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**Coffee Crossing**  
**6000 Boonsboro Road, Suite A**  
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**TWO 1,400 SF SUITES AVAILABLE**

FOR LEASE  
PEAKLAND CROSSING

4327 Boonsboro Road | Lynchburg, Virginia



**PROPERTY FEATURES**

- Two 1,400 SF suites available
- 14,000 VPD
- \$111,266 average household income within 1 mile
- Ample on-site parking
- Great location for retailers to locate in one of the high-income areas in Lynchburg or professional firms desiring to locate near their client base
- Lease rate \$2,200 month / \$18.86 SF
- Many national retailers in close proximity

**5-MILE DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Population	3,360	22,208	58,355
Daytime Population	1,165	14,177	41,019
Avg. HH Income	\$111,266	\$80,913	\$62,015

**JOIN TENANTS AND NEARBY RETAILERS**

