



Home with  
Kim & Co.

real

*Welcome to*  
**LYNCHBURG**



WHAT TO DO | PLACES TO EAT | SIGHTS TO SEE

# welcome TO LYNCHBURG

Lynchburg, Virginia, is a charming and welcoming city tucked into the foothills of the Blue Ridge Mountains, where history, culture, and outdoor adventure come together. With great schools, a strong local economy, and an affordable cost of living, it's a wonderful place to call home for families, professionals, and retirees alike!



*Hi, I'm Kim*  
YOUR LOCAL REALTOR

Kim is a dedicated REALTOR® in the Lynchburg area with over 30 years of local experience and a background in the medical field and home decor business.

EXPLORE YOUR CITY WITH THE HELP OF THIS GUIDE

# history of LYNCHBURG

Lynchburg started in the late 1700s, thanks to John Lynch, who set up a ferry across the James River when he was just a teenager. That ferry made things a whole lot easier for traders and travelers, and before long, a little town started growing right along the water. By 1786, Lynchburg was official, and business was booming—tobacco, ironworks, and eventually, textiles put us on the map.

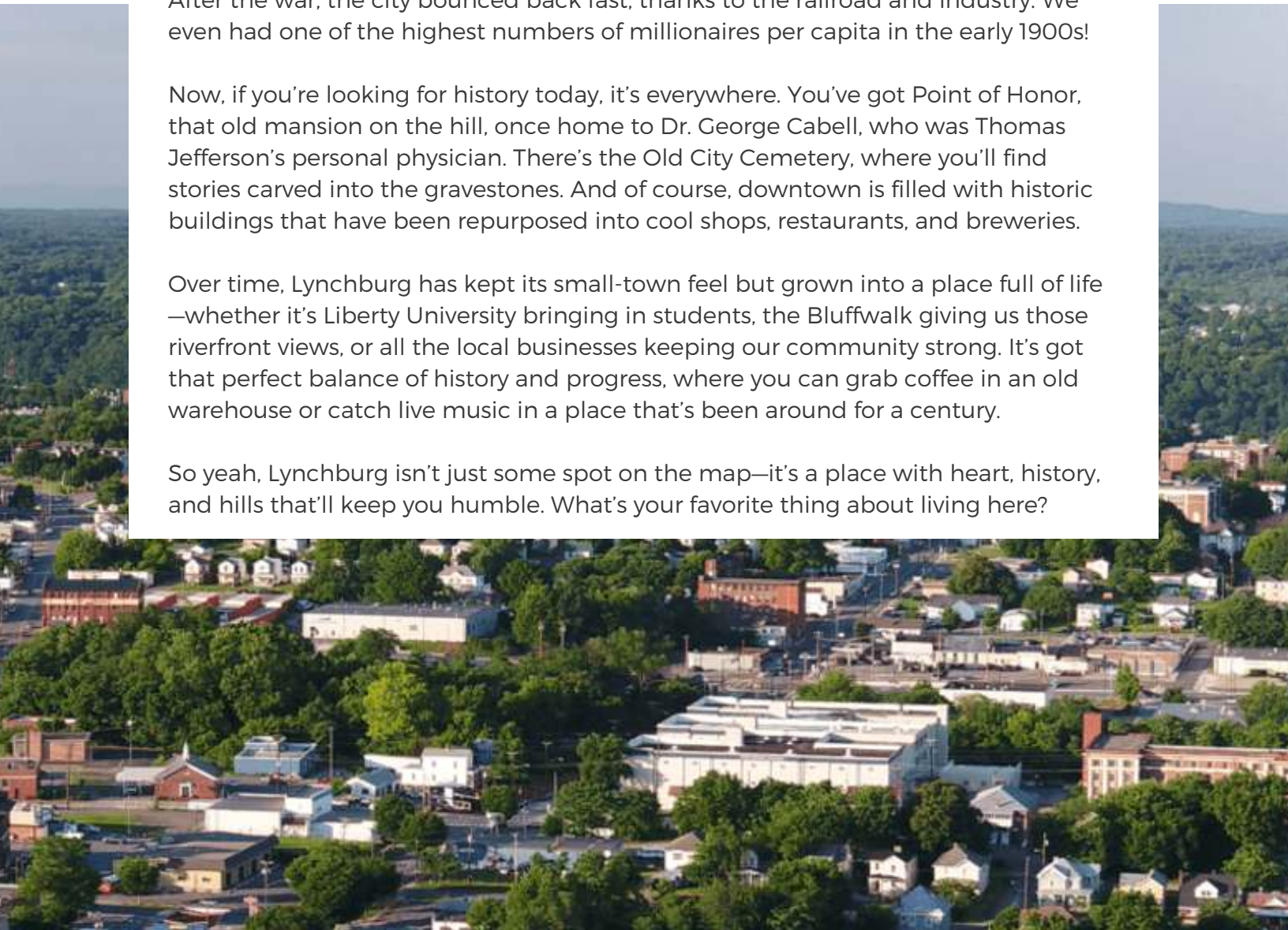
Ever notice how the hills in downtown can really make your legs burn? Well, those seven hills gave Lynchburg one of its old nicknames: “The City of Seven Hills.” And if you’ve ever heard it called “The Hill City,” that’s where that comes from too. We’re built right into the landscape, and trust me, you feel it every time you walk up Church Street.

