

FOR
SALE

HISTORIC LYNCHBURG NATIONAL BANK BUILDING



28,118 SF BUILDING

901 Main Street

Lynchburg, Virginia 24504

CONTACT:

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First Vice President

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CUSHMAN &
WAKEFIELD

THALHIMER



28,118 SF Historic Bank Building

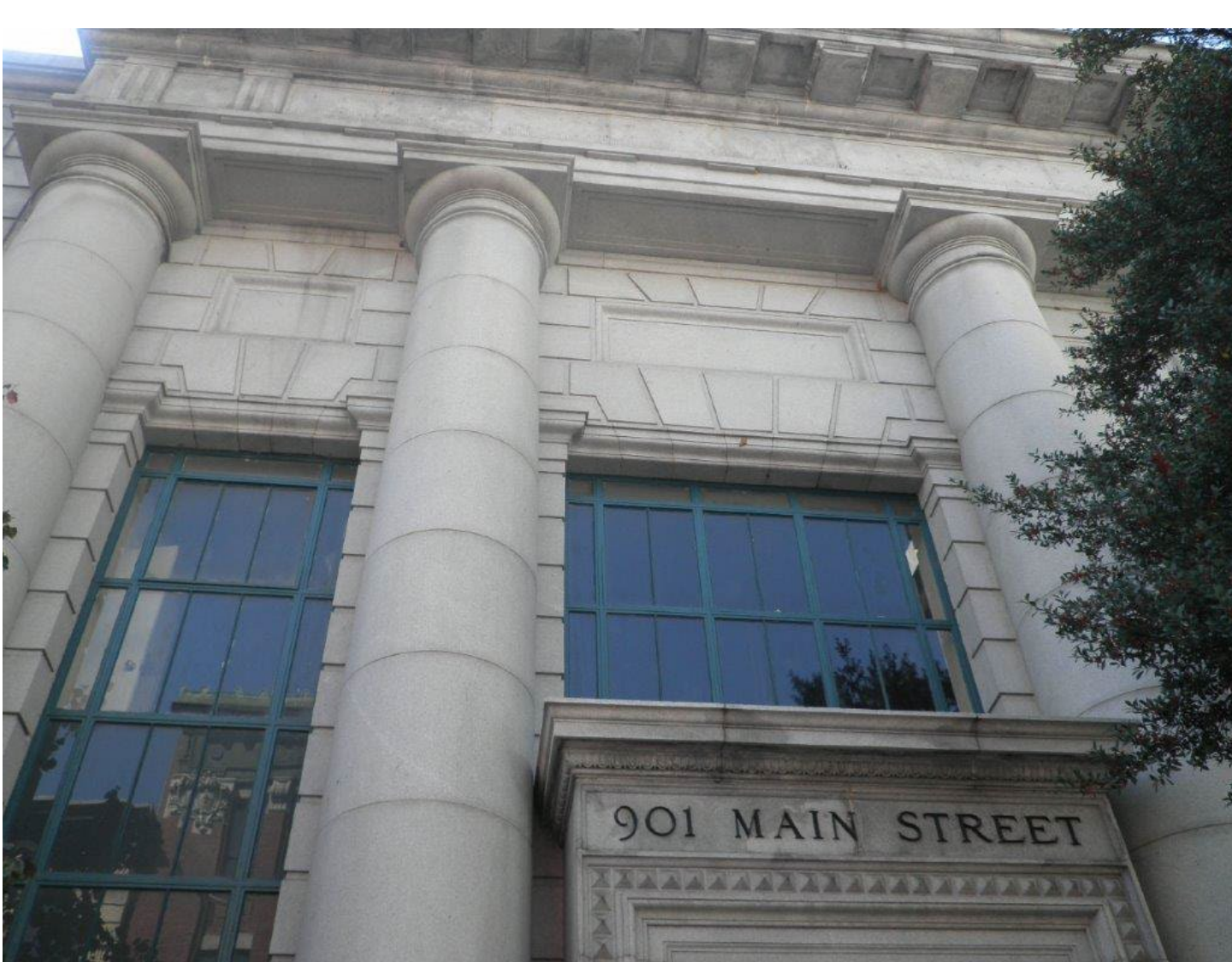
Property Highlights

- 28,118 SF building on 0.20 AC
- Four floors serviced by an elevator
- Property is located on the most prominent corner in Downtown Lynchburg (Main St/9th St)
- Building floors have been cleared to an open space design ready to be renovated
- Building entrances on both Main and 9th St
- Ideally suited for a mixed-use development
- 40 dedicated parking spaces for 901 Main St use, located in the City of Lynchburg's parking deck across Main St
- Zoned B-4 which allows for a variety of commercial and residential uses
- State and Federal tax credit available along with City of Lynchburg building renovation incentives provided to the Purchaser
- Additional information available upon request
- Sale price \$1,895,000.00

