

LYNCHBURG'S PREMIER MIXED-USE COMMUNITY

BUILD-TO-SUIT OR GROUND LEASE OPTIONS



ROSEDALE

1600 GRAVES MILL ROAD
LYNCHBURG, VA



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WAKEFIELD

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DEVELOPMENT HIGHLIGHTS



62.3 ACRE PLANNED COMMUNITY

90,000+ SF Commercial + 796 Residential units



FLEXIBLE, APPROVED MASTER PLAN

495 Units delivered by end of Q1 2024. Wawa Coming Soon.



SIGNALIZED INTERSECTION

Direct access to Graves Mill Road (20,000+ VPD)



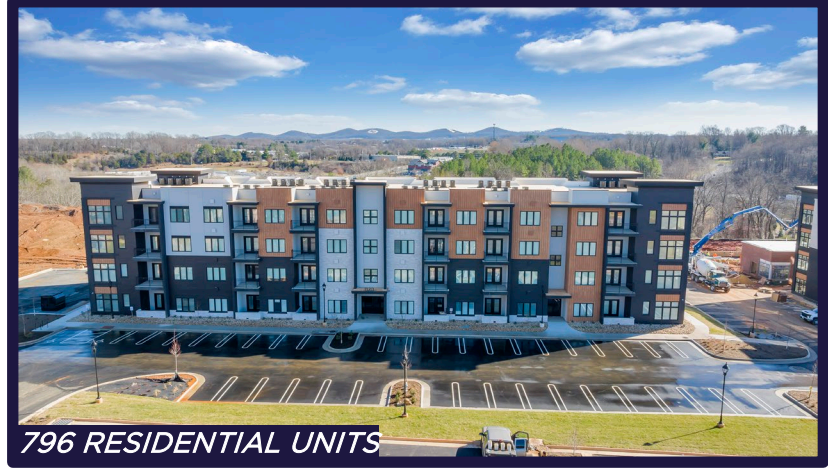
AFFLUENT DEMOGRAPHICS

1 Mile average HH income \$102,190



GROCERY ANCHOR & RETAIL PADS

Build-to-suit and ground lease options



796 RESIDENTIAL UNITS



RETAIL/OFFICE BUILDING COMING SOON

Rosedale is a 62.3 acre planned development that will be one of the largest of its kind within the Lynchburg market with a proposed 20,000 SF grocery anchor, 796 residential units, 3 pad sites, and over 70,000 leasable SF of additional, new construction retail space. Located at a signalized intersection along Graves Mill Road with over 20,000+ ADT, the community offers great connectivity to the highly desirable surrounding retail trade area, which features over 876 existing luxury apartment rentals, densely clustered national brands, and an average household income above \$85,000 within a 10-minute drive time. Rosedale's master plan is fully approved and entitled with plenty of flexibility anticipated to accommodate the widest possible variety of potential uses. Rosedale will be a vertically integrated project from planning to delivery,. Fully funded and built by the developer, who is an experienced local operator with a reputation for quality, delivery and execution. Build-to-suit, ground lease, and traditional leasing opportunities are available now!

PROPERTY AVAILABILITY

OUTPARCELS AVAILABLE NOW

1	± 1.0 ACRES
3 & 4	2.96 ACRES (DIVISIBLE)