Lynchburg played a big role in the Civil War—not as a battlefield (though there was a close call in 1864), but as a major supply and hospital hub for the Confederacy. After the war, the city bounced back fast, thanks to the railroad and industry. We even had one of the highest numbers of millionaires per capita in the early 1900s!

Now, if you’re looking for history today, it’s everywhere. You’ve got Point of Honor, that old mansion on the hill, once home to Dr. George Cabell, who was Thomas Jefferson’s personal physician. There’s the Old City Cemetery, where you’ll find stories carved into the gravestones. And of course, downtown is filled with historic buildings that have been repurposed into cool shops, restaurants, and breweries.

Over time, Lynchburg has kept its small-town feel but grown into a place full of life—whether it’s Liberty University bringing in students, the Bluffwalk giving us those riverfront views, or all the local businesses keeping our community strong. It’s got that perfect balance of history and progress, where you can grab coffee in an old warehouse or catch live music in a place that’s been around for a century.

So yeah, Lynchburg isn’t just some spot on the map—it’s a place with heart, history, and hills that’ll keep you humble. What’s your favorite thing about living here?



# LOCAL *living*

Lynchburg offers four true seasons, a lower cost of living than much of Virginia, and the kind of small-city pace that makes it easy to put down roots. Here's a quick look at what daily life feels like in the Hill City.

## CLIMATE

Lynchburg enjoys four distinct seasons: warm summers with highs in the upper 80s, colorful autumns, mild winters with highs in the 40s, and a green, blooming spring.

Snow is occasional and usually light, and the Blue Ridge foothills keep things pleasant for hiking, patio season, and outdoor events almost year-round.

## COST OF LIVING

Housing is where Lynchburg really shines, with homes and rentals priced well below many other Virginia markets.

Everyday costs like groceries, dining, and utilities stay reasonable, so your paycheck goes further here.

*get to know*  
LYNCHBURG, VA





ENJOY OUR  
DOWNTOWN

# ANNUAL *events*

## 10 MILE RUN

The Lynchburg 10 Mile Run is a challenging yet scenic race that takes runners through the city's historic streets, rolling hills, and along the James River.



## CENTRAL VIRGINIA WEDDINGS

Central Virginia weddings blend timeless charm with breathtaking scenery, offering couples picturesque venues from rolling vineyards to historic estates nestled in the Blue Ridge Mountains.



## THOMAS JEFFERSON WINE FESTIVAL

The Thomas Jefferson Wine Festival celebrates Virginia's rich winemaking heritage at Poplar Forest, Jefferson's retreat home, where guests enjoy tastings from local wineries, live music, and artisan vendors in a historic setting.