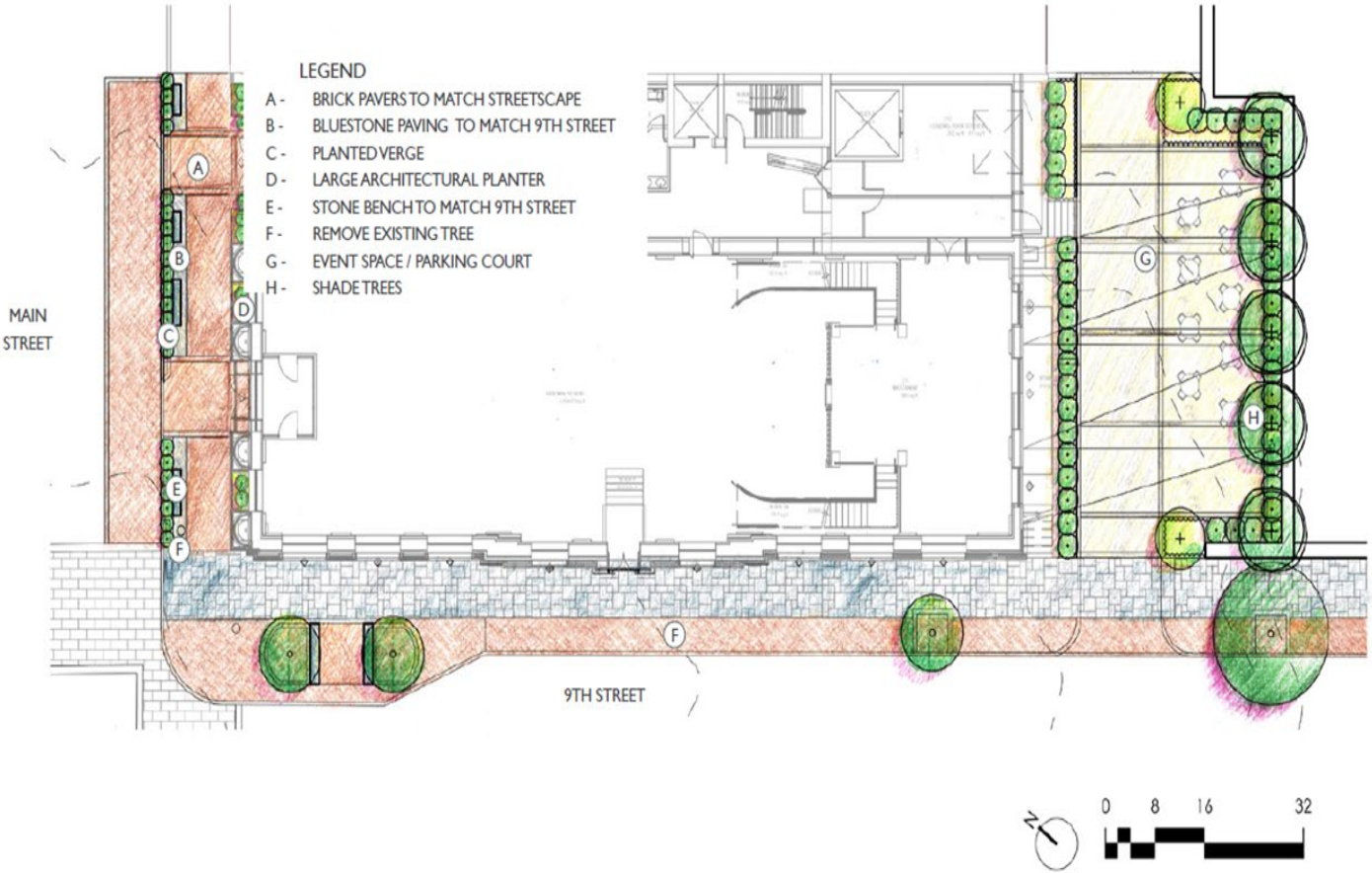


Demographics

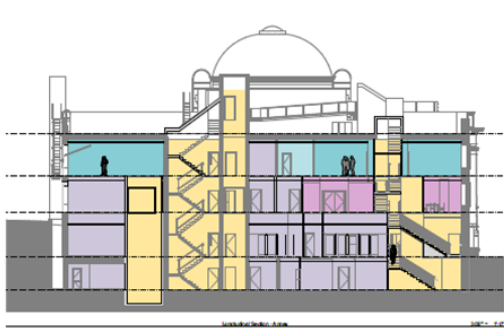
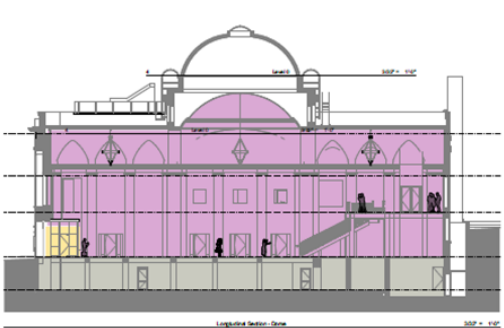
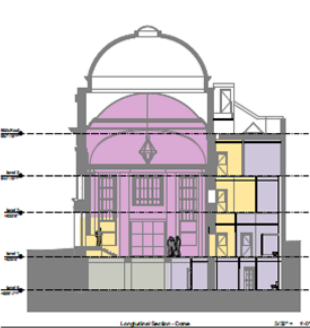
	1 Mile	3 Miles	5 Miles
Population	7,269	34,598	68,711
No. of Households	3,224	14,247	28,064
