

**FOR SALE**



**GENTRY**  
COMMERCIAL REAL ESTATE, INC.



**3315 OLD FOREST ROAD**  
LYNCHBURG, VIRGINIA 24501



## HIGHLIGHTS

- WELL POSITIONED OFFICE PROPERTY IN CENTRAL LOCATION WITH MULTIPLE ENTRANCES AND SIGNALIZED ACCESS
- PAVED PARKING LOT WITH 855 PARKING SPACES
- COMBINATION OF STRUCTURED OFFICE SPACE AS WELL AS LARGE OPEN FLOOR SPACE FOR CUBICLES OR FURTHER PARTITIONING
- ON-SITE CAFETERIA, VENDING AREAS AND OTHER AMENITIES
- PROPERTY HAS SERVED AS THE NORTH AMERICAN HEADQUARTERS FOR A LARGE MULTI-NATIONAL CORPORATION CONTINUING ITS EXPANSION IN THE LYNCHBURG AREA
- PROPERTY IS LOCATED WITHIN A DESIGNATED ENTERPRISE ZONE WITH NUMEROUS INCENTIVES AVAILABLE
- POTENTIAL REDEVELOPMENT FOR MULTI-TENANCY OR REPURPOSING
- WITHIN 1 MILE OF ALL MAJOR ROUTES: U.S. 501, U.S. 29 AND U.S. 221
- 7 MILES FROM LYNCHBURG REGIONAL AIRPORT WITH DIRECT JET FLIGHTS TO CHARLOTTE, CHICAGO O'HARE AND WASHINGTON DULLES AIRPORTS



# PROPERTY DETAILS



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## **3315 Old Forest Road Lynchburg, VA 24501**

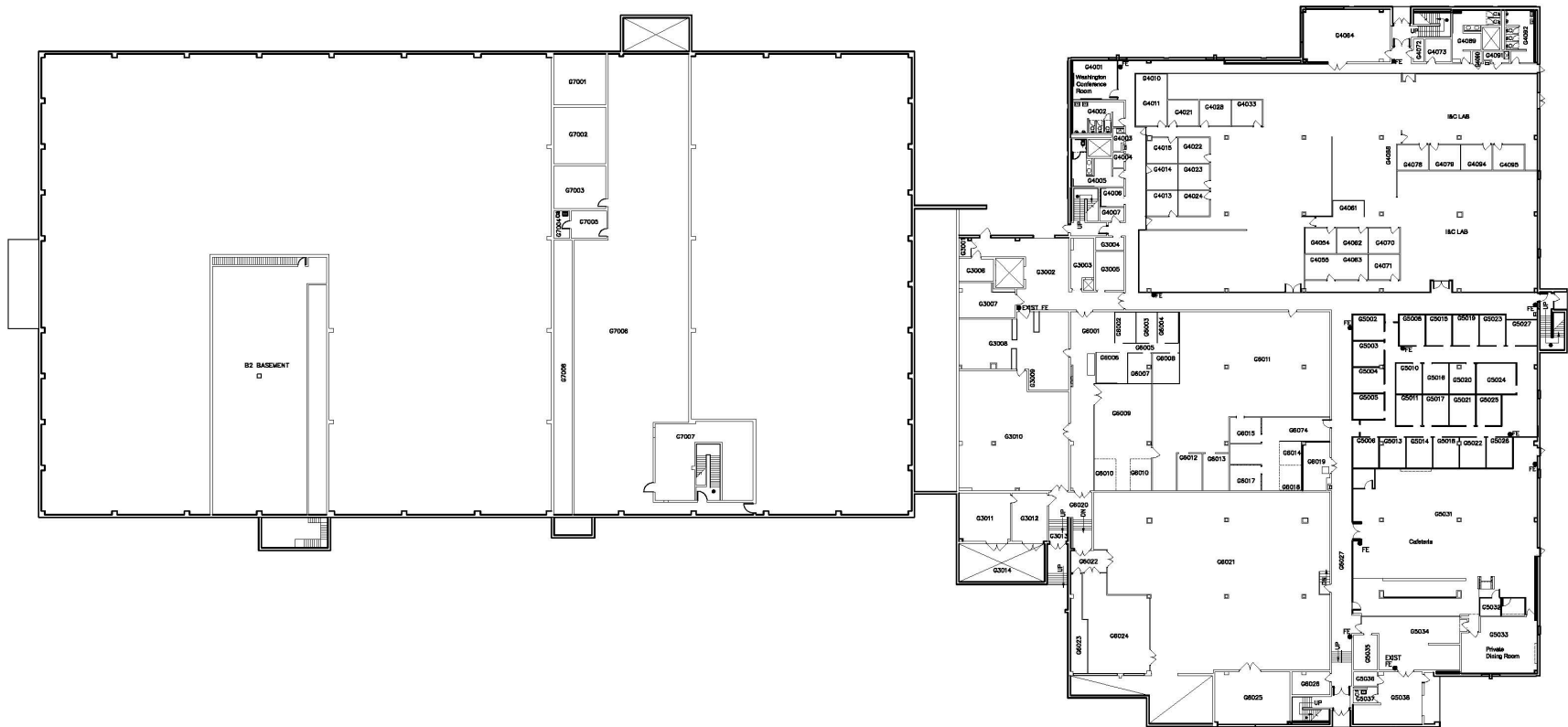
Total Building Area..... +/- 300,463 SF  
Total Parcel Size..... +/- 22.73 AC  
Year(s) Built..... 1969/1976  
Year Renovated..... 2026  
Water/Sewer..... City of Lynchburg  
Zoning..... I-1, B-1, & B-5  
Surface Parking..... 855 Spaces