# ANNUAL *events*

## CASA

CASA of Central Virginia advocates for abused and neglected children in the Lynchburg area, providing trained volunteers to support and speak up for them in the court system.



## CELEBRATING JULY 4TH

Celebrating July 4th in Lynchburg means enjoying fireworks over the James River, live music, local food, and a festive small-town atmosphere filled with patriotic spirit.

## JAMES RIVER BATTEAU FESTIVAL

The James Batteau Festival in Lynchburg celebrates the region's history with a unique event featuring canoe and batteau races, live music, and local vendors along the James River.



# THINGS TO DO

## *in Lynchburg*



### LYNCHBURG COMMUNITY MARKET

*1219 MAIN ST, LYNCHBURG, VA 24504*

Saturday mornings are perfect for exploring the lively Lynchburg Community Market, one of the nation's oldest farmers markets. After browsing local vendors, stroll down 12th Street to the Bluffwalk for outdoor dining with scenic views.

### LIBERTY MOUNTAIN SNOWFLEX CENTRE

*4000 CANDLERS MOUNTAIN RD, LYNCHBURG, VA 24502,*

Liberty Mountain Snowflex Centre in Lynchburg is a year-round outdoor sports facility offering skiing, snowboarding, and tubing on its innovative synthetic slopes.



### JUMP TRAMPOLINE PARK

*3706 CANDLERS MOUNTAIN RD, LYNCHBURG, VA 24502*

Jump Trampoline Park in Lynchburg is an exciting indoor attraction featuring wall-to-wall trampolines, foam pits, and obstacle courses for all ages to enjoy.

# THINGS TO DO *in Lynchburg*

## BLUE RIDGE BALLOON

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*540 S BOSTON RD, PALMYRA, VA 22963*

Blue Ridge Balloon offers a breathtaking hot air balloon experience over Lynchburg and the scenic Blue Ridge Mountains, providing unforgettable views of rolling hills and historic landmarks. With experienced pilots and sunrise or sunset flights, it's a perfect adventure for locals and visitors alike!



## LYNCHBURG PUBLIC LIBRARY

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*2315 MEMORIAL AVE, LYNCHBURG, VA 24501*

The Lynchburg Public Library is a welcoming community hub offering a vast collection of books, digital resources, and engaging programs for all ages. With free Wi-Fi, study spaces, and events throughout the year, it's a great place for learning, creativity, and connection.



## THE MAIER MUSEUM OF ART

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*1 QUINLAN ST, LYNCHBURG, VA 24503*

The Maier Museum of Art in Lynchburg showcases an impressive collection of American art, featuring works from the 19th and 20th centuries. Located at Randolph College, it offers rotating exhibitions, educational programs, and a rich cultural experience for art lovers of all ages.



# MORE THINGS TO DO



## CYCLING

Cycling in Lynchburg offers scenic trails, rolling hills, and a welcoming community for riders of all levels.



## SPA

Lynchburg offers relaxing spas with rejuvenating treatments for a perfect self-care escape.



## HIKING

Hiking in Lynchburg offers scenic trails, beautiful mountain views, and peaceful nature escapes.



## GYM

Lynchburg has a variety of gyms offering top-notch equipment, fitness classes, and wellness programs for all levels.



## FARMERS MARKET

Lynchburg's farmers markets offer fresh local produce, handmade goods, and a vibrant community atmosphere.



## WINE TOUR

Lynchburg's wine tours offer scenic vineyard views, delicious tastings, and a relaxing getaway for wine lovers.



## MUSEUM

Lynchburg's museums showcase rich history, art, and culture, offering engaging exhibits for all ages.



## TOUR

Lynchburg offers a variety of tours, from historic landmarks to scenic outdoor adventures, exploring the city's charm.



## LAKE

Lakes near Lynchburg provide peaceful retreats for fishing, boating, and outdoor relaxation.

# SHOPPING

## River ridge mall

River Ridge Mall is Lynchburg's premier shopping destination, featuring a mix of popular retailers, local boutiques, dining options, and entertainment for all ages.



SPEND THE DAY AT....