Avg. HH Income	\$60,152	\$64,464	\$75,170
Daytime Population	18,912	55,817	92,014



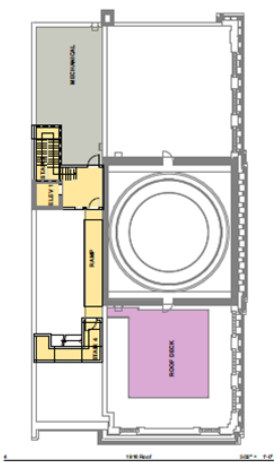
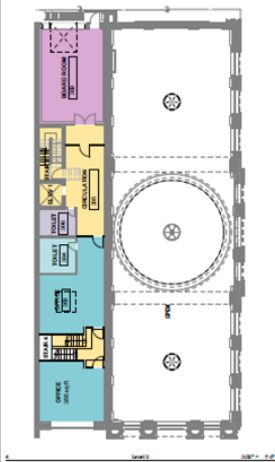
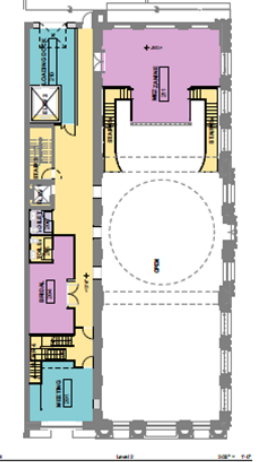
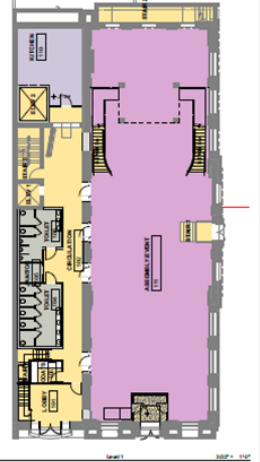
CONCEPTUAL LANDSCAPING



