

FOR LEASE OFFICE / RETAIL

7901 Timberlake Road | Lynchburg, Virginia 24502



3,814 SF AVAILABLE

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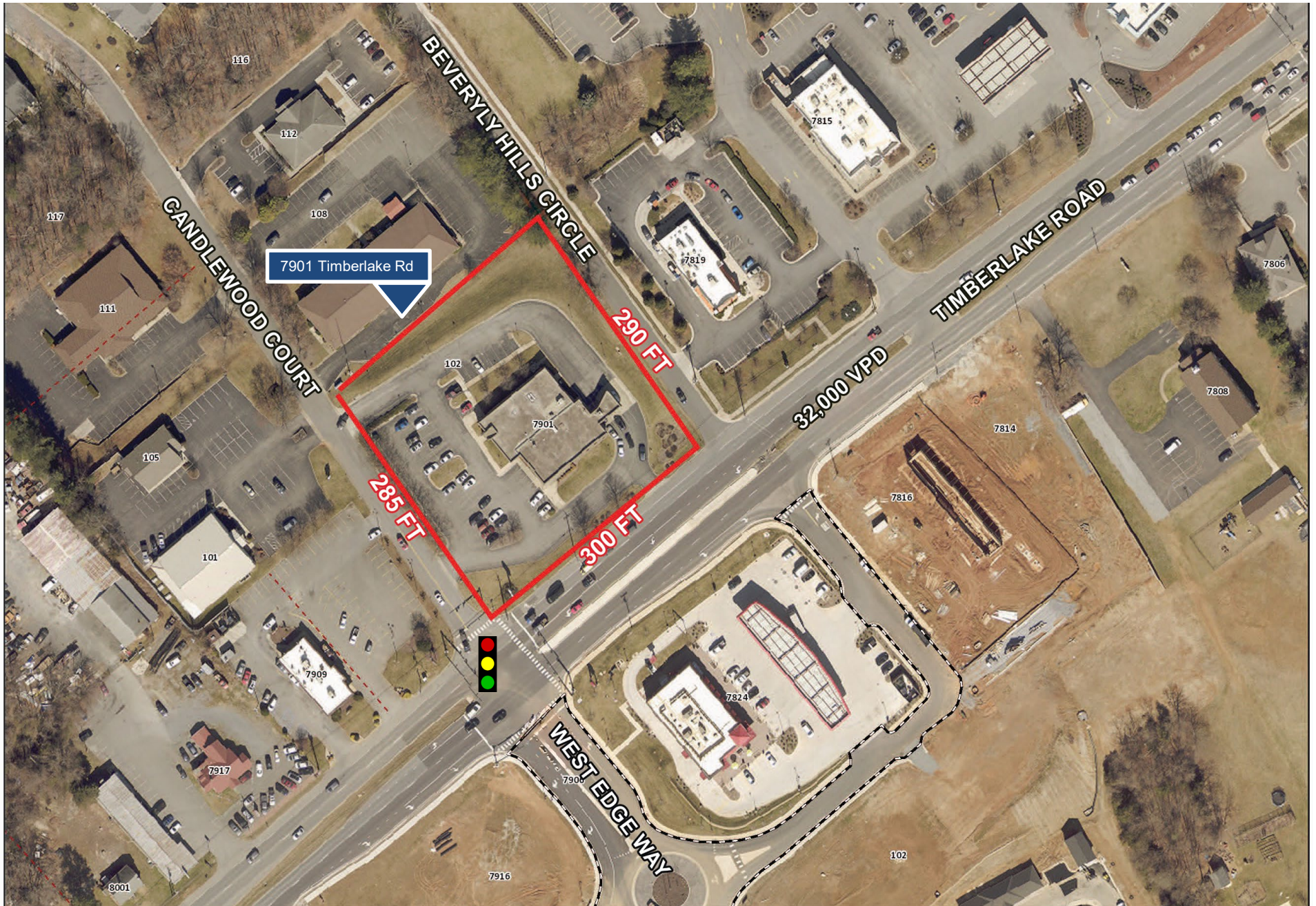
Property Features

PROPERTY FEATURES

- 3,814 sf suite available within an 8,126 sf building
- Suite has a separate entrance on the side of the building. A Truist branch bank is located in the balance of the space within the building.
- 7 private offices, copy/mailroom, large conference room, 2 separate cubicle area rooms and reception area
- 2 ADA compliant bathrooms
- Full-Service lease, all utilities included in rental rate
- Corner location at a signalized intersection
- Ample parking – 52 spaces
- Total linear feet of frontage 875 ft – 300 ft Timberlake Rd – 285 ft Candlewood Ct – 290 ft Beverly Hills Cir.
- ADTC Timberlake Rd 32,000 VPD - Highly visible location
- Ideally suited for retail or office
- Zoned B-3 in the City of Lynchburg
- Rental rate - \$14.00 sf full service



