



LYNCHBURG OFFICE CONDOMINIUMS

2250 Murrell Road Units B4, B5 and B6, Lynchburg, VA 24501

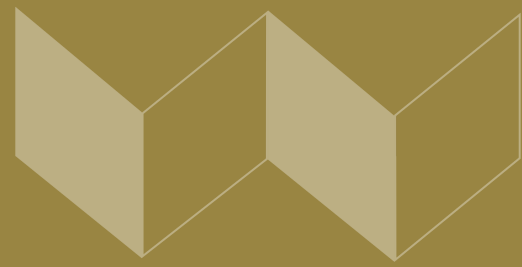
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Lynchburg Office Condominiums

2250 MURRELL RD, UNITS B4, B5, B6



PROPERTY DESCRIPTION

3,600 SF office property currently configured for two tenants. Units B5 and B6 offer a combined 2,400 SF office suite featuring a large reception area, 7 private offices plus a conference or training room, 2 restrooms, large storage closet and a coffee break counter. Space was originally built as two separate offices and could easily be subdivided again. Finishes are updated neutrals with LVP flooring.

Unit B4 is fully separated from Units B5 and B6 and is leased on a three year term.

Units B5 and B6 are currently available for lease and can be leased as one unit.

This property offers a great opportunity for an owner-occupant or investor.

LOCATION DESCRIPTION

Located in the well-established Lakeside Plaza Office Condominiums with easy access to Centra Health facilities, office, retail, schools and local primary transportation routes.

PROPERTY HIGHLIGHTS

- Opportunity for Occupier and/or Investor
- In-place Income
- Abundant Parking
- Nicely-maintained and Well-landscaped Property

OFFERING SUMMARY

FOR SALE

Sale Price:	\$355,000
Units:	B4, B5 & B6
Building Size:	3,600 SF

OFFERING SUMMARY

FOR LEASE

Lease Rate:	\$12.50 SF/yr (MG)
Units:	B5 & B6
Available SF:	2,400 SF

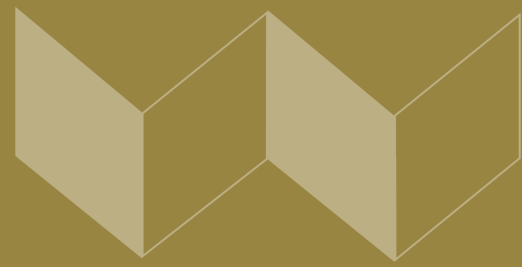
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PHOTOS



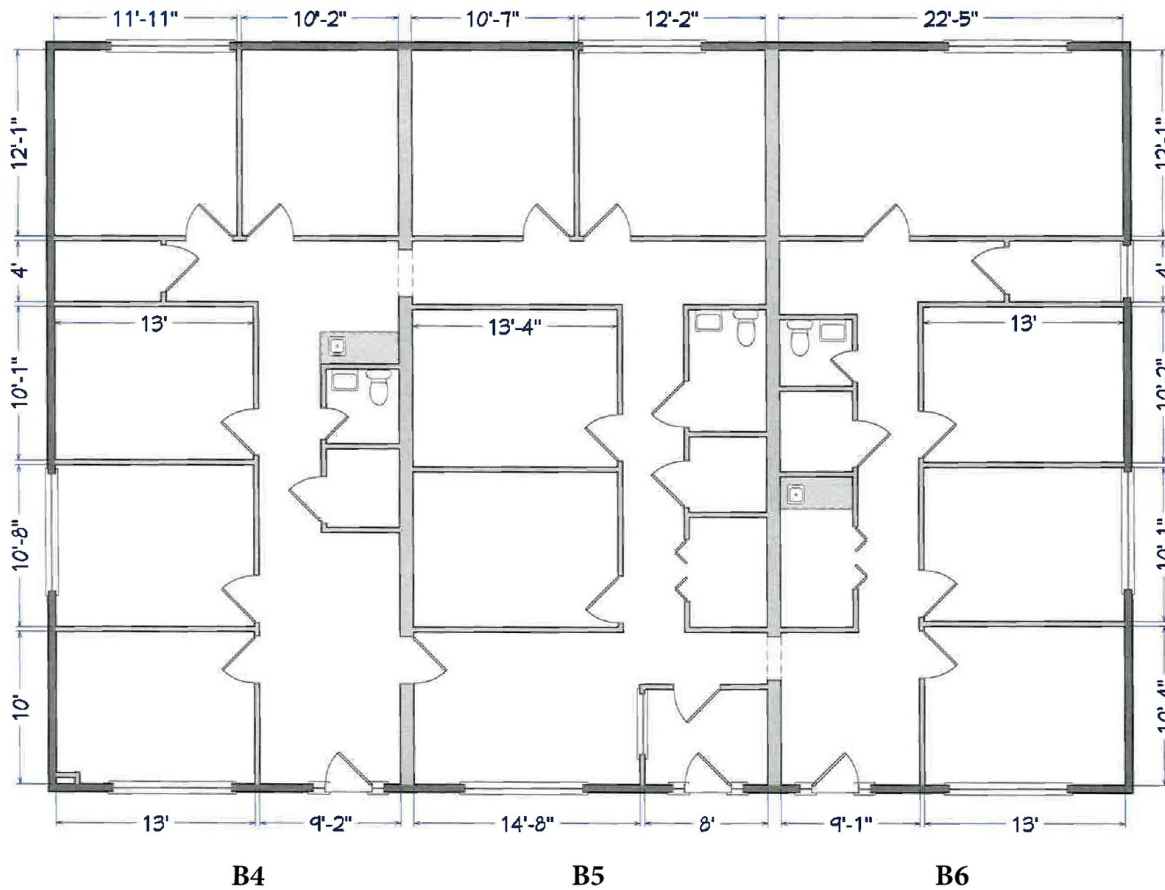
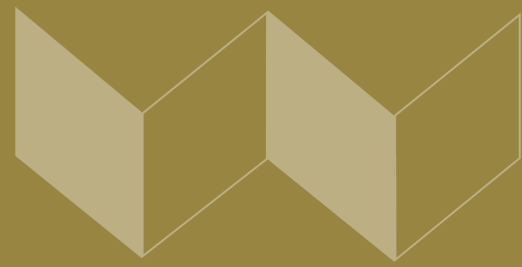
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FLOORPLAN