MULTI-TENANT RETAIL/OFFICE BUILDING COMING SOON

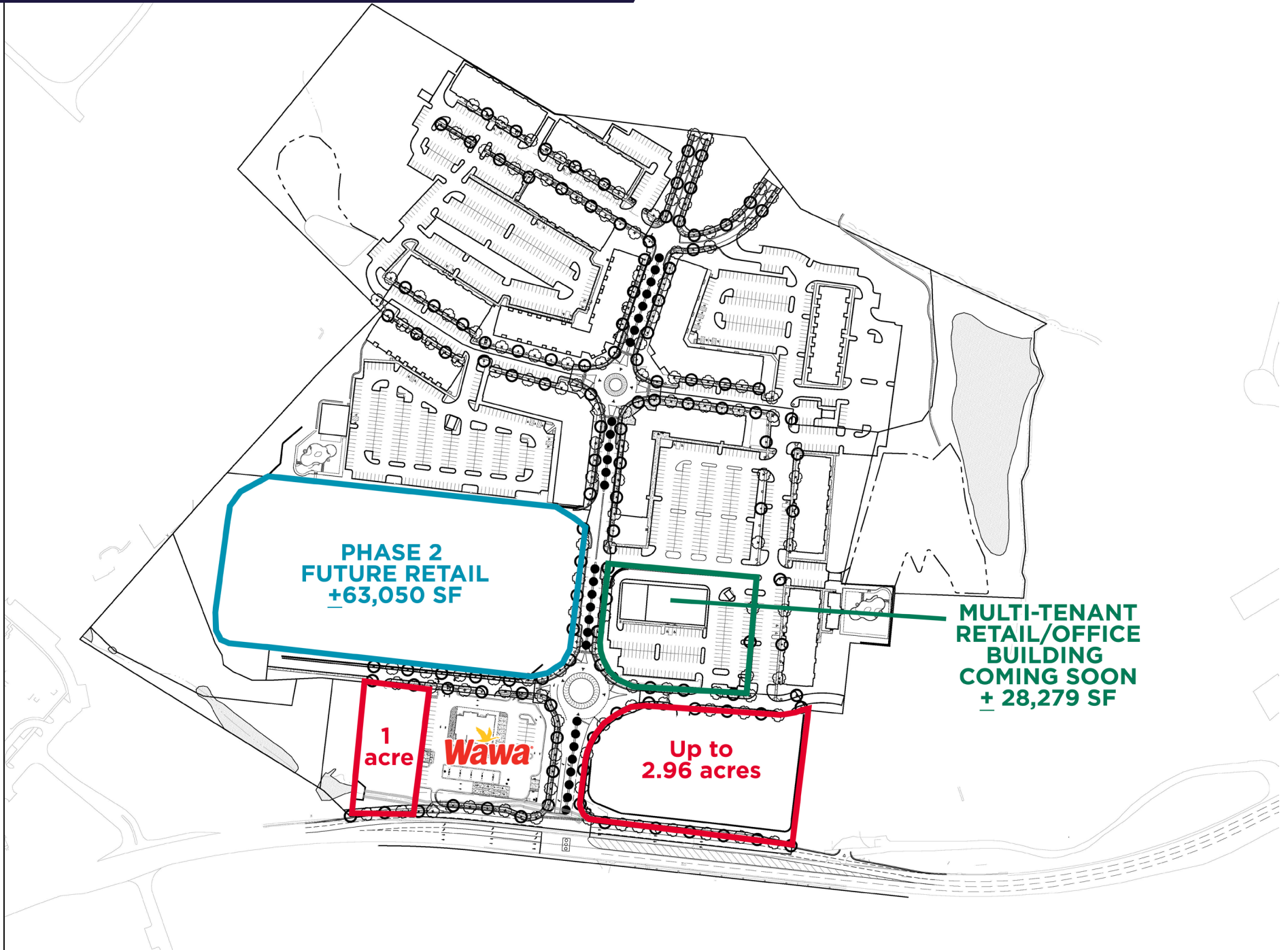
RETAIL	± 15,700 SF (1 ST FLOOR)
OFFICE	± 12,579 SF - 3 SUITES AVAILABLE (2 ND FLOOR)

