

BOONSBORO RETAIL DEVELOPMENT

5921 & 5923 Raiford Circle, Lynchburg, VA



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8.8 ACRES RETAIL LAND FOR SALE

LOCATION

Property is located just over the Bedford County line at the gateway into the City of Lynchburg along the Rt 501 corridor. Site has the potential to be the first retail development approaching the City of Lynchburg along the Rt 501 corridor from Bedford County

- 8.8 acres available for retail development located just inside the city limits of Lynchburg, VA adjacent to the recently constructed Dollar General
- Acreage consists of two parcels in total: Parcel one ± 1.0 acre. Parcel two ± 7.8 acres for a total of 8.8 acres
- 190 linear feet of road frontage along Boonsboro Rd/Raiford Circle
- An additional ingress and egress point into the development is available along Boonsboro Rd consisting of 115 linear feet of road frontage on .75 acres
- Strong demographic area with average household income averaging \$129,701.00 within one mile radius
- Property is zoned B-3 (Community Business) which permits any retail shopping center up to 50,000 sf such as a small anchored grocery store flanked by several small service oriented retailers
- Property is ideally suited for any retail developer seeking to fill the lack of retail growth in the currently under-served Boonsboro marketing area
- Sale price \$795,000.00