2250 MURRELL RD
UNITS B4, B5, B6,

THIS DRAWING IS NOT AN
ARCHITECTURAL RENDERING
IT IS FOR THE SOLE PURPOSE
OF SHOWING THE
APPROXIMATE EXISTING
FLOOR PLAN AND ITS
APPROXIMATE DIMENSIONS.

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AREA HIGHLIGHTS



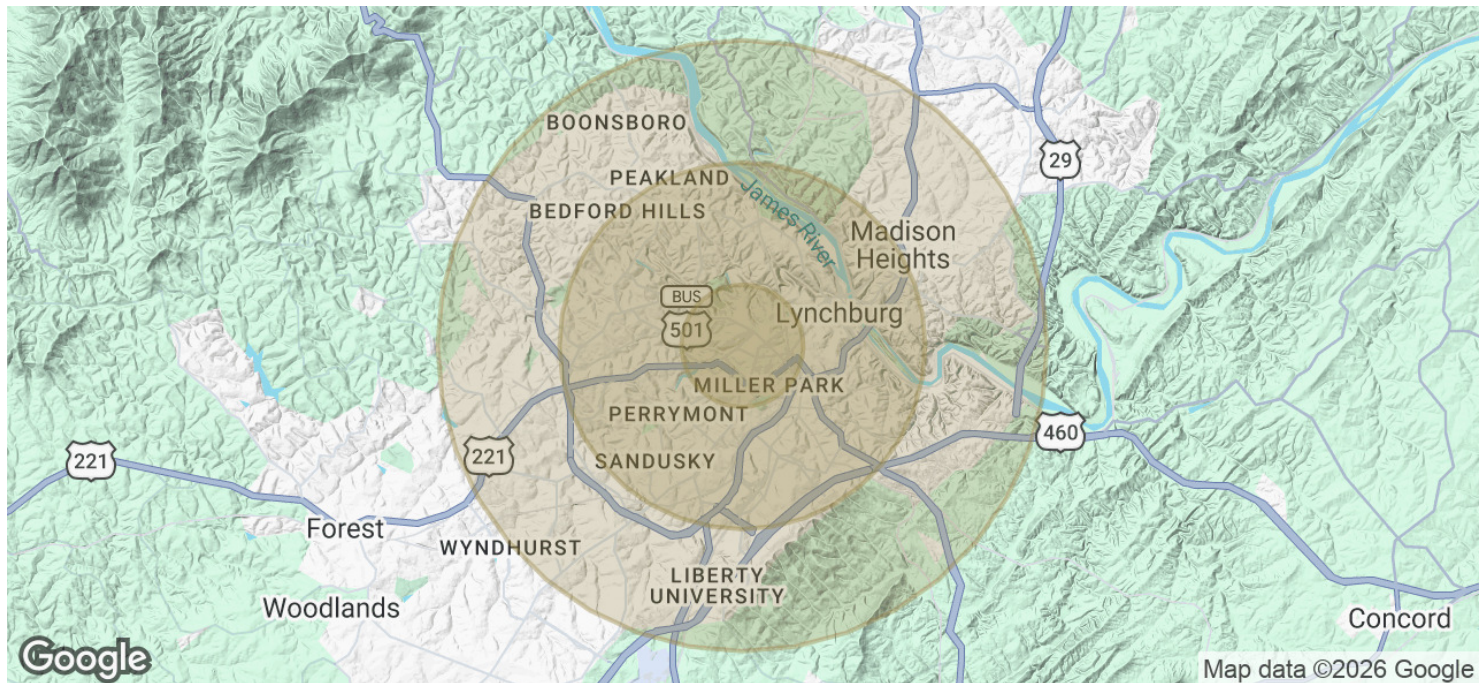
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,281	49,549	83,485
Average Age	29.8	33.8	35.1
Average Age (Male)	23.7	31.4	32.9
Average Age (Female)	32.6	35.3	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,906	18,595	30,856
# of Persons per HH	3.2	2.7	2.7
Average HH Income	\$55,325	\$73,721	\$81,109
Average House Value	\$139,083	\$198,980	\$229,843

2023 American Community Survey (ACS)

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