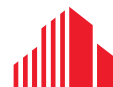




COMMERCIAL LAND FOR SALE | 1.91 ACRES

**SIMONS RUN**  
**LYNCHBURG, VIRGINIA**



CUSHMAN &  
WAKEFIELD

**THALHIMER**



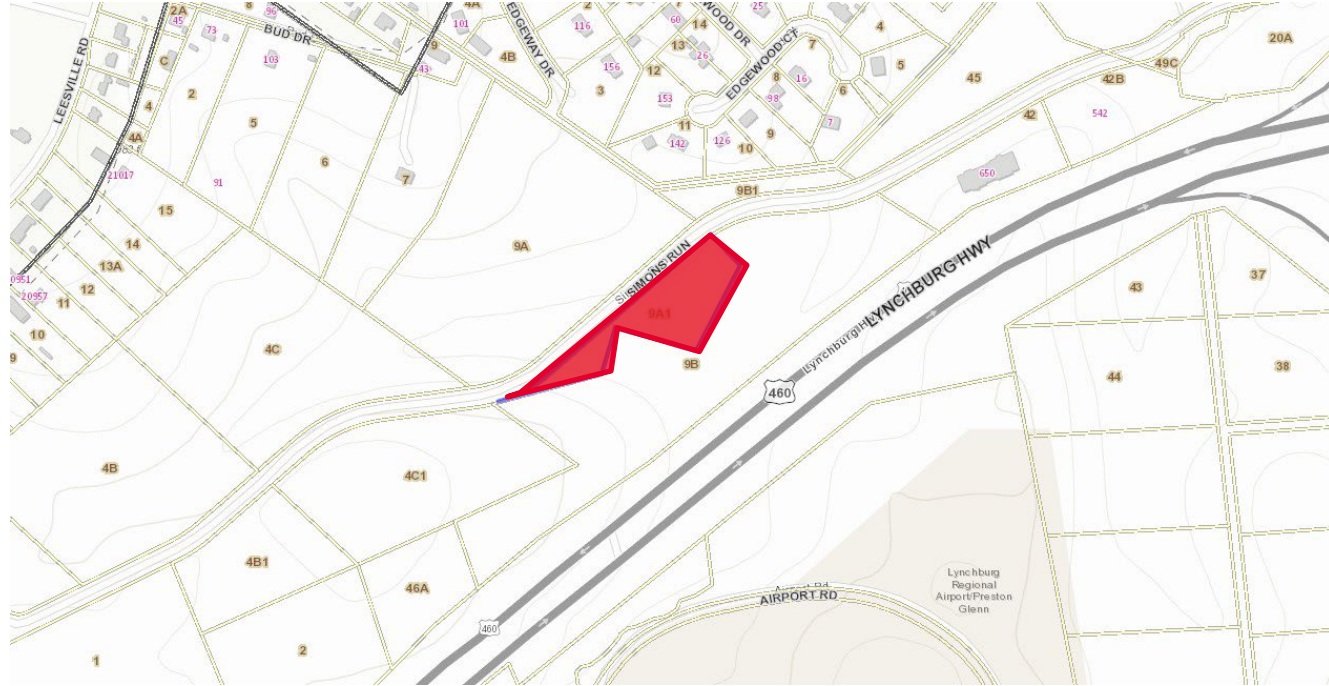
# Simons Run Land

## Lynchburg, Virginia

### Property Overview

- 1.91 Acres Commercial Land For Sale
- Adjacent to shopping in sight of Liberty University, Hotels and New Centra Campus under construction
- Well-located between Simons Run and Wards Road
- \$500,000

LAND SIZE	1.91 Acres
ZONING	B-GC (Campbell County)
TRAFFIC COUNTS	39,000 VPD - Lynchburg Hwy



38,127  
POPULATION



\$60,040  
MEDIAN INCOME



42,102  
DAYTIME  
EMPLOYEE  
POPULATION

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,845	38,127	83,863
Median Household Income	\$54,686	\$60,040	\$63,016
Daytime Employee Population	9,867	42,102	86,364





1.91 ACRES

## FOR MORE INFORMATION, CONTACT:

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