



**FOR SALE**

**901 MAIN ST**

**Lynchburg, Virginia**



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

# 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/9<sup>th</sup> St)
- Building floors have been cleared to an open space design ready to be renovated

Building entrances on both Main and 9<sup>th</sup> Street

Ideally suited for a mixed-use development

State and Federal Tax credit available along with City of Lynchburg building renovation incentives provided to the purchaser

- 40 dedicated parking spaces for 901 Main and 9<sup>th</sup> 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

- Sales Price \$1,895,000





## Demographics

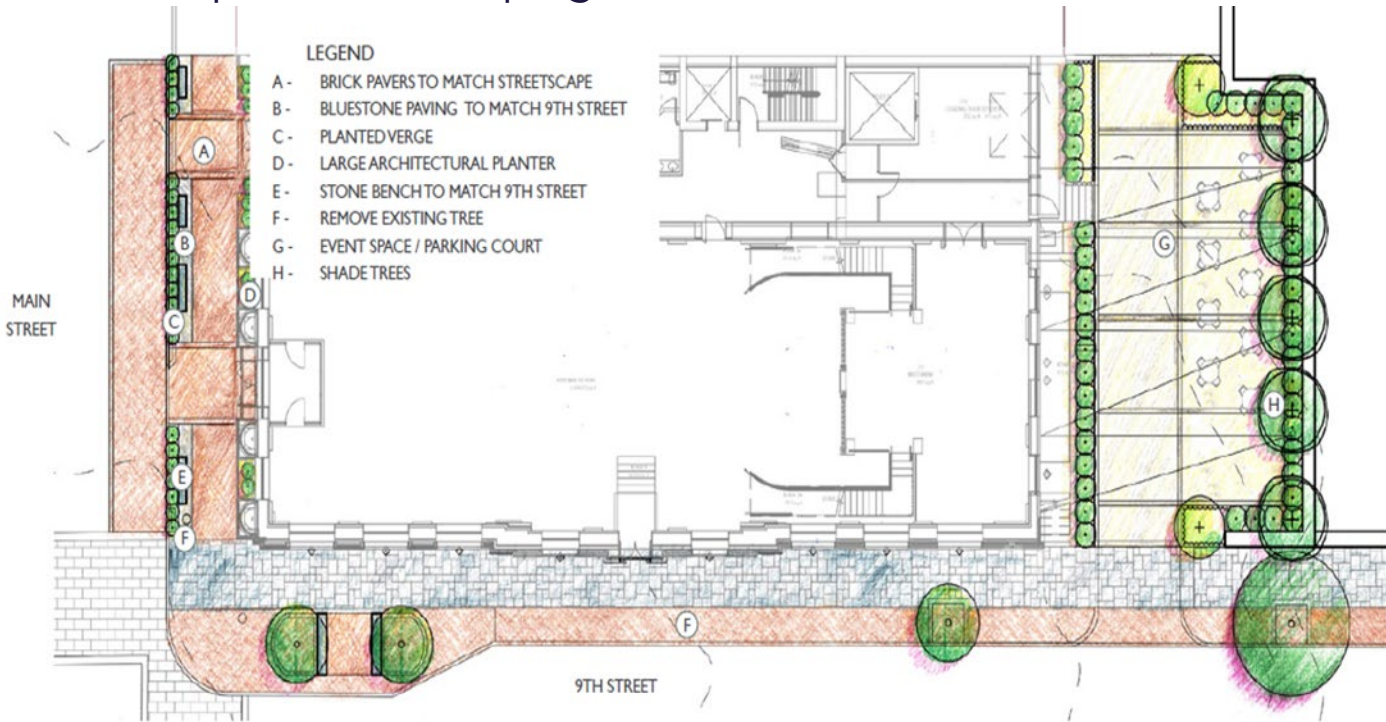
	1 Mile	3 Miles	5 Miles
Population	7,269	34,598	68,711
No. of Households	3,224	14,247	28,064
Avg. HH Income	\$60,152	\$64,464	\$75,170
Daytime Population	18,912	55,817	92,014