# GROUND FLOOR PLAN



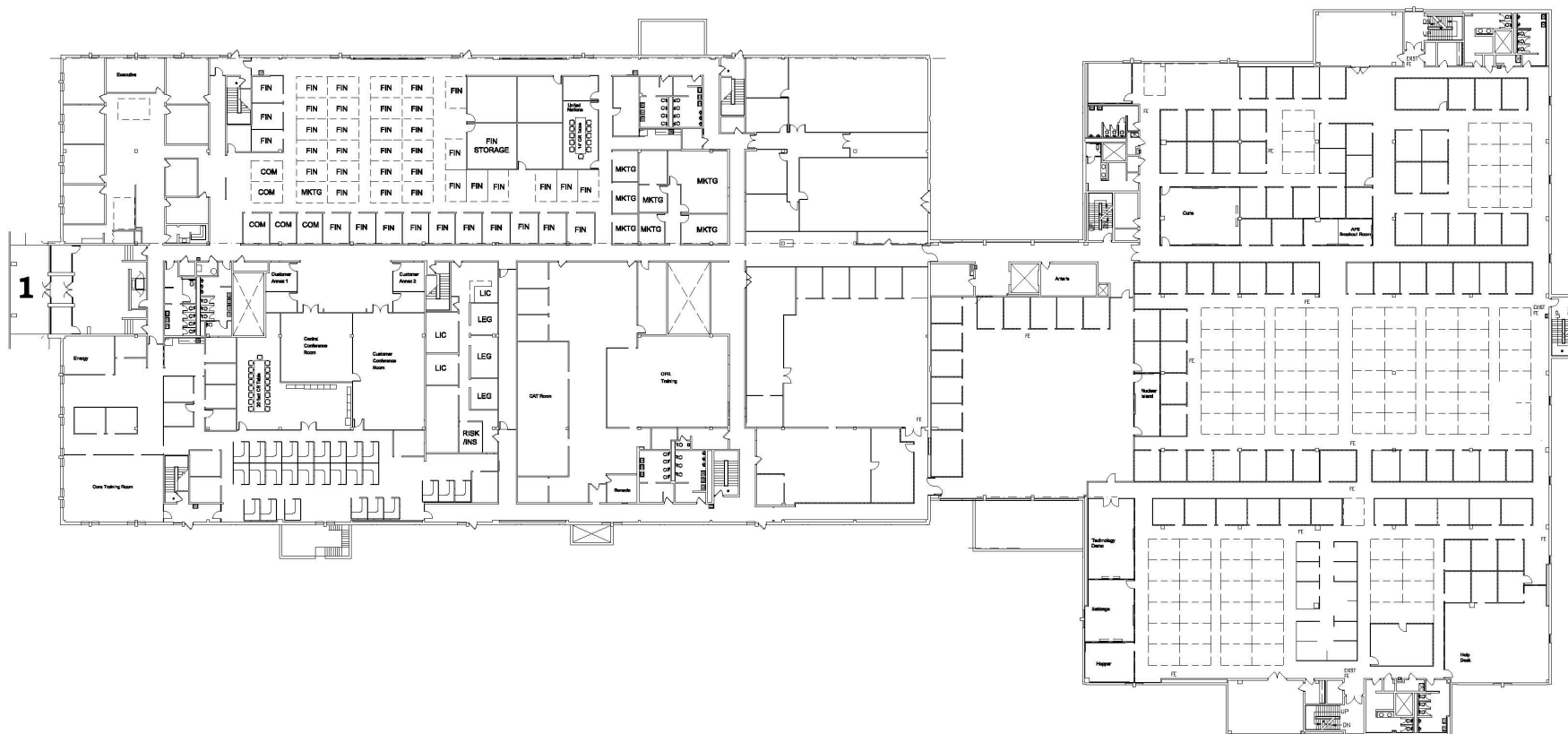
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# FIRST FLOOR PLAN



