

LEASE

2490 Rivermont Ave

Lynchburg, VA 24503



cbcread.com

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**COLDWELL BANKER
COMMERCIAL**
READ & CO.

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PROPERTY DESCRIPTION

2490 Rivermont Ave. located just across the street from Randolph College is positioned with convenience to Downtown Lynchburg, Boonsboro and the developing Bedford Ave. area of Lynchburg VA. Within walking distance of this space are several restaurant's, bakeries, coffee shops, and other local businesses. Centered on Rivermont Ave. This property see's a strong flow of traffic towards and away from downtown Lynchburg daily with a traffic count of 14,000 Vehicles per day. The space is perfect for a variety of small business applications.

PROPERTY HIGHLIGHTS

- 14,000 VPD
- Connectivity to Downtown Lynchburg and surrounding areas
- Walkable to Bedford Ave.
- Walkable to nearby shops, stores and businesses
- Across the street from Randolph College

OFFERING SUMMARY

Lease Rate:	\$850/Month
Traffic count:	14,000 VPD
Building Size:	256 Sq. ft
Zoning:	Business
Year Built:	1927

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Maps



Randolph College – University
Rivermont Pizza – Pizza
Olivers – American Cuisine
Rookies – Ice Cream & Cookies
Magnolia Foods – Lunch
Riverside Runners – Running Store
Taco Jesús – Mexican Cuisine
Palmera House – Café, Lounge, Boutique
Dollar General – General Store

Mission Thrift – Thrift Store
Bentleys on Bedford – Restaurant
Golf Park – Coffee Shop
CrossFit LYH – Cross Fit Gym
Rivermont Refillery – Natural Soaps Boutique
The Dahlia – Pub, Gruf, and Surf Restaurant
Truss – Crafted Food and Drink
Scratch Pasta – Hand Crafted Pasta and Shop
The Flour District – Bakery and Coffee

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor/buyer in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. All lot lines, acreages and square footages are approximate and shall be verified by buyer.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

All parties acknowledge that Coldwell Banker Commercial Read & Co. represent the Seller of the subject property.

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