## Valleyview mall

Valleyview Mall in Roanoke an hour from Lynchburg offers a mix of shopping, dining, and entertainment for all ages. Visitors can explore popular stores like Belk and American Eagle, catch a movie at Regal Cinemas, or experience hands-on animal encounters at SeaQuest. The mall also features a variety of dining options, from quick bites in the food court to sit-down meals at Texas Roadhouse. Seasonal events, live music, and an inviting outdoor courtyard make it a great place to shop, relax, and enjoy a fun day out with family and friends.



# DOWNTOWN MALL



A popular, outdoor mall with a variety of shopping, dining and experiences—one hour away.

Charlottesville's Downtown Mall is a lively, pedestrian-friendly destination filled with unique shops, delicious dining, and vibrant entertainment. Visitors can browse boutique clothing stores, local art galleries, and specialty shops like The Virginia Shop and New Dominion Bookshop.

Food lovers can enjoy everything from casual cafés to upscale restaurants like Hamiltons' at First & Main or The Whiskey Jar.

Live music and performances at the Paramount Theater and Ting Pavilion add to the energetic atmosphere, while the brick-lined streets and charming outdoor seating make it a perfect place to shop, dine, and explore.



# PLACES TO EAT

If you're craving a food adventure, Lynchburg's local restaurants won't disappoint! From cozy cafes with mouthwatering pastries to trendy spots offering farm-to-table goodness, each eatery has its own unique flair, serving up everything from delicious Southern comfort food to fresh, inventive dishes. Whether you're in the mood for a casual bite or a special night out, these locally-owned gems will definitely satisfy your taste buds and make you feel right at home.

## *discover local*



### WEST SIDE DELI

Westside Deli in Lynchburg is a local favorite known for its delicious handcrafted sandwiches, fresh ingredients, and friendly atmosphere.



### NEW LONDON STEAKHOUSE

New London Steakhouse is a beloved Lynchburg-area gem, known for its perfectly cooked steaks, warm hospitality, and classic, no-frills dining experience.



### CAVALIER

Cavalier Store in Lynchburg is a laid-back local favorite, serving up delicious burgers, cold drinks, and a nostalgic, no-frills dining experience with fantastic burgers and fries.



### PAPA GALLO

Papa Gallo in Lynchburg is a vibrant Mexican eatery known for its flavorful dishes, refreshing margaritas, and lively atmosphere near River Ridge.

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01

## THE NEIGHBORS PLACE

The Neighbors Place in Lynchburg is a stylish yet cozy restaurant offering a diverse menu of American cuisine, craft cocktails, and a welcoming atmosphere perfect for any occasion.

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02

## THE WATERDOG

The Water Dog in Lynchburg is a lively riverfront eatery known for its craft beer selection, fresh oysters, and relaxed atmosphere with scenic views of the James River.

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03

## WATERSTONE FIRE ROASTED PIZZA

Waterstone Fire Roasted Pizza in Lynchburg is a popular spot known for its delicious wood-fired pizzas, craft beer selection, and rustic, inviting atmosphere.

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04

## WILLIAM AND HENRY STEAKHOUSE

William & Henry Steakhouse in Lynchburg is an upscale dining destination known for its premium steaks, refined atmosphere, and exceptional service.

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05

## BRAUBURGERS

Brauburgers in Lynchburg is a laid-back burger joint known for its juicy, all-natural burgers, fresh ingredients, and great selection of craft beers.

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# LOCAL PARKS



BLACKWATER CREEK

*515 Monticello Ave*

Blackwater Creek provides a beautiful retreat in Lynchburg, showcasing scenic walking paths, tranquil waters, and stunning natural vistas, making it an ideal location for outdoor enthusiasts and nature lovers.



RIVERFRONT PARK

*1100 Jefferson St.*

Riverfront Park in Lynchburg is a vibrant gathering spot along the James River, offering scenic views, open green space, and a venue for concerts, festivals, and community events.