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# AERIAL OVERVIEW



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CHRISTOPHER R. GENTRY, SIOR  
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3315 OLD FOREST ROAD – LYNCHBURG, VA



# COMMUNITY SUMMARY

Lynchburg, VA Metropolitan Statistical Area  
Geography

267,125	0.40%	2.35	46.1	40.8	\$67,720	\$280,094	\$193,420	19.3%	58.7%	22.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



16.9%  
Services

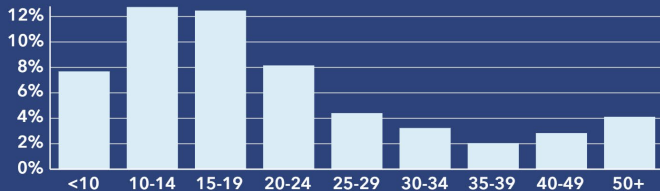


23.0%  
Blue Collar

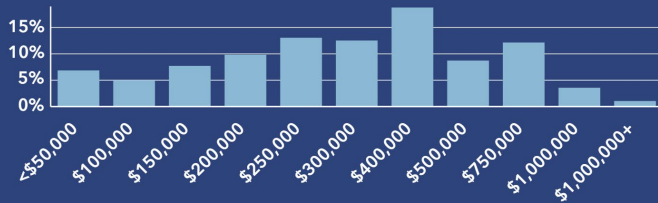


60.1%  
White Collar

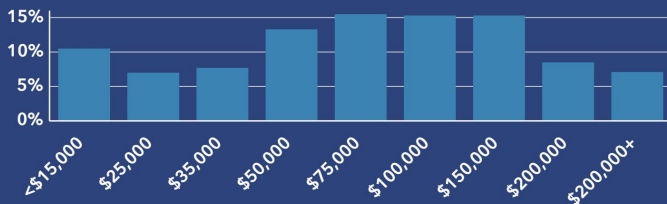
### Mortgage as Percent of Salary



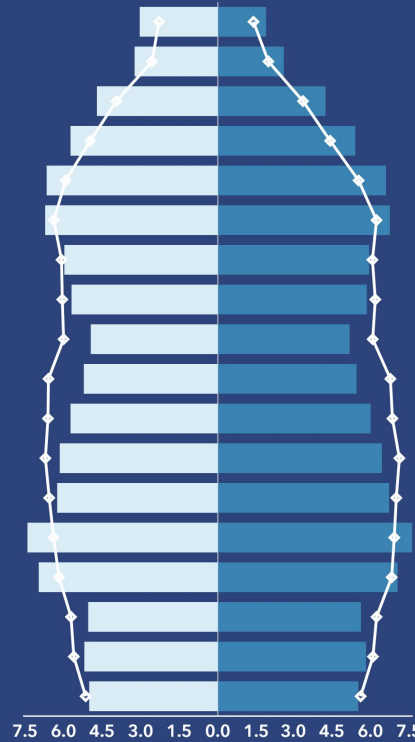
### Home Value



### Household Income

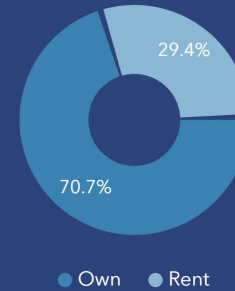


### Age Profile: 5 Year Increments

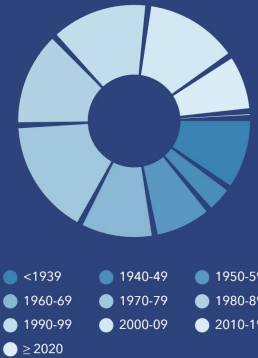


