



THALHIMER

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FOR SALE
4009 MURRAY PLACE
Lynchburg, VA 24501



**LYNCHBURG'S DESTINATION
FOR LIVE ENTERTAINMENT FOR 3 DECADES**

PROPERTY SPECIFICATIONS

ADDRESS:

4009 Murray Place
Lynchburg, VA 24501

BUILDING AREA:

30,805 SF Two Story Building

CONSTRUCTED:

1993

SITE AREA:

5.91 Acres

ZONING:

B-5 and R-C

PROPERTY TYPE:

Entertainment Venue, Meeting
Center, Religious Meeting
Facility, Multi-Tenant Space

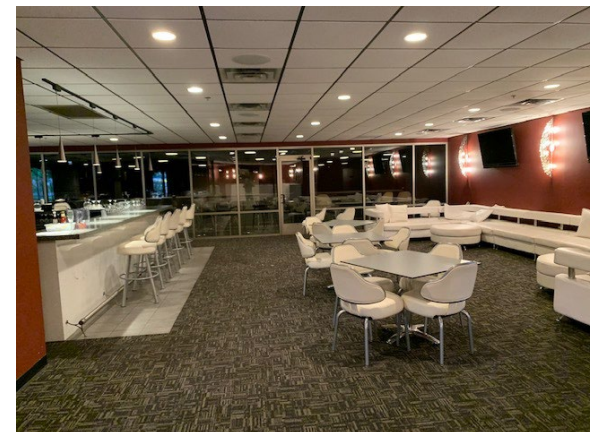
PARKING:

