

# FOREST CROSSING CENTER

18243 Forest Road, Lynchburg, VA

UP TO 2,800 SF AVAILABLE | FOR LEASE



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## LOCATION

Centrally located in Bedford County near Graves Mill Center, Lake Vista Corporate Center, and many residential developments

## LEASE RATE

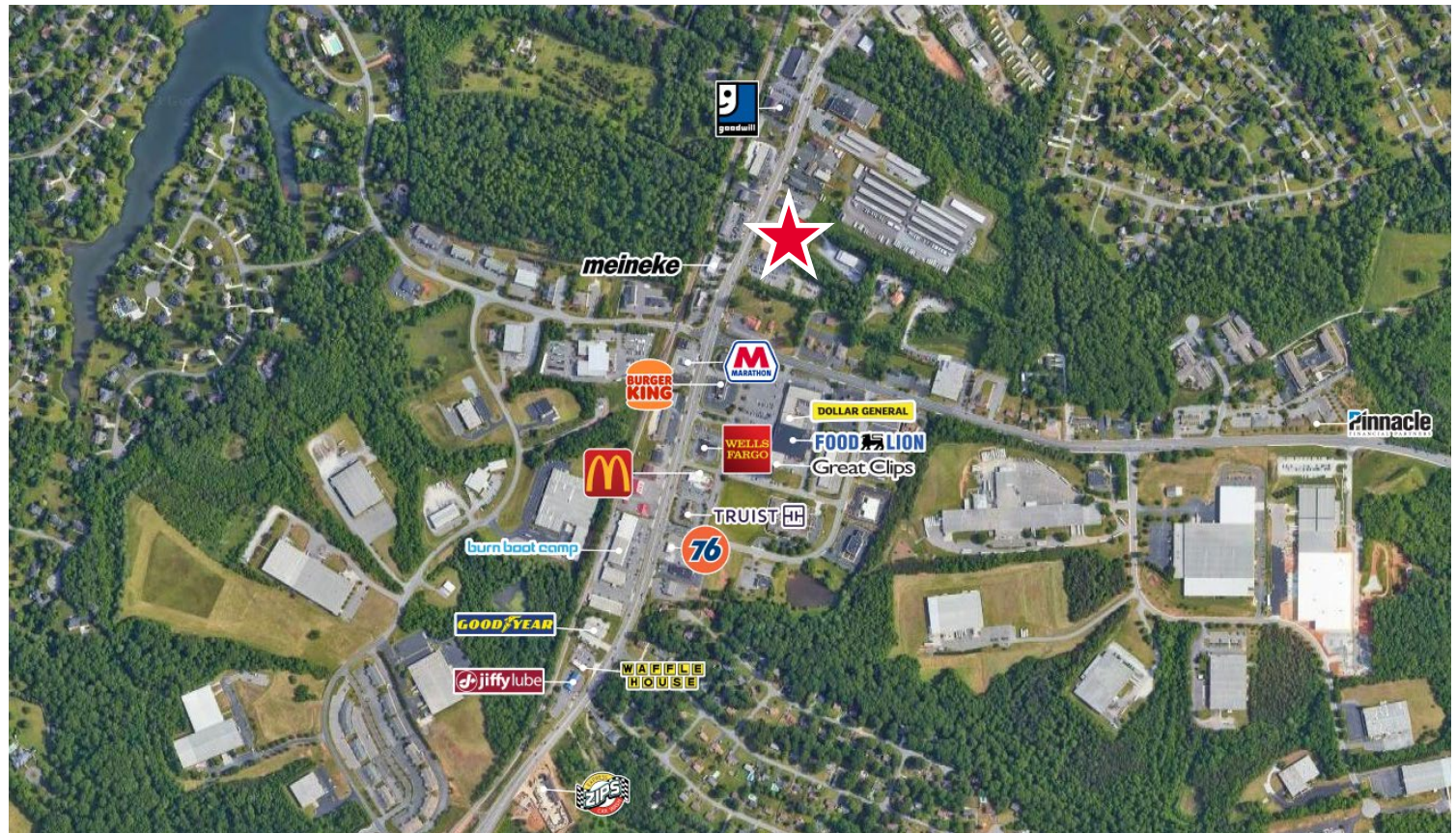
- \$13.00/PSF  
Plus \$2.00 SF CAM

## AVAILABLE

- Two 1,400 SF Suites

## FEATURES

- Excellent visibility and high traffic count
- 32,000 VPD-US 221
- Sewer availability
- Ideal location for a variety of uses



