

FOR SALE

8570 WARDS RD | US ROUTE 29 SOUTH | RUSTBURG, VA

REDEVELOPMENT OPPORTUNITY



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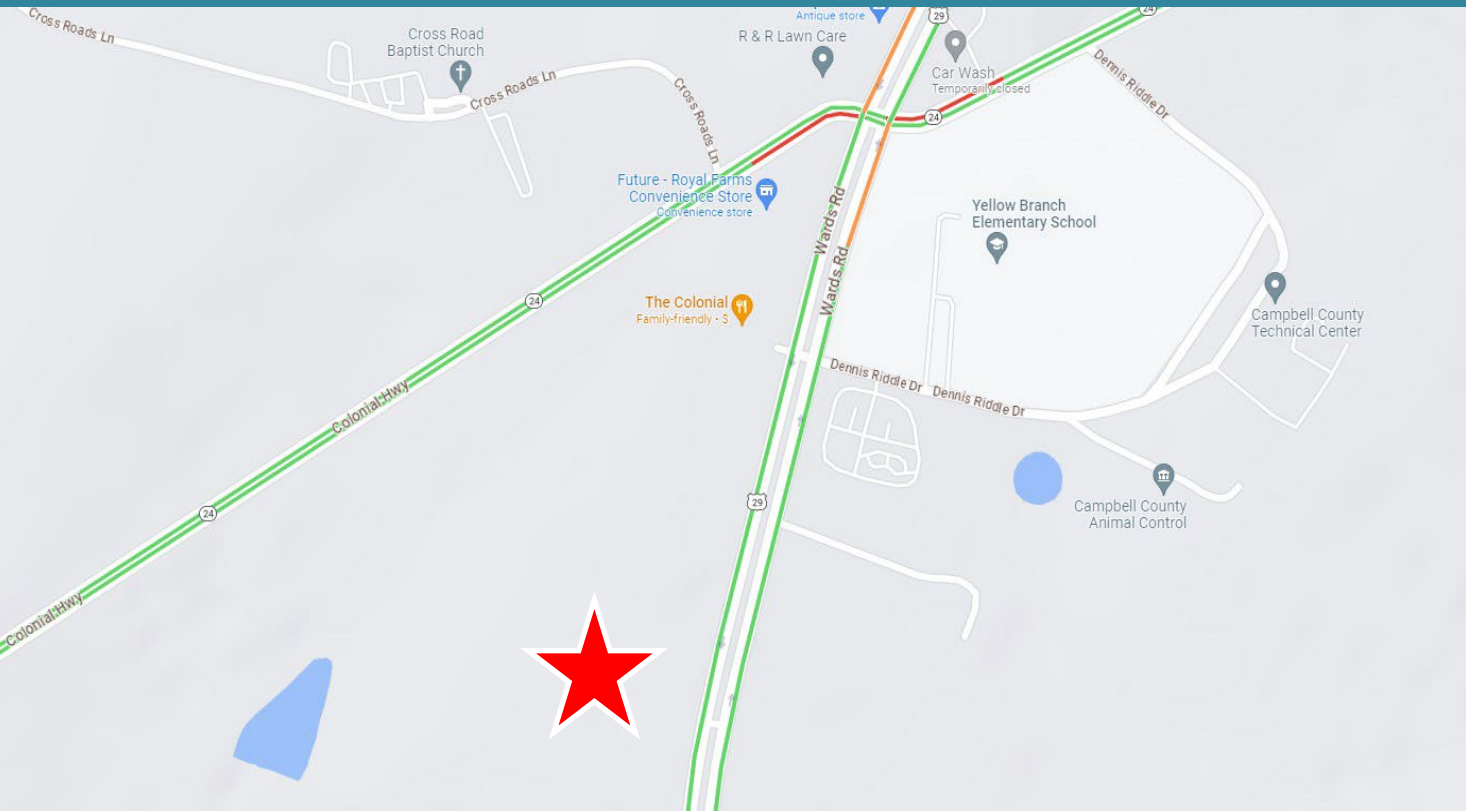


THALHIMER

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PROPERTY FEATURES



- 26 acres with 1,000' road frontage along US Route 29 South
- The property fronting US Route 29 South is zoned B-GC for commercial use & back half of the property is zoned R-SF which allows for the redevelopment of up to 64 single family homes
- Commercially zoned parcel is accessed from US Route 29 South & the residentially zoned parcel is accessed from Route 24, County water is available along both US Route 29 South and Route 24
- Located 3 miles south of the Lynchburg Regional Airport
- Sale Price: \$2,000,000.00