Dots show comparison to **Virginia**

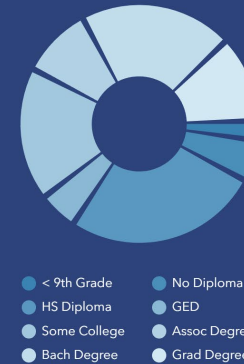
### Home Ownership



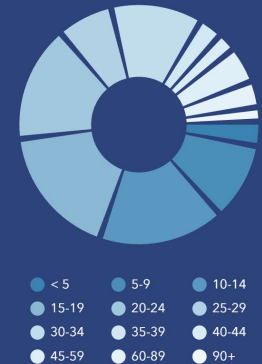
### Housing: Year Built



### Educational Attainment



### Commute Time: Minutes



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

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# DEMOGRAPHIC SUMMARY

Lynchburg, VA Metropolitan Statistical Area

Geography

## KEY FACTS

267,125

Population



108,206

Households

40.8

Median Age

\$53,306

Median Disposable Income

## EDUCATION

8.2%

No High School Diploma



31.8%

High School Graduate



27.6%

Some College/ Associate's Degree



32.4%

Bachelor's/Grad/ Prof Degree

## INCOME



\$67,720

Median Household Income



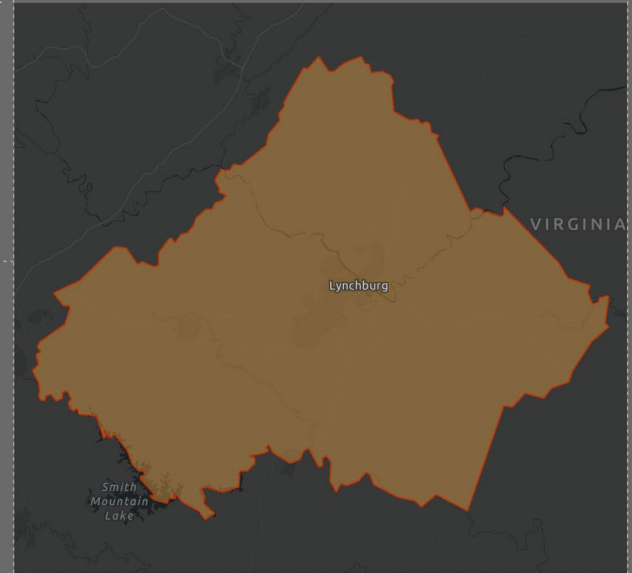
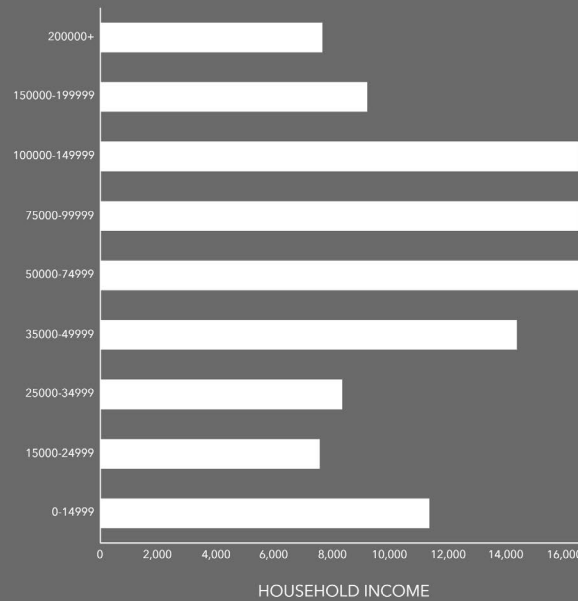
\$36,359