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## 5-MILE DEMOGRAPHICS

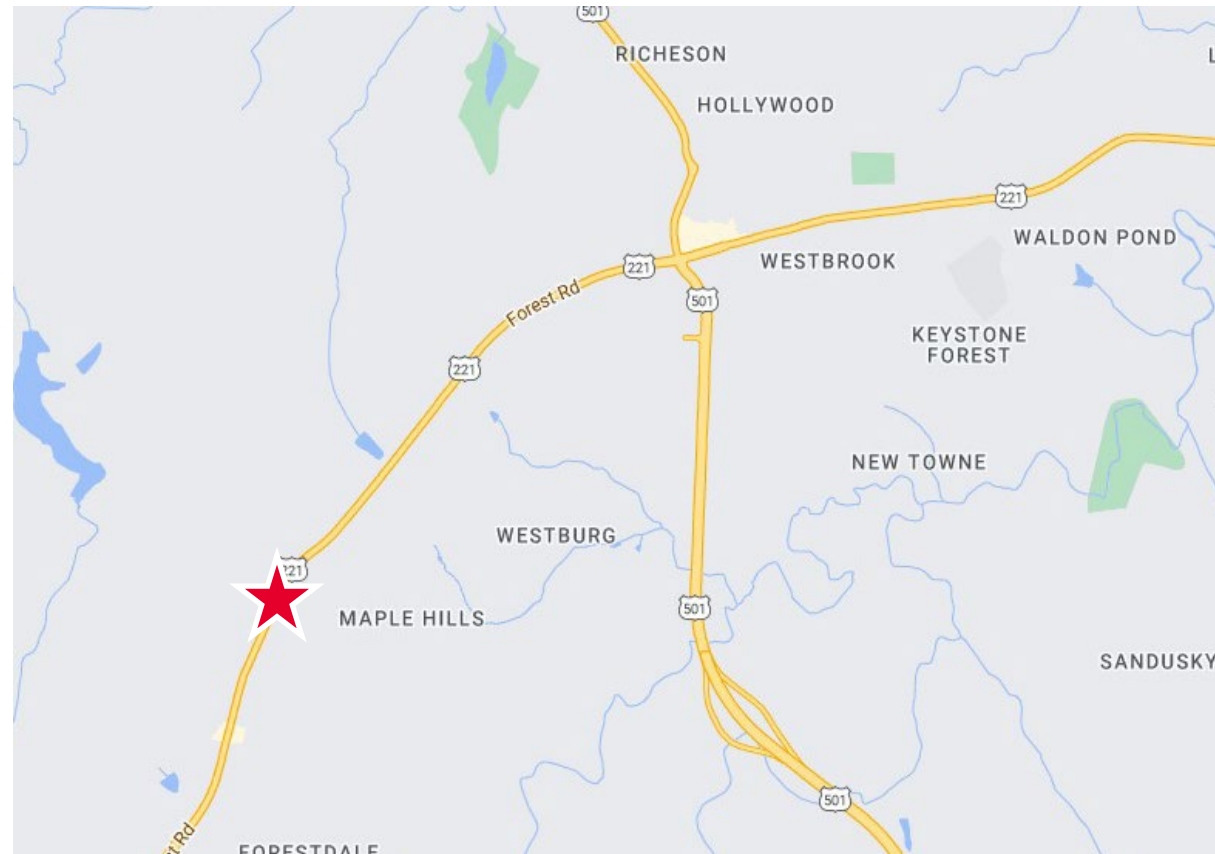
|                    | 1 Mile    | 3 Miles  | 5 Miles  |
|--------------------|-----------|----------|----------|
| Population         | 4,610     | 35,451   | 93,329   |
| Daytime Population | 6,642     | 34,964   | 97,921   |
| Avg. HH Income     | \$110,786 | \$87,967 | \$90,181 |

## TRAFFIC COUNT

32,000 VPD

US 221

EXCELLENT VISIBILITY



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**For more information, please contact:**

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