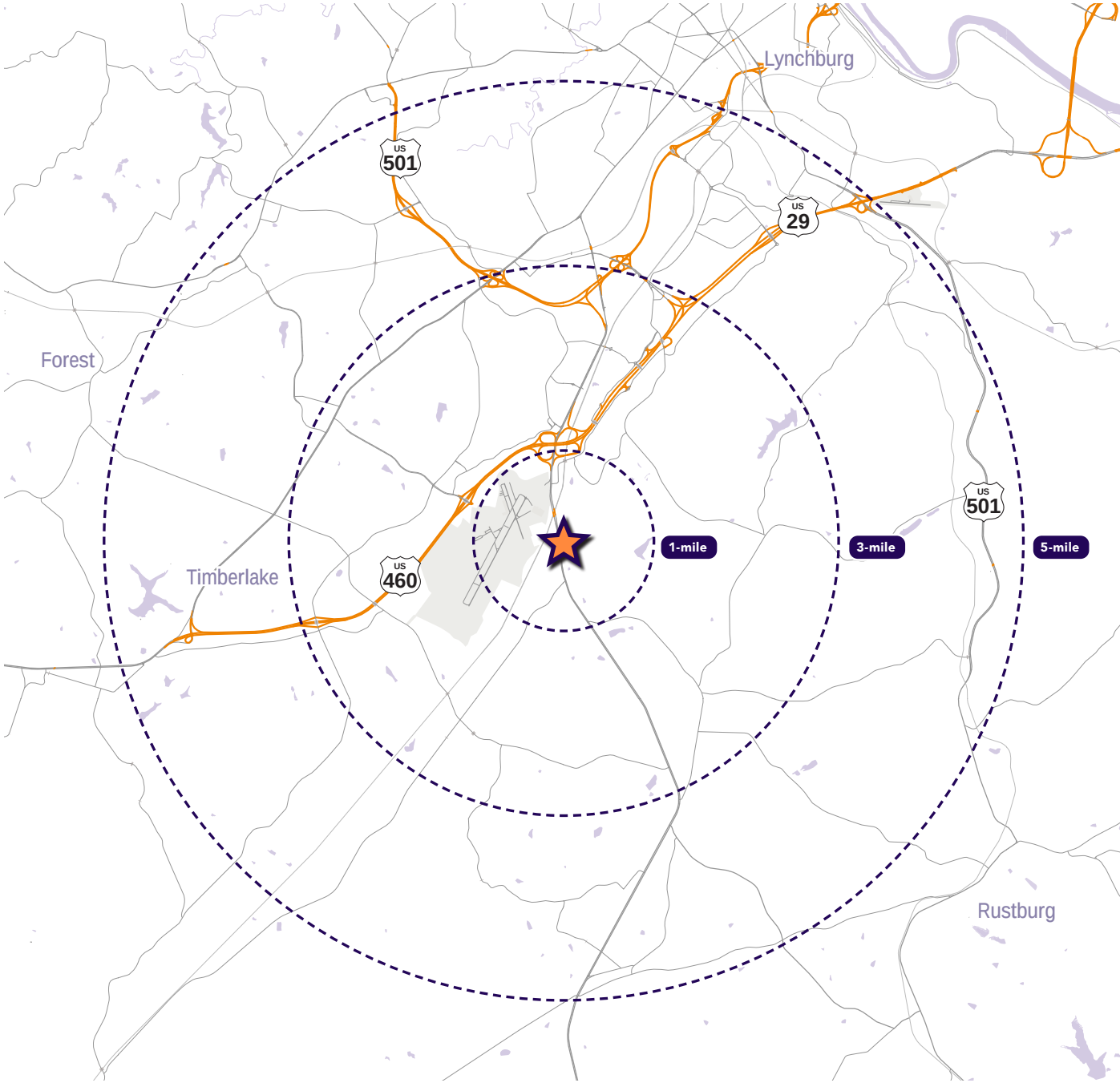

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