



RETAIL/OFFICE FOR LEASE

## COFFEE CROSSING

6000 BOONSBORO ROAD | LYNCHBURG, VA



CUSHMAN &  
WAKEFIELD

THALHIMER

# 6000 Boonsboro Road

## LYNCHBURG, VA

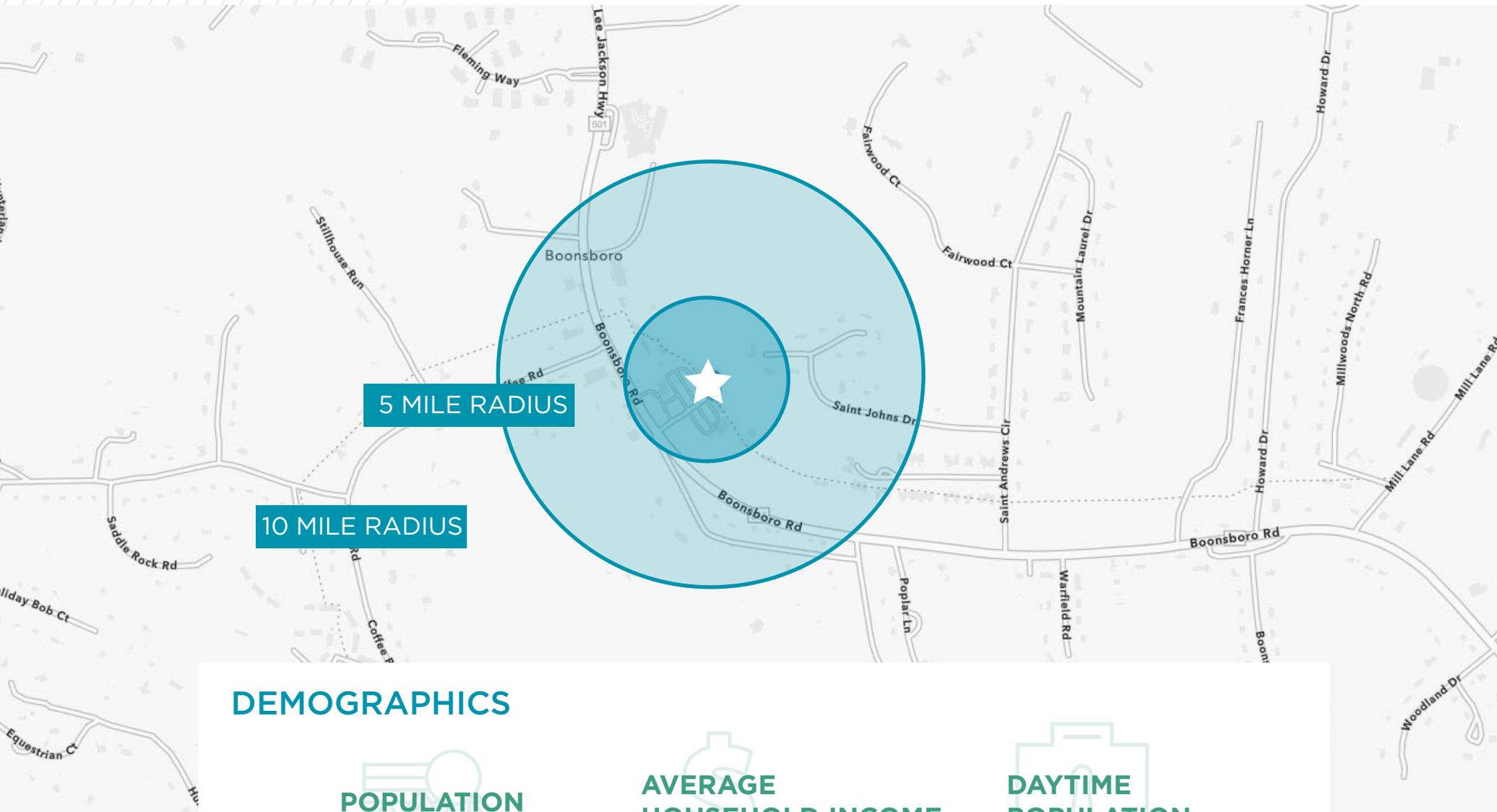


## FEATURES

- 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
- Easy access to the Rt. 501 bypass
- Good for professional firms desiring to locate near their client base
- Premium interior upgrades throughout available space
- Two 1000 SF spaces available
- Lease Rate \$15.00 psf \$1,250 mo

