

# COFFEE CROSSING

RETAIL/OFFICE FOR LEASE  
6000 Boonsboro Road | Lynchburg, VA



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CUSHMAN &  
WAKEFIELD

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# COFFEE CROSSING

## RETAIL/ OFFICE FOR LEASE

### Property Features

- Ample on-site parking
- Great location for retail/office users desiring to locate in the highest per capita income area in the City of Lynchburg
- Good for professional firms desiring to locate near their client base.
- Easy access to the Rt. 501 bypass
- (2) 1,000 SF spaces available
- Premium interior upgrades throughout available space
- Lease rate \$15.00/psf | \$1,250 month

### Demographics

	1 Mile	3 Mile	5 Mile
Population	1,595	10,378	36,133
Number of Households	620	4,007	15,000
Average Household Income	\$144,470	\$140,591	\$112,590
Daytime Population	1,358	7,636	30,891



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Retail/Office For Lease



**Boonsboro Rd**



**Coffee Rd**



# COFFEE CROSSING

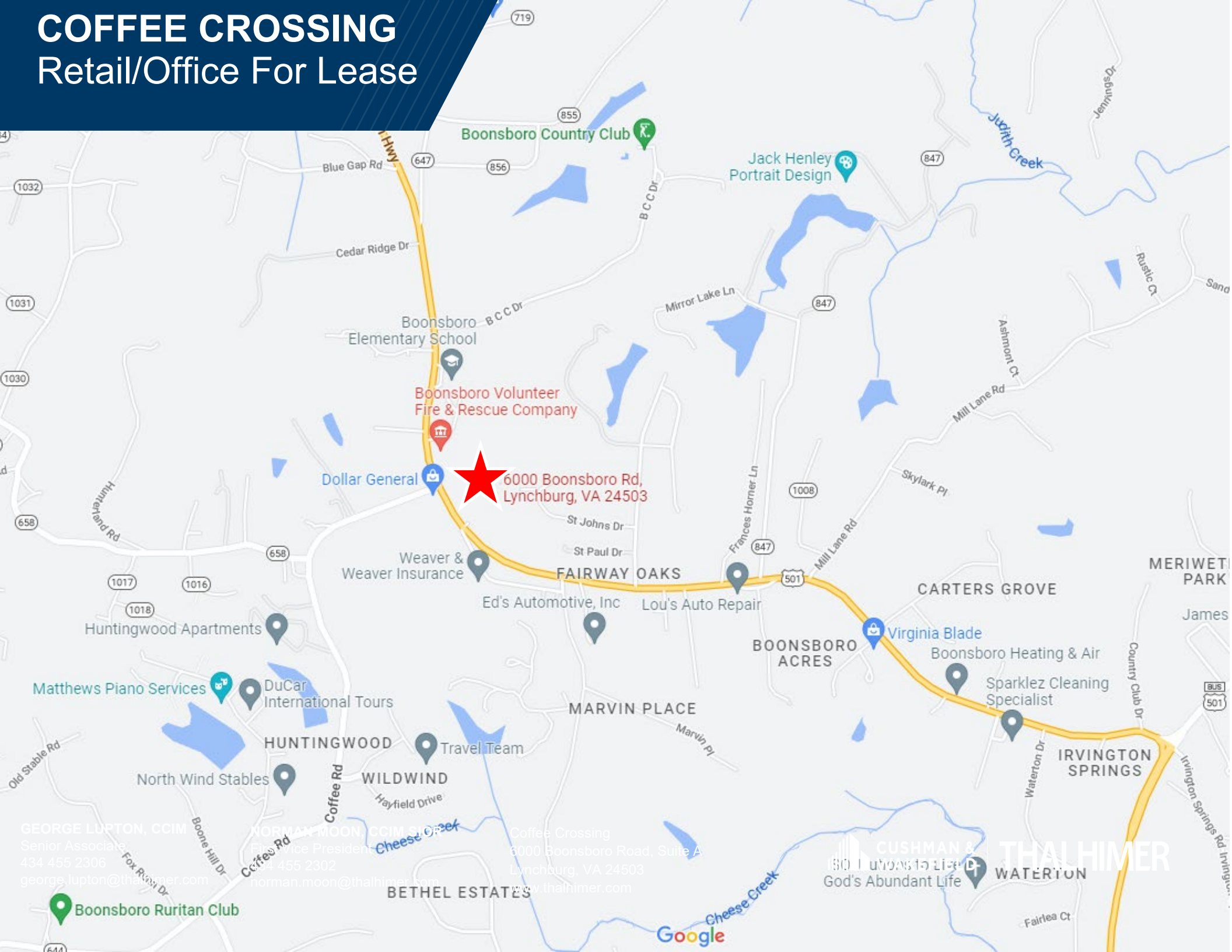
RETAIL/OFFICE FOR LEASE



**COFFEE CROSSING**  
2,000 SF Available

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## Retail/Office For Lease



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CUSHMAN & WATSON  
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God's Abundant Life

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