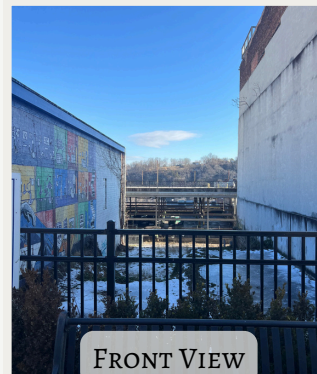


1020 & 1022 Main Street Lynchburg VA 24504

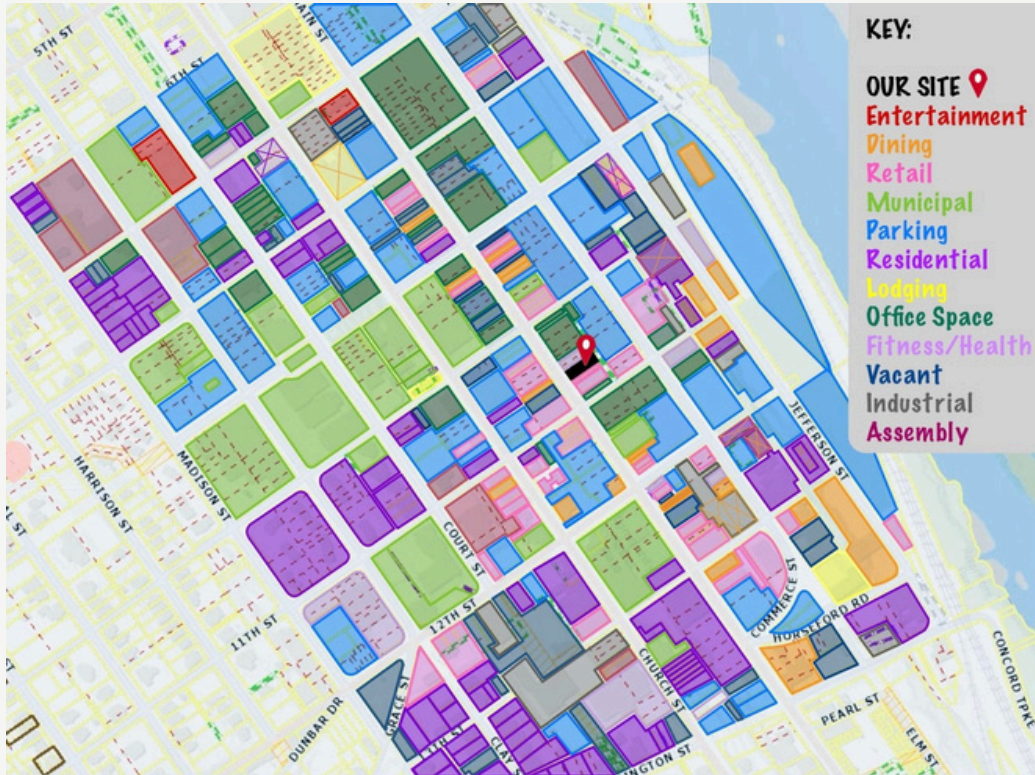


For the site at 1020 & 1022 Main Street is located in the heart of the historic downtown in Lynchburg. The site is surrounded by key assets such as the James River, local dining, and office spaces. The front of the site features street-parking spaces and a parking deck along the back with additional parking on nearby side-streets. The pedestrian traffic along Main Street is usually consistent and tends to be busier through mid-weekdays as a result of the workday, weekends, specifically Saturday mornings due to the local farmer's market. Pedestrian traffic tends to die down during early mornings and late at night. To appeal to more pedestrians during the early morning and late nights, additional lighting could be installed to create a better-lit street and a more inviting atmosphere. There are some vacant buildings in the immediate vicinity of the site which contribute to the underutilized impression the area emits.

However, Lynchburg has a projected 5% economic growth which opens a to door to a thriving downtown and local economy. Given the site's central location and surrounding properties, suggested tenants would include office spaces, retail, laundromat, salons, convenience/grocery stores, fitness/wellness spaces, apartments, dining spaces.

NEEDS SUMMARY

Map of 4-Block Radius of Site Location:



Pros:

- Proximity to a Bus Stop
- Central Location/Easy Access
 - Main Road
 - Stronger Pedestrian Traffic
- Nearby Parking
 - Street Parking
 - Parking Deck
- Nearby Office Spaces
- Views of James River (Upper Floors)

Cons:

- Some Nearby Vacancies
- Bad Crime Rating (F)
- Higher Poverty Rate (17.5%)
- Lack of Night Lighting
- No Windows Permitted on Clinic (Left) Side
- No Nearby Public Restrooms

"City of Lynchburg - ParcelViewer." Lynchburgva.gov, 2024, mapviewer.lynchburgva.gov/ParcelViewer/Account/Logon. Accessed 1 Feb. 2025.

"Comprehensive Plan | Lynchburg, VA." Lynchburgva.gov, 2023, www.lynchburgva.gov/266/Comprehensive-Plan. Accessed 31 Jan. 2025.

DataUSA. "Lynchburg, va | Data USA." Datausa.io, 2022, datausa.io/profile/geo/lynchburg-va. Accessed 31 Jan. 2025.

do. "Your Town Rising." Your Town Rising, 26 Nov. 2019, www.yourtownrising.com/our-blog/10-things-successful-small-town-downtowns-do. Accessed 31 Jan. 2025.

Downtown Lynchburg Association. "Downtown Lynchburg Association." Downtown Lynchburg Association, 2022, downtownlynchburg.com/. Accessed 31 Jan. 2025.

"Lynchburg, va Homeless Shelter List." Shelterlist.com, 2021, www.shelterlist.com/city/va-lynchburg. Accessed 31 Jan. 2025.

"Miriam's House Lynchburg." Miriam's House Lynchburg, 2014, www.miriamshouse.org/our-work.

"The Safest and Most Dangerous Places in Lynchburg, VA: Crime Maps and Statistics | CrimeGrade.org." CrimeGrade.org, 28 Feb. 2023, crimegrade.org/safest-places-in-lynchburg-va/.