PHASE 2 FUTURE RETAIL

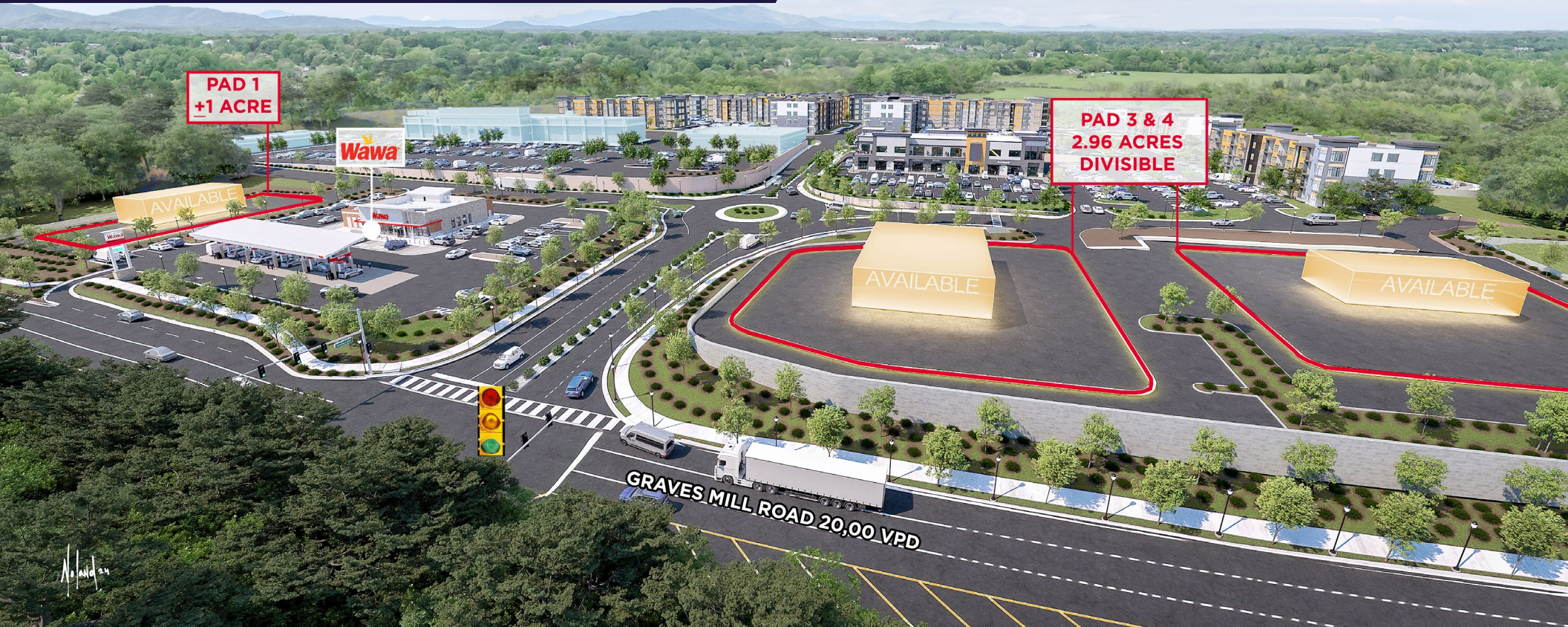
D3	20,000 SF
D4	3,000 SF
D5	3,000 SF
D6	3,000 SF
D7	24,000 SF
D8	10,050 SF