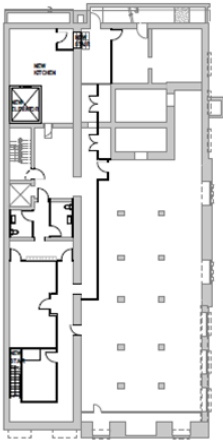
CONCEPTUAL PLAN



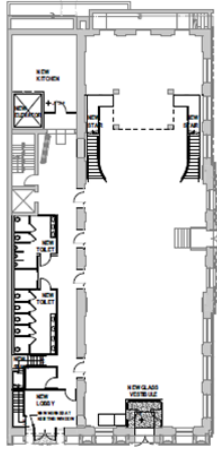
- LEGEND
- Event
 - Event Support
 - Office
 - Building Support
 - Circulation



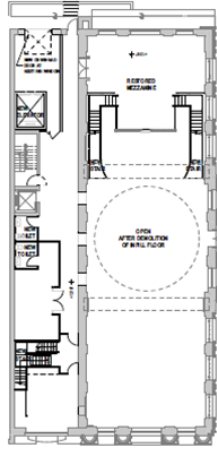
EXISTING/DEMOLITION & PROPOSED SECTIONS



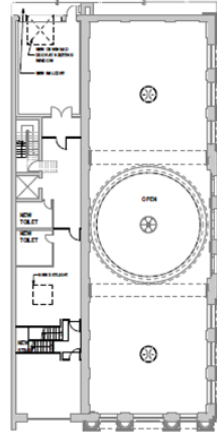
PROPOSED Level 0 3:30" = 1" = 0"



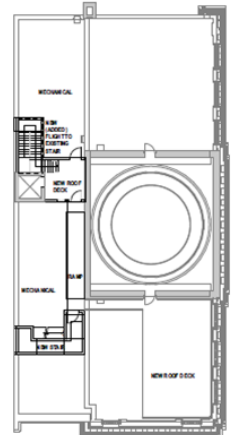
PROPOSED Level 1 3:30" = 1" = 0"



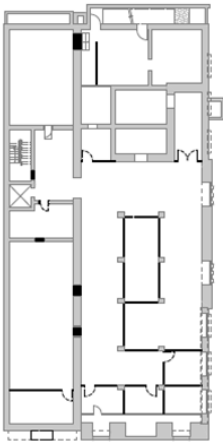
PROPOSED Level 2 3:30" = 1" = 0"



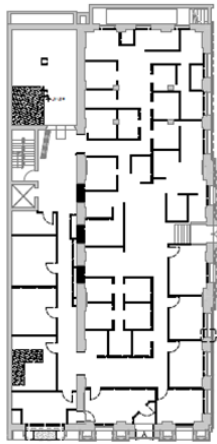
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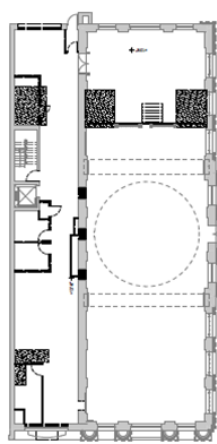
PROPOSED 19th Floor 3:30" = 1" = 0"



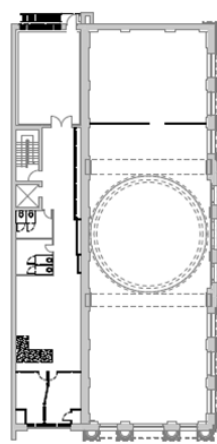
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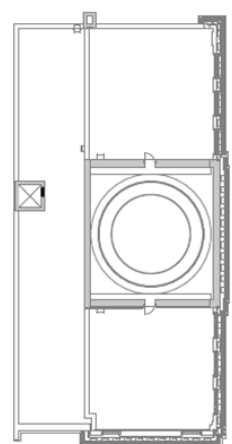
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EXISTING Level 2 3:30" = 1" = 0"