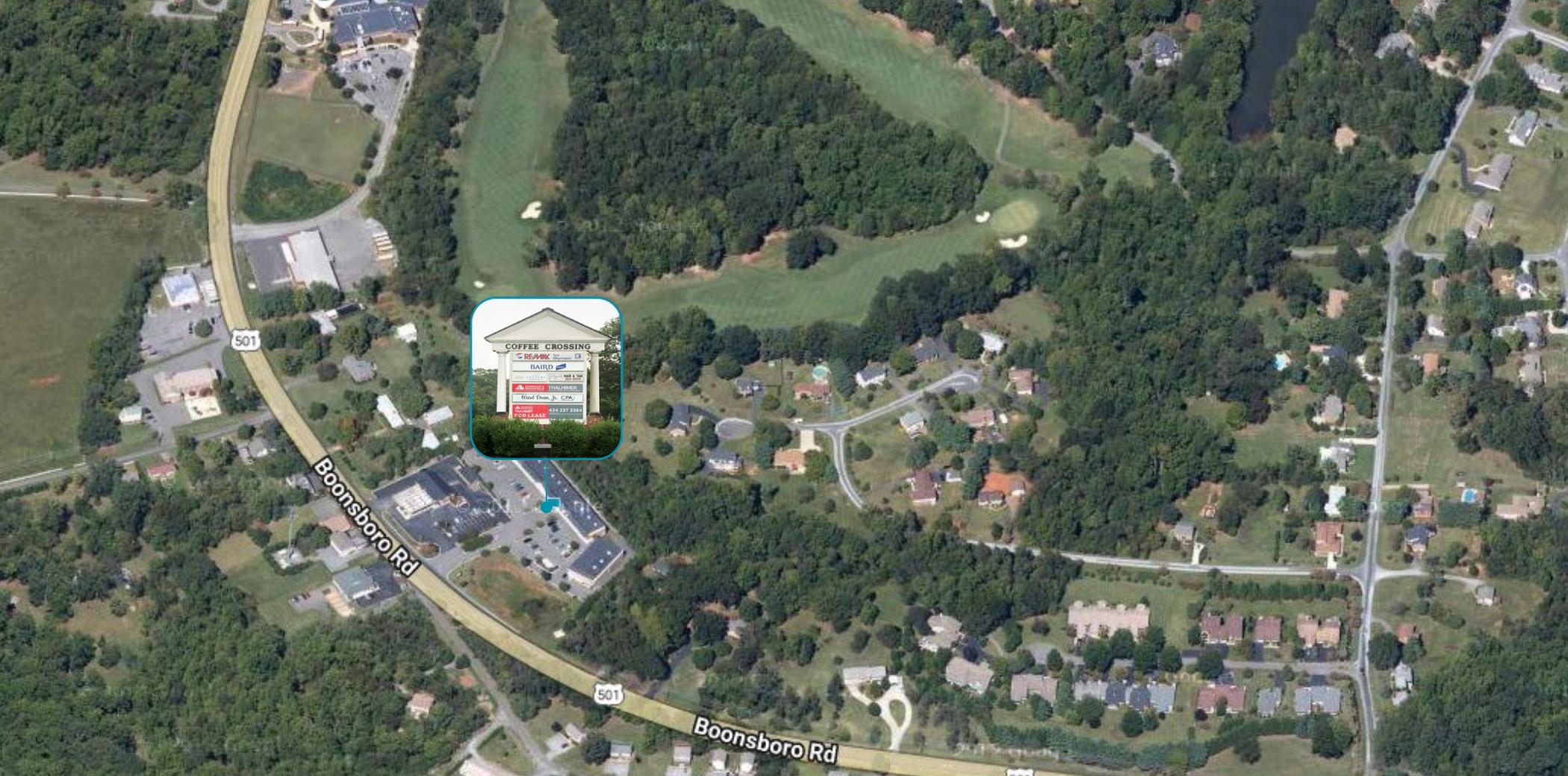
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### DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION
1 Mile	1,595	\$144,470	1,358
3 Miles	10,378	\$140,591	7,636
5 Miles	36,133	\$112,590	30,891



**FOR MORE INFORMATION, CONTACT:**

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