Site Aerial



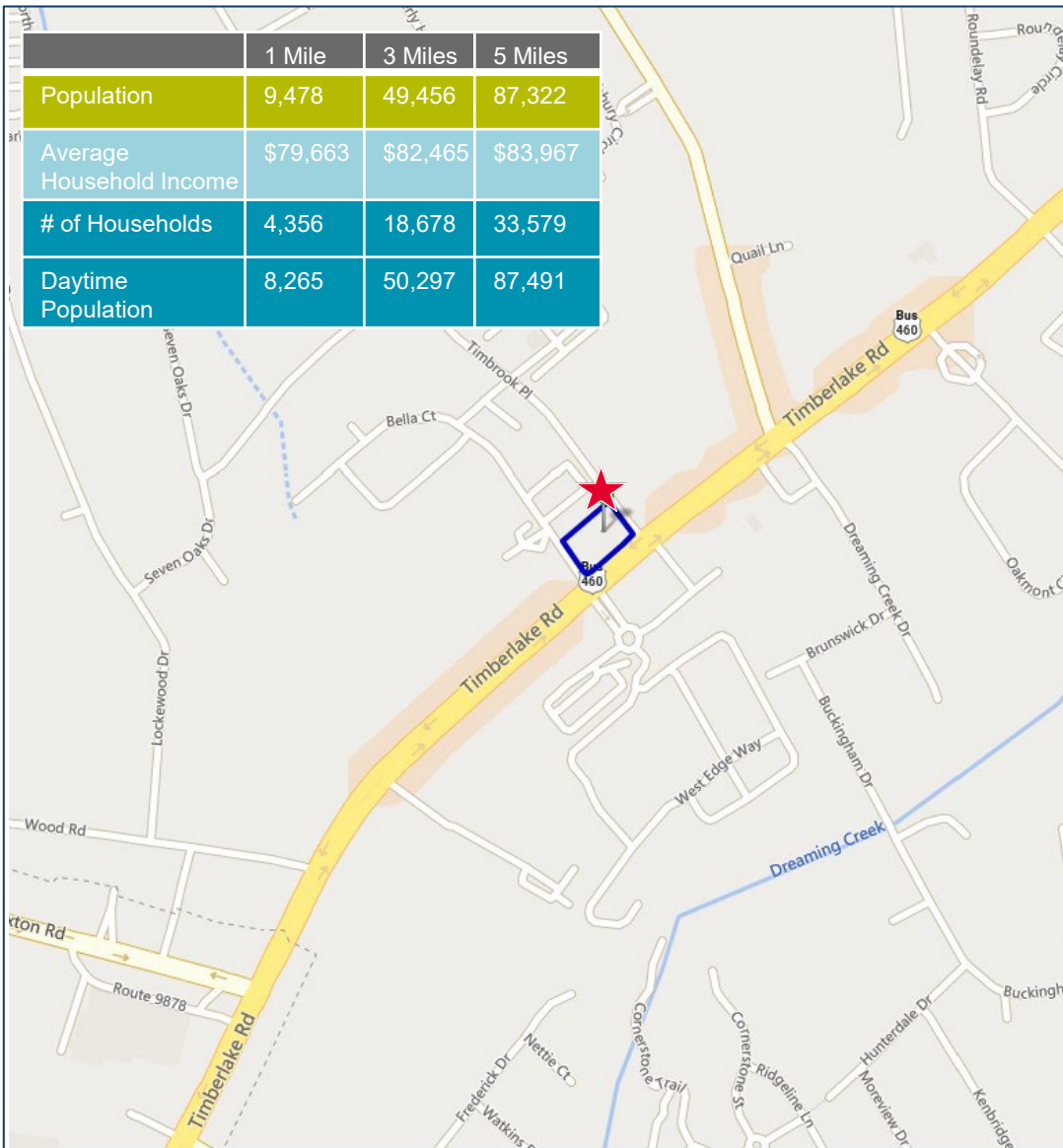
Aerial Map

Timberlake Road



Location & Demographics

DEMOGRAPHICS 5 Miles



POPULATION WITHIN 5 MILES
87,322



AVERAGE HOUSEHOLD INCOME
\$83,967



DAYTIME POPULATION
87,491



OF HOUSEHOLDS
33,579



EDUCATION ATTAINMENT

HIGH SCHOOL 21.3%
ASSOC. DEGREE 9.5%
BACH. DEGREE 25.4%
GRAD. DEGREE 14.7%



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