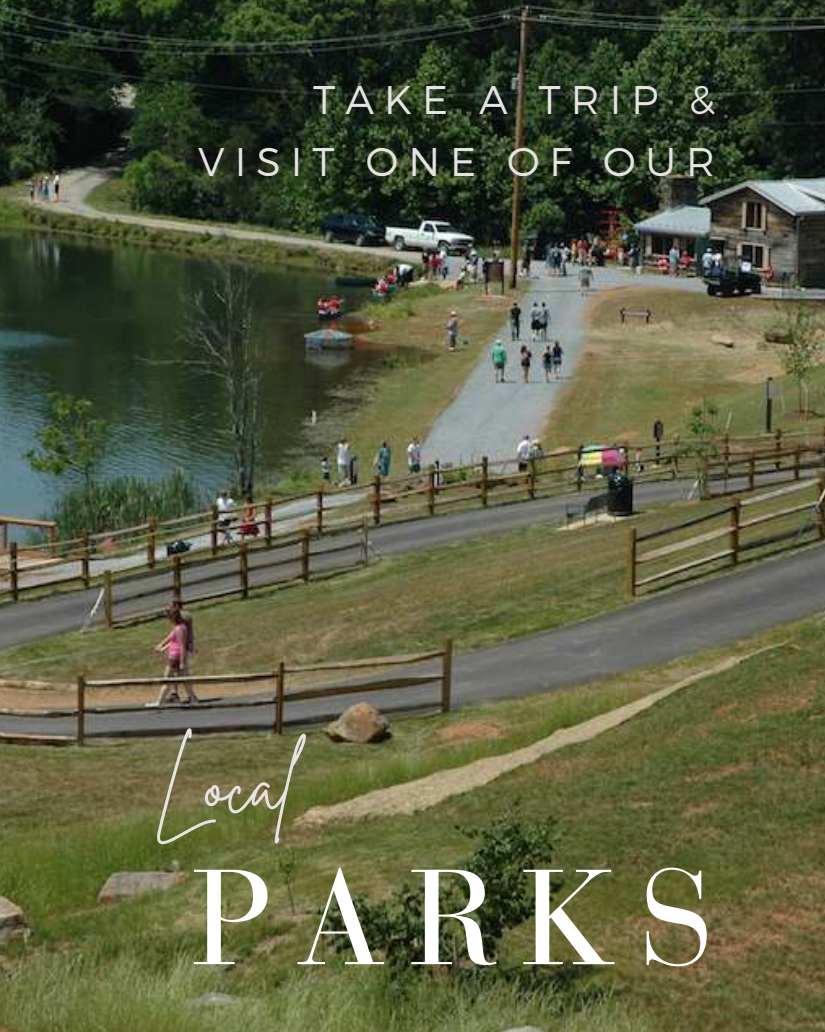
PEAKSVIEW PARK

*170 Ivy Creek Lane,  
Lynchburg*

Peaks View Park is one of the biggest and most visited parks in Lynchburg. It has nice walking paths, sports fields, playgrounds, and picnic areas that are great for having fun outdoors and relaxing.

## HAVE SOME FAMILY FUN

Lynchburg parks offer plenty of family-friendly fun, from scenic hiking trails and picnic areas to playgrounds and splash parks for kids. You can also enjoy fishing, biking, or spotting local wildlife while soaking in the beauty of nature.



Parks in Lynchburg provide both locals and visitors with beautiful green spaces for relaxation, exercise, and community gatherings, offering everything from scenic walking trails and playgrounds to sports fields and event venues. Whether you're a resident looking for a peaceful retreat or a visitor exploring the city, parks like Peaks View, Riverfront Park, and Blackwater Creek give everyone a chance to connect with nature, stay active, and enjoy Lynchburg's scenic charm.

- 01 Hollins Mill Park

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- 02 Jefferson Park

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- 03 Sandusky Park

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- 04 Fun Quest Park – For Kids

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- 05 Heritage Park

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# HOUSING OPTIONS

Whether you're buying your first home, upsizing for a growing family, or downsizing for the next chapter, Lynchburg has options at nearly every price point. Median sale prices sit around \$300,000, below the national median.