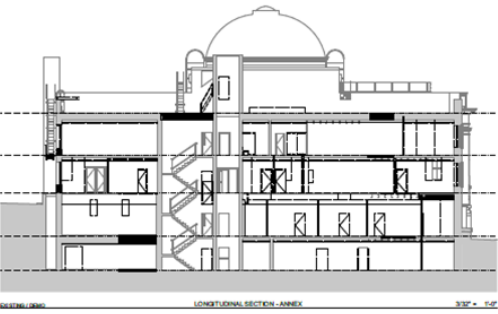
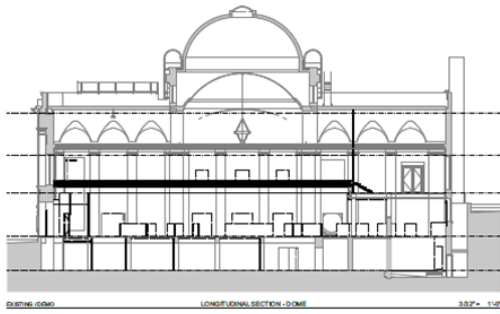
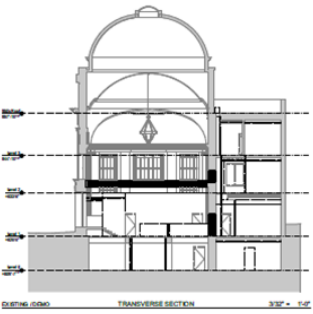
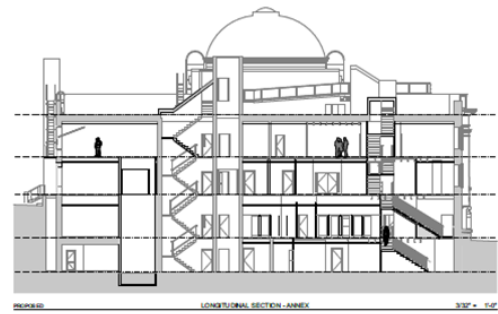
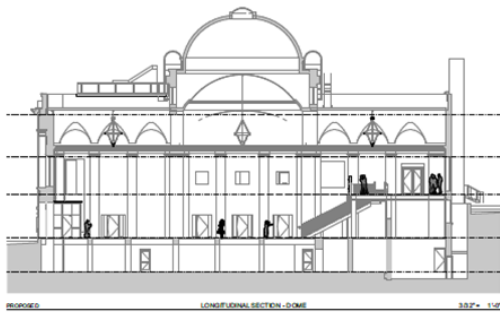
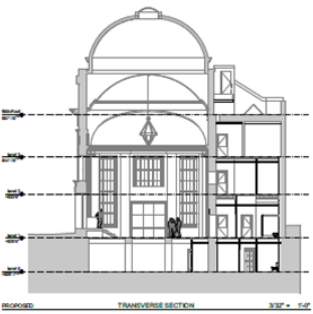


EXISTING Level 3 3:30" = 1" = 0"

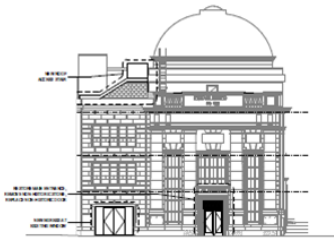


EXISTING 19th Floor 3:30" = 1" = 0"

EXISTING / DEMOLITION & PROPOSED SECTIONS



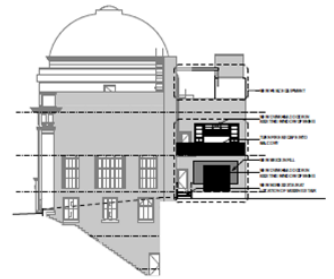
EXTERIOR ELEVATION & PROPOSED



PROPOSED NORTH ELEVATION (MARK STREET) 3/32" = 1/4"



PROPOSED WEST ELEVATION (NORTH STREET) 3/32" = 1/4"



PROPOSED SOUTH ELEVATION (REAR ALLEY) 3/32" = 1/4"



EXISTING NORTH ELEVATION (MARK STREET) 3/32" = 1/4"



EXISTING WEST ELEVATION (NORTH STREET) 3/32" = 1/4"



EXISTING SOUTH ELEVATION (REAR ALLEY) 3/32" = 1/4"



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