



Colliers



For lease

1,600 SF end-cap space
available for lease,
call agent for details

Contact us:

**Robby Brownfield
(owner/agent)**

Senior Vice President
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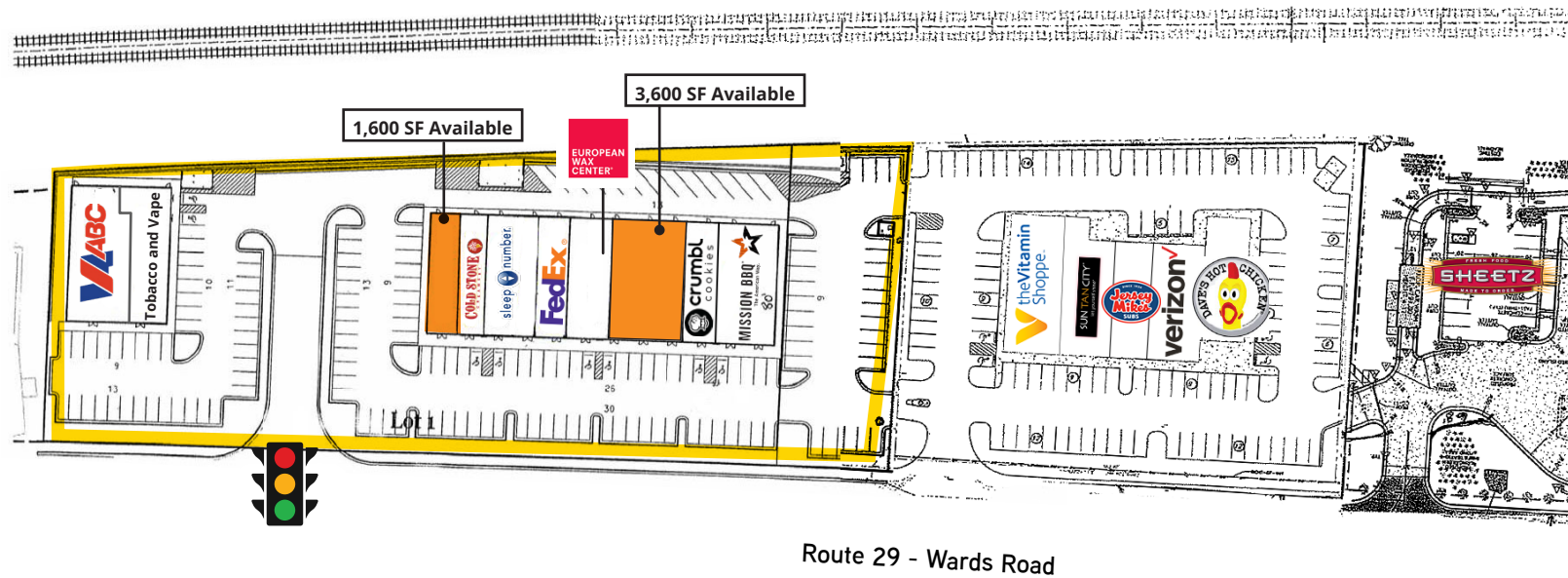
2221 Edward Holland Dr
Suite 600 | Richmond, VA
P: +1 804 320 5500
colliers.com/richmond

Montview Commons

3901 Wards Road | Lynchburg, VA

- 25,660 SF +/- shopping center
- Spaces available:
 - 1,600 SF
 - 3,600 SF
- Zoned B-5
- 41,000 vehicles per day on Wards Road (Route 29)
- Signalized intersection shared with Walmart Supercenter & Sam's Club
- Easy access
- Excellent visibility
- Dynamic trade area
- Adjacent to Liberty University, Virginia's largest private university, with over 15,000 residential students

Norfolk - Southern Railway - Variable Width Right-of-Way



Demographics



2025
population
37,353
(3 miles)

90,074
(5 miles)

157,581
(10 miles)



2025 Average
Household Income
\$76,192
(3 miles)

\$76,077
(5 miles)

\$90,608
(10 miles)



2025
daytime population
40,780
(3 miles)

113,858
(5 miles)

170,293
(10 miles)

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