## *Find your Home!*

From historic homes in Rivermont and Garland Hill to newer neighborhoods in the Forest and Boonsboro areas, Lynchburg offers something for every lifestyle and budget.

I'll help you compare neighborhoods, schools, commutes, and price ranges so you can find the right fit. And as a seller's agent, I include a complimentary staging consultation.

### APARTMENTS

Rentals are plentiful and affordable, with one-bedrooms typically around \$1,000 to \$1,100 a month and two-bedrooms near \$1,200.

Downtown lofts, riverfront communities, and quiet complexes near Liberty University and the University of Lynchburg make it easy to find the right fit.



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TYPES OF HOUSING OPTIONS AVAILABLE TO YOU

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TAKE PART IN ONE OF  
OUR LOCAL FESTIVALS

# WORKING WITH US

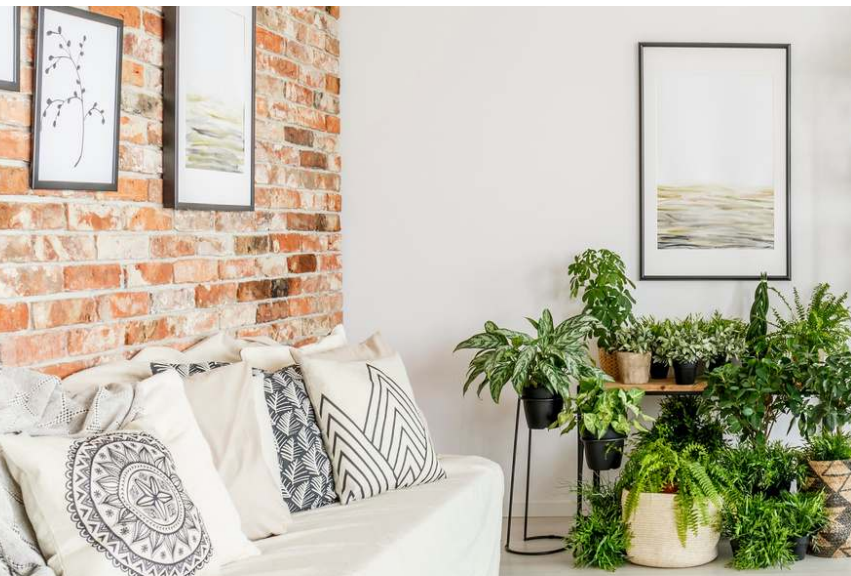
Buying or selling a home is a big step, and you shouldn't have to do it alone. With over 30 years of local experience, I bring market knowledge, honest guidance, and a staging eye to every client, from the first showing to the closing table.



## About Me

I own Signature Stager, a home staging consultation business, and provides expert guidance to buyers and sellers with a strong commitment to communication and customer service.

I ensure a seamless real estate experience, from property searches to closings. Sellers she represents receive a complimentary staging consultation to maximize their home's appeal.



### 01 POINT ONE

From finding the perfect property to navigating inspections, negotiations, and closing details, I will be there every step of the way. With expert guidance, clear communication, and a friendly approach, I'll ensure the entire buying or selling process is smooth, stress-free, and even enjoyable!

### 02 POINT TWO

I've built a strong network of trusted agents worldwide, so no matter where you're headed, I can help connect you with the right expert. With years of experience in the Lynchburg market, I know the ins and outs of the area and am always happy to share helpful insights and advice to make your real estate journey smooth and stress-free!

### 03 POINT THREE

I have always been a devoted, family-oriented, and service-driven person, and giving back to the community. From donating to The Lynchburg Humane Society to volunteering with various networking groups, I am passionate about making a positive impact and fostering strong connections wherever I can.



## LET'S CONNECT

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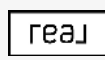
 homewithkim.com

Thank You! While this journey may have ended, we would love to consider our amazing clients our friends. Therefore, as any friends do, We'd love to stay in touch with you!

*Kim Nicholson*  
REALTOR, OCS, CSA



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