Per Capita Income



\$193,420

Median Net Worth



## EMPLOYMENT



White Collar

64.3%



Blue Collar

23.0%



Services

16.9%

3.7%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

# MARKET OVERVIEW



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The 2,122-square mile Lynchburg Metropolitan Statistical Area (MSA) is located in south central Virginia in the foothills of the Blue Ridge Mountains. The historic James River bisects the region with the Roanoke (Staunton) River and expansive 23,400-acre Smith Mountain Lake situated to the south. The region's two major U.S. highways, Routes 29 and 460 have become corridors for most of the industrial, commercial, and residential development. The city of Lynchburg, located at the intersection of U.S. Routes 29 and 460 and at the heart of the MSA, is a major highway and transportation hub, as well as a diversified manufacturing center. The Lynchburg MSA is the fifth largest MSA in Virginia with a population approaching 270,000.

Lynchburg is 110 miles west of Richmond, the state capital; 190 miles west of Norfolk; and 52 miles east of Roanoke. An active community boasting friendly residential neighborhoods, Lynchburg has a tradition of outstanding public education. The economic strength of the region lies in its broad base of employers. With more than 200 manufacturers, two large nuclear firms that employ three percent of the region's workforce, major insurance firms, a nationally recognized health care industry, and six colleges and universities, the Lynchburg region boasts a dynamic talent pool, with more than 110,000 employees and an extended labor market of more than 580,000 individuals, and a college-student population of over 25,000.

A city with outstanding cultural, educational, and recreation opportunities, Lynchburg operates 12 parks, 24 playgrounds, eight community centers, an Olympic-size pool, 34 tennis courts, and 26 baseball diamonds. Other opportunities include hiking in the Blue Ridge Mountains or on the Appalachian Trail; swimming and boating on Smith Mountain Lake, one of the country's largest man-made bodies of water; skiing at nearby Wintergreen Resort; or taking in a minor-league baseball game at the city-managed stadium.

Two major hospitals are located in Lynchburg--Virginia Baptist Hospital with 317 beds provides obstetric, medical-pediatric, neonatal, and psychiatric services for the area. Lynchburg General Hospital with 358 beds operates the area's emergency department and provides cobalt therapy, and neurological intensive care. The area's third hospital is located in the town of Bedford. Bedford Memorial Hospital provides 161 patient beds.

# MARKET OVERVIEW



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With a 7,000+ acre campus and over 7.9 million square feet of building space, Liberty University is the largest private, nonprofit university in the nation, the largest university in Virginia, and the largest Christian university in the world. Liberty is a accredited evangelical liberal arts institution with 15 colleges and schools and offers more than 700 programs in fields such as education, counseling, religion, law, aviation, cinematic arts, business, and more. Part of the CUSA conference, Liberty fields 20 NCAA Division I athletic teams and 40+ Club Sports teams. With a total enrollment that exceeds 140,000 Liberty University generates over \$1 billion in economic activity in the Lynchburg, VA MSA, through its students, visitors and its associated enterprises.



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EXCLUSIVELY LISTED BY:

**CHRISTOPHER R. GENTRY, SIOR**  
PRESIDENT

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Gentry Commercial Real Estate, Inc. is licensed in the State of Virginia with a principal office address of 1605 Enterprise Drive, Suite A, Lynchburg, VA 24502.