

7901 TIMBERLAKE RD

Lynchburg, Virginia

3,814 SF OFFICE / RETAIL FOR LEASE



George Lupton | Senior Associate | george.lupton@thalhimer.com | 434 455 2306
Norman Moon | First Vice President | norman.moon@thalhimer.com | 434 455 2302



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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
- Ideally suited for retail or office

FRONTAGE

875 ft Total Linear Feet of Frontage
300 ft Timberlake Road
285 ft Candlewood Court
290 ft Beverly Hills Circle

LEASE RATE

\$14.00 SF Full Service

TRAFFIC COUNT

Timberlake Rd 32,000 VPD
Highly Visible Location

PARKING

52 Spaces

ZONING

B-3 in the City of Lynchburg

5-MILE DEMOGRAPHICS

POPULATION WITHIN
5 MILES

87,322

AVERAGE HOUSEHOLD
INCOME

\$83,967

POPULATION

87,491

OF
HOUSEHOLDS

33,579

EDUCATION

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

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SITE AERIAL



TIMBERLAKE RD	300 FT
CANDLEWOOD CT	285 FT
BEVERLY HILLS CR	292 FT
TOTