

RESTAURANT FOR LEASE
Boiler Room Restaurant

904-B Main Street | Lynchburg, VA 24504



Turn Key Restaurant – Fully Equipped

Property Features

- Former Boiler Room restaurant – 6,300 SF restaurant with a 1,800 SF patio and exterior dining area
- Occupancy and seating capacity – 231
- Private banquet room with seating for 50
- Secondary banquet and patio bar
- Restaurant is fully equipped with a working kitchen (equipment list available upon request)
- Facility and bathrooms all ADA compatible
- 21 tenants are located above the restaurant with elevator access to the main dining area – Built-in clientele base
- Restaurant is attached to the City of Lynchburg parking deck with free parking after 5 PM and throughout the weekend

- Located in the heart of the central business district in Downtown Lynchburg
- Monthly lease rate \$8,495.00 – monthly rate includes base rent and equipment rental

*****Please only potential tenants with a minimum of 5 years of restaurant management experience inquire for a showing or additional information**

Demographics			
	1 Mile	3 Miles	5 Miles
Population	7,551	35,768	68,723
No. of Households	2,818	13,972	26,827
Avg. HH Income	\$32,381	\$42,158	\$54,125
Daytime Population	19,501	61,130	97,458

For more information, contact:

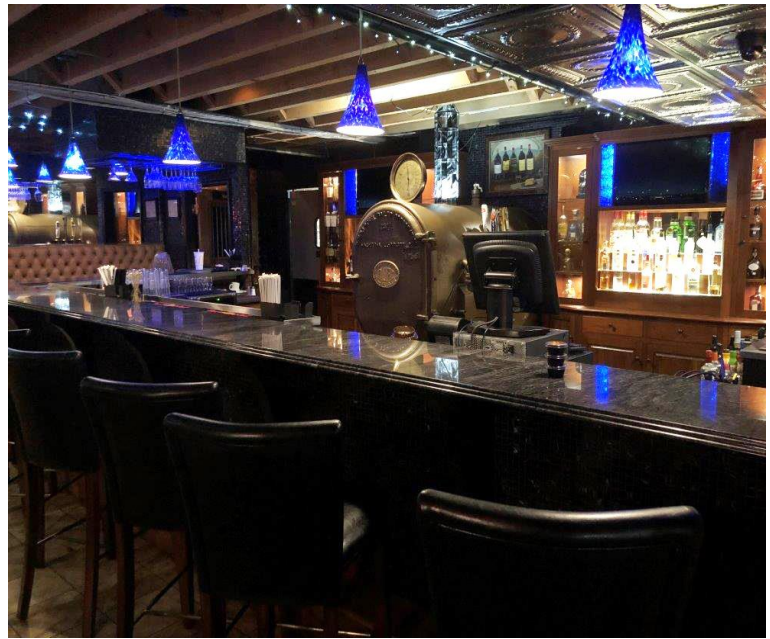
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Coffee Crossing
 6000 Boonsboro Road, Suite A
 Lynchburg, VA 24503
www.thalhimer.com

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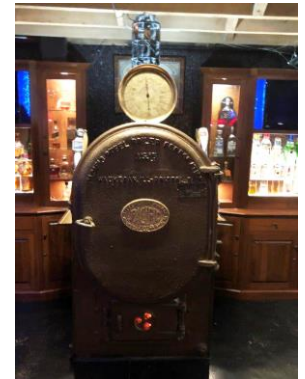
MAIN DINING



MAIN BAR



CONFERENCE | PRIVATE DINING ROOM



MAIN BOILER BEER TAPS



OUTSIDE TERRACE WITH PANORAMIC CITYSCAPE SCENE



OUTSIDE TERRACE

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MAIN KITCHEN HOOD SYSTEM



MAIN KITCHEN PREP AREA



MAIN KITCHEN REFRIGERATION



MAIN KITCHEN EQUIPMENT



BOILER ROOM EXTERIOR SIGN

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