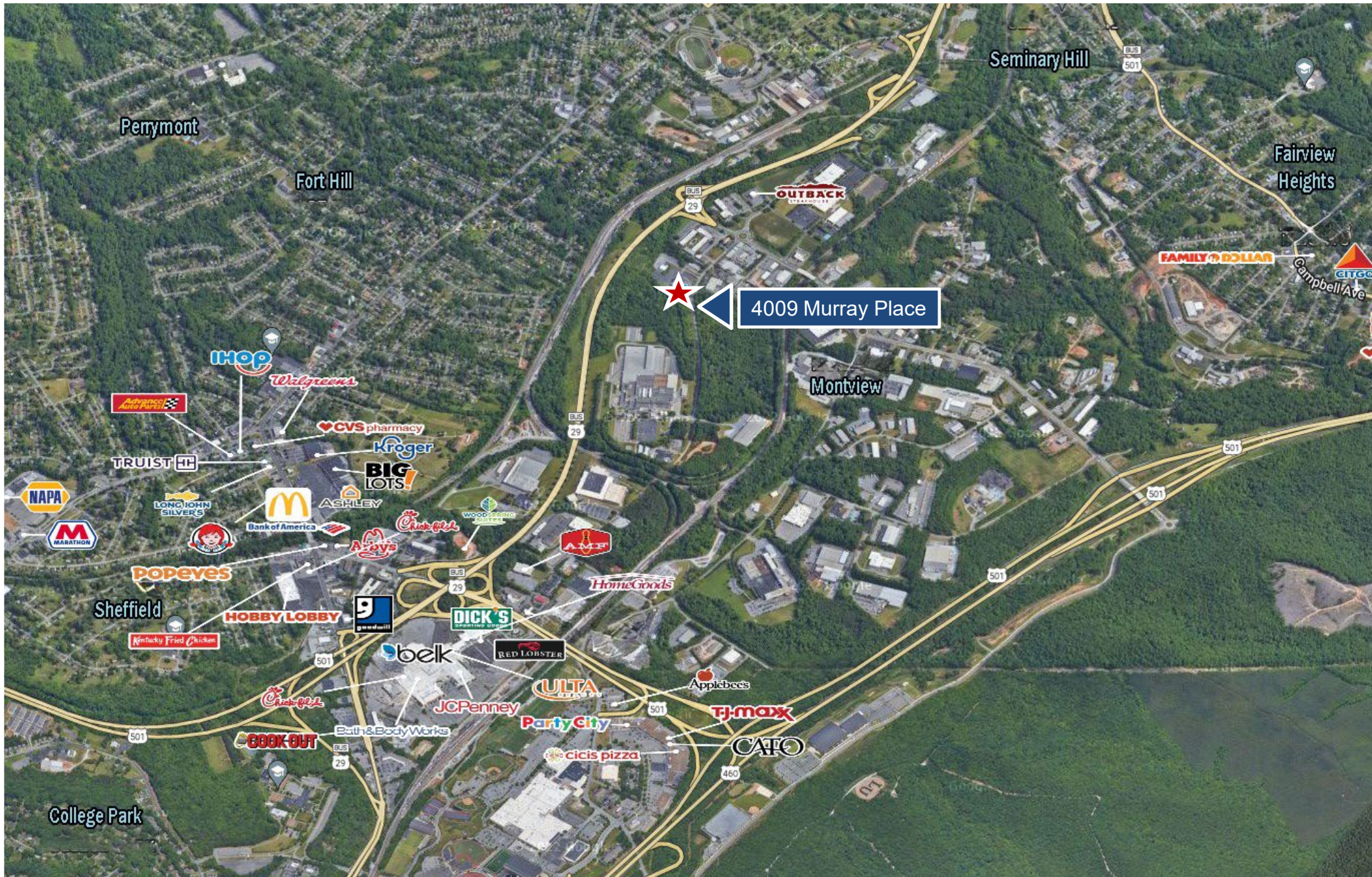
350 Asphalt Paved Parking Spaces



BUILDING DESCRIPTION

- 30,805 sf two story building
- Main Floor: 21,652 sf with restaurant, multiple bars and dance floor
- Second Floor: 9,153 sf with elevator, private dining, bar areas, viewing balcony overlooking the dance floor, commercial kitchen and elevator
- 1993 constructed as Cattle Annies, reimagined in 2010 at Phase II
- Great visibility off Route 29 N at Odd Fellows Road with convenient access to all areas of the City
- Current tax assessment \$3,185,200 Enterprise and Opportunity Zone location offers monetary incentives for qualified businesses
- Suited for any number of uses including entertainment venue, meeting center, religious meeting facility, multi-tenant space
- Being offered at \$3,795,000, which includes extensive furniture and equipment





AERIAL VIEW

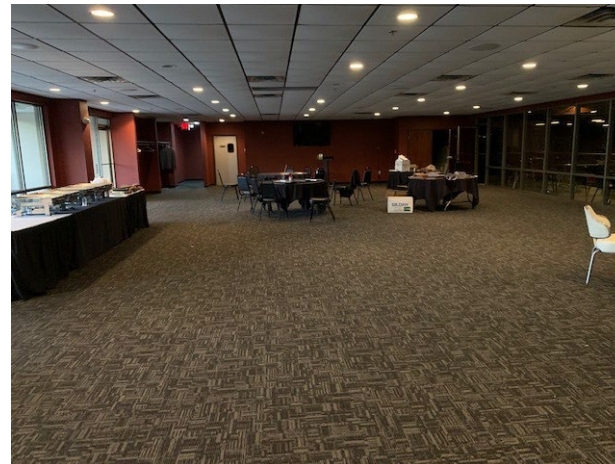
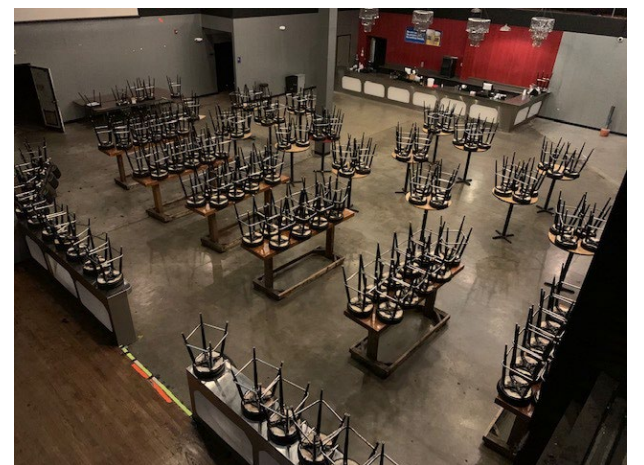
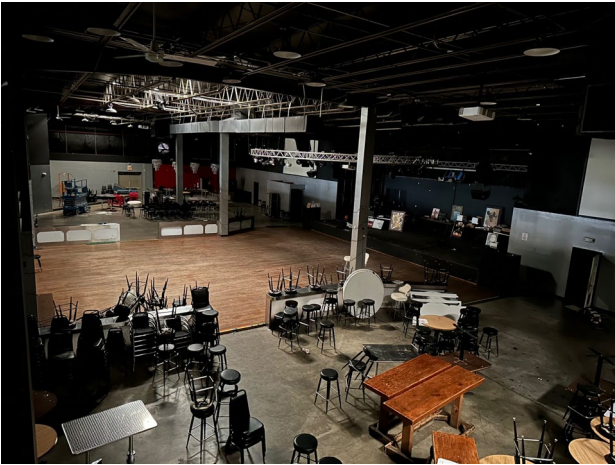