MASTER SITE PLAN



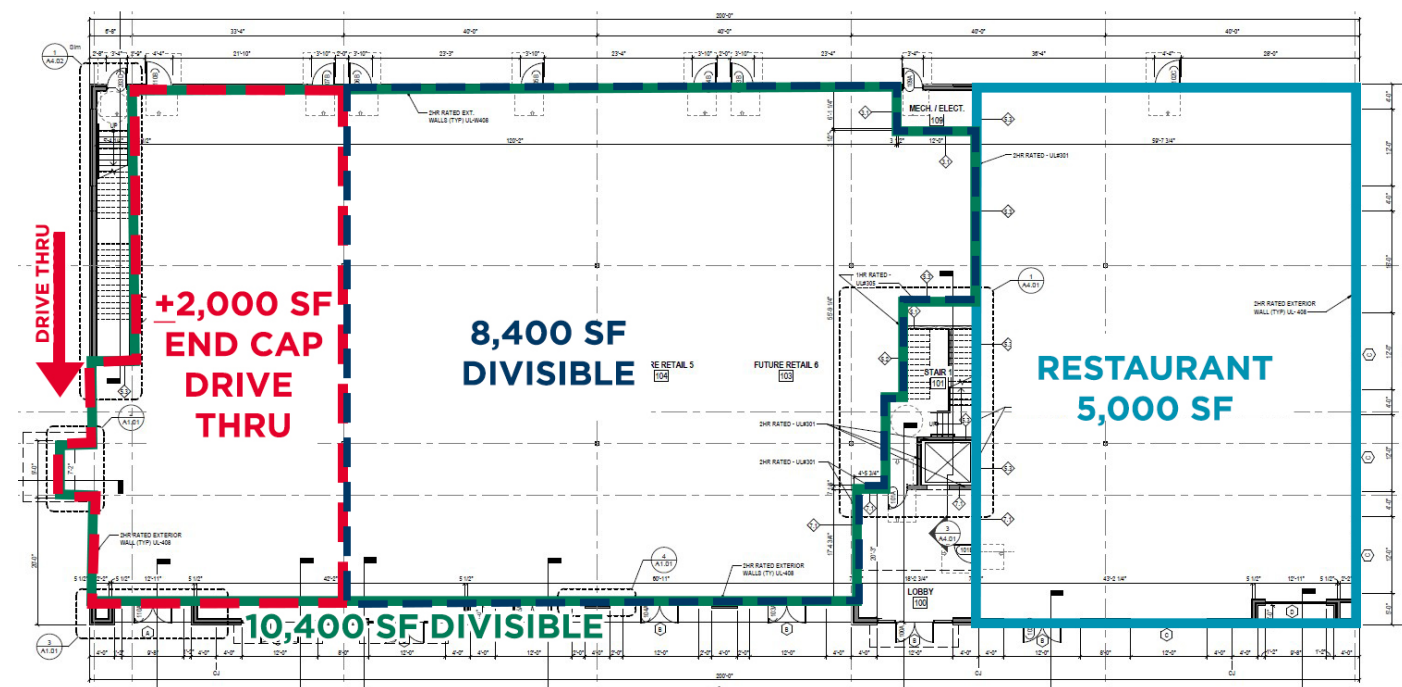
OUTPARCELS - AVAILABLE NOW



- ❑ PADS AVAILABLE NOW
- ❑ GROUND LEASE OR BUILD-TO-SUIT OPTIONS
- ❑ FRONTAGE ON GRAVES MILL ROAD



MULTI-TENANT RETAIL/OFFICE BLDG FIRST FLOOR



- ❑ 5,000 SF RESTAURANT OPPORTUNITY
- ❑ 10,400 SF REMAINING 1ST FLOOR (INCLUDING END CAP DRIVE THRU)
- ❑ 8,400 SF DIVISIBLE (SEPARATE FROM END CAP)
- ❑ \pm 2,000 SF END CAP DRIVE THRU

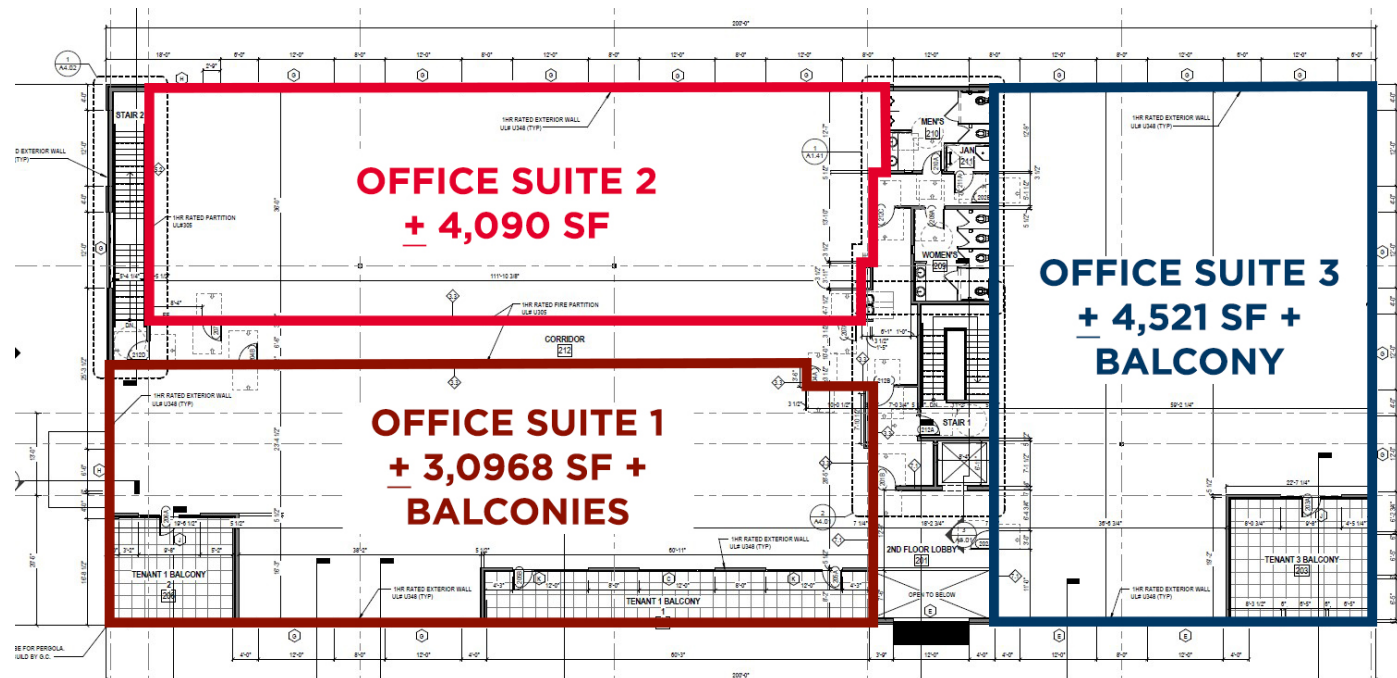
MULTI-TENANT RETAIL/OFFICE BLDG SECOND FLOOR



❑ THREE OFFICE SUITES AVAILABLE

❑ ELEVATOR ACCESS

❑ PRIVATE BALCONIES



PROPERTY PHOTOS



LOCATION OVERVIEW



LYNCHBURG MSA



**Virginia Named #2 Top State
for Business**
- CNBC, 2023

Located at the foot of the Blue Ridge Mountains, Lynchburg attracts residents with its natural beauty, local encouragement of higher education, and affordable living. Businesses, big and small, are drawn to the area by the wide range of workforce specialties and education levels. Finance and Business Support, Nuclear Technology, Wireless Communication, Steel & Metals, and Manufacturing represent Lynchburg's diverse target industries. In 2019, Lynchburg was named No. 1 City for millennials to move to, due to the low cost of living and various outdoor activities.



262,937
POPULATION



125,525
LABOR
FORCE



\$58,617
MEDIAN HH
INCOME



118,438
TOTAL HOUSING
UNITS



30%
BACHELOR'S
DEGREE OR
HIGHER

MAJOR ATTRACTIONS

- Appalachian Trail
- Smith Mountain Lake
- James River
- Blue Ridge Parkway
- Maier Museum of Art - Lynchburg College
- D-Day Memorial
- Terrapin Mountain Overlook
- Civil War Attractions
 - Appomattox Court House National Historical Park & Civil War Museum
 - Lynchburg Historical Foundation
 - Bedford County
 - 11 Veteran's Memorial

MAJOR EMPLOYERS

- Abbot Nutrition
- Liberty University
- BWX Technologies, Inc.
- Bausch + Lomb
- BGF Industries
- Centra Health
- Delta Star, Inc.
- FritoLay
- Georgia Pacific
- Glad
- Genworth
- Pacific Life
- L3Harris

HOSPITALS

- **Centra Health**
 - Centra Lynchburg General Hospital
 - Centra Virginia Baptist Hospital

COLLEGES & UNIVERSITIES

- **Liberty University**
 - 15,800 Undergrad
- **Central Virginia Community College**
 - 1,061 Undergrad
- **Randolph College**
 - 482 Undergrad
- **Sweet Briar College**
 - 456 Undergrad
- **University of Lynchburg**
 - 1,640 Undergrad
- **Virginia University - Lynchburg**
 - 217 Undergraduate



DEMOGRAPHICS



72.9%

1 MILE EDUCATION SOME COLLEGE & ABOVE



139,933

15 MIN DAYTIME POPULATION



69,135

10 MINUTE POPULATION



19,860

3 MILE # OF HOUSEHOLDS



\$102,190

1 MILE AVERAGE HOUSEHOLD INCOME



35.4

5 MILE MEDIAN AGE

	1 Mile	3 Mile	5 Mile
2023 Total Population	3,473	45,700	97,734
2028 Projected Population	3,815	46,742	99,482
2023 Households	1,458	19,860	37,645
2023 Education Some College & Above	72.9%	68.8%	69.5%
2023 Average Household Income	\$102,190	\$82,102	\$90,826
2023 Median Household Income	\$77,597	\$59,273	\$61,668
2023 Daytime Population	6,128	43,596	107,812
2023 Median Age	44.3	37.6	35.4

	5 Min	10 Min	15 Min
2023 Total Population	9,525	69,135	121,201
2028 Projected Population	10,055	70,239	123,323
2023 Households	4,342	26,843	47,562
2023 Education Some College & Above	71.4%	67.1%	67.7%
2023 Average Household Income	\$89,973	\$81,380	\$89,145
2023 Median Household Income	\$66,154	\$57,451	\$59,607
2023 Daytime Population	12,958	72,984	139,933
2023 Median Age	40.2	33.7	36.5



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