# SITE PLANS

## Conceptual Landscaping



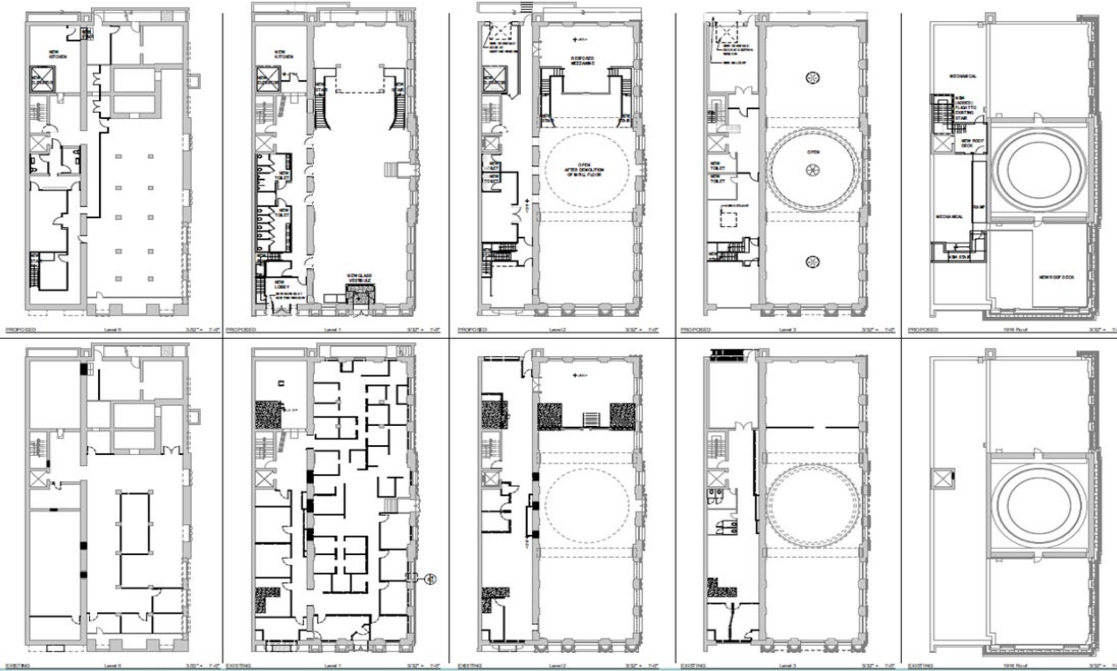
0 8 16 32

## Conceptual Plan

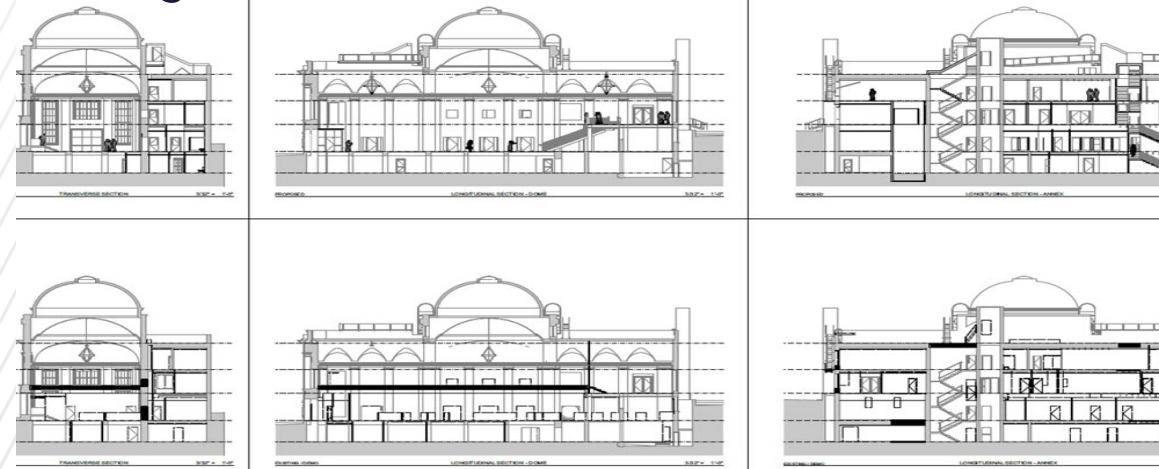


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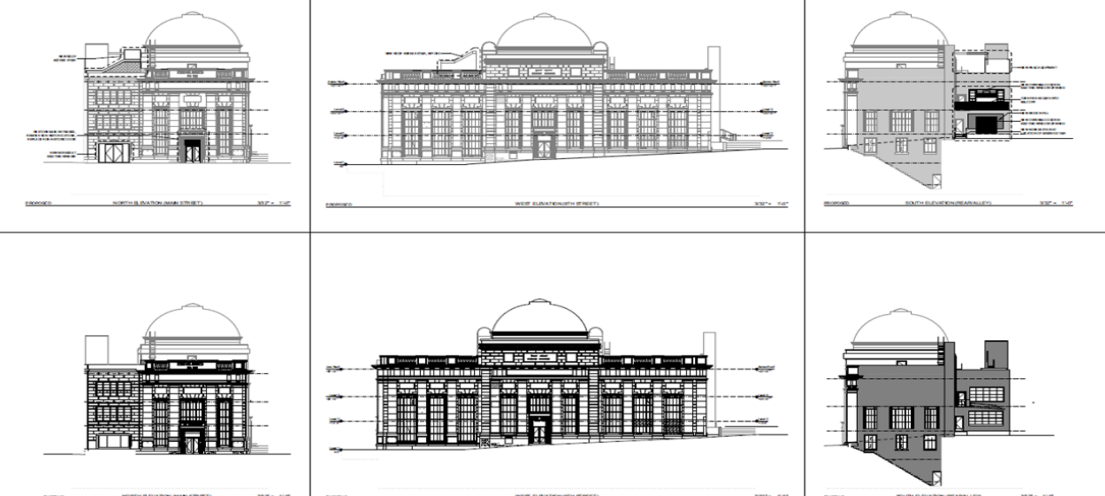
## Existing Demolition & Proposed Sections



## Existing Demolition



## Exterior Elevation







## UNIQUE FEATURES







## CONTACT

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