DEMOGRAPHICS

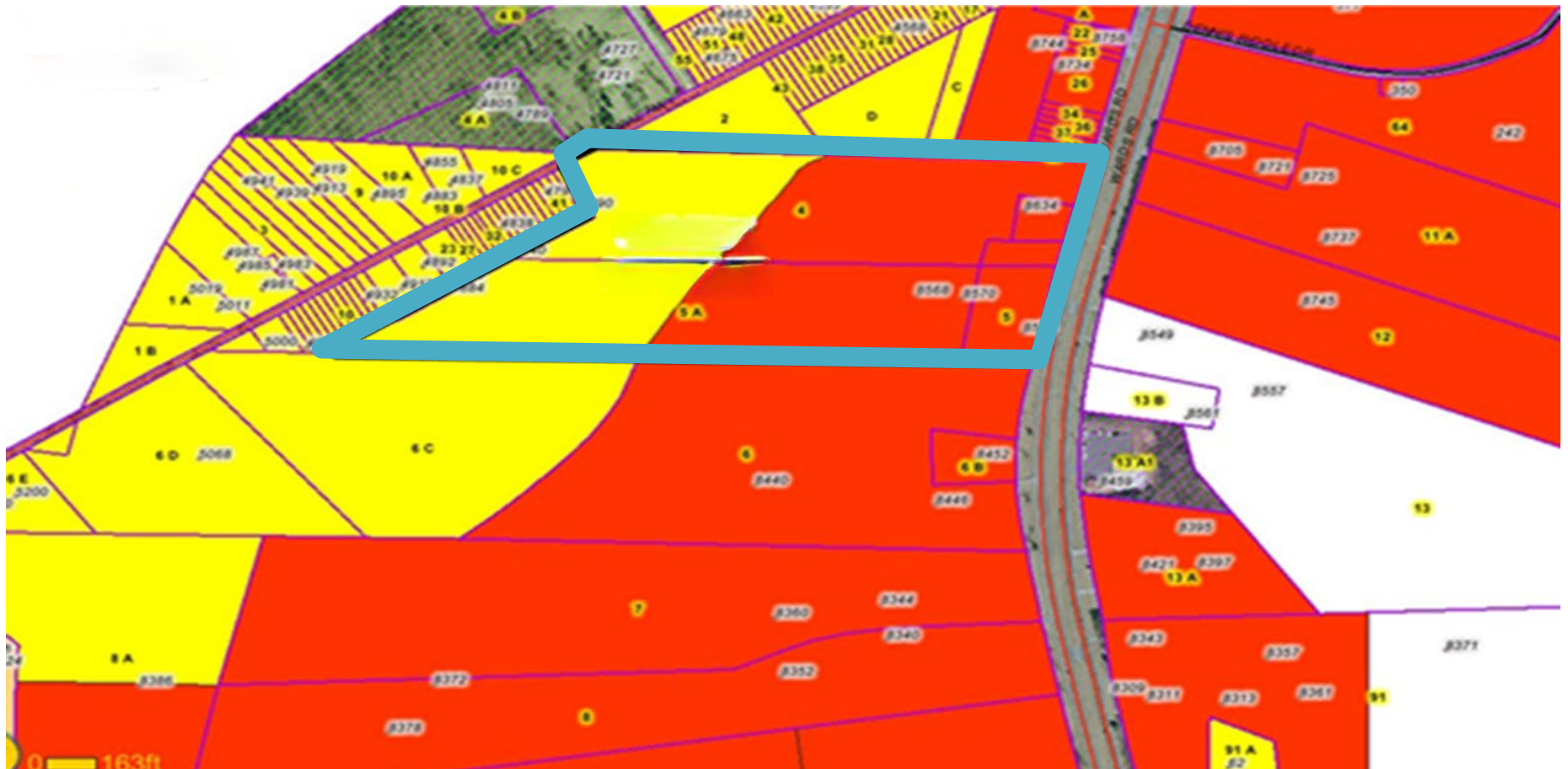
	1 Mile	3 Miles	5 Miles
Population	337	3,982	12,559
Daytime Population	618	3,359	9,404
Avg. HH Income	\$81,568	\$76,837	\$80,972

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Tax Map



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