TRAFFIC COUNTS

	VPD
Candler Mt. Rd to Murray Place	14,000
US 501;VA 128 to Murray Place	37,000

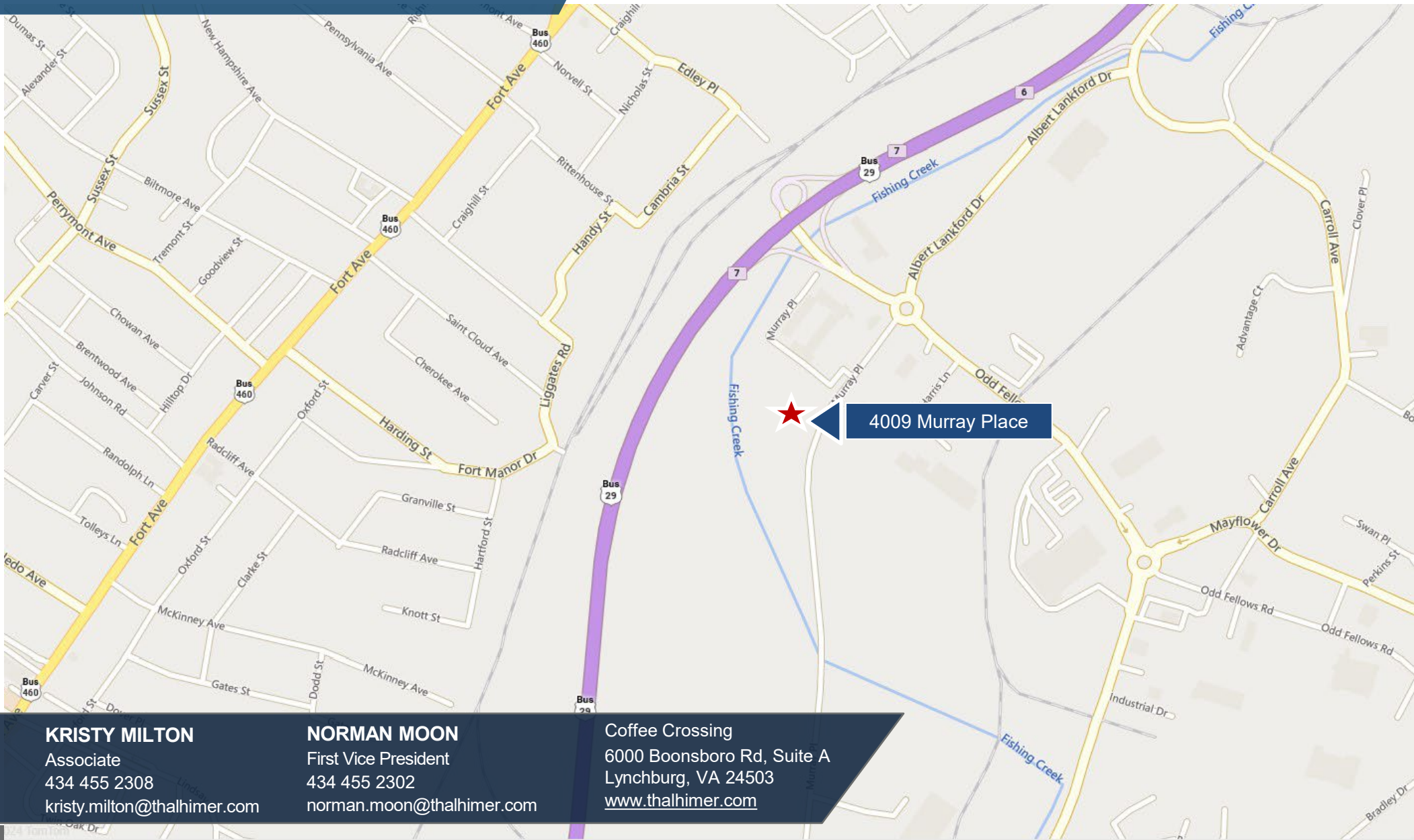
AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,988	44,459	91,232
Households	840	15,285	35,946
Avg. HH Income	\$73,930	\$67,712	\$77,315
Daytime Population	6,679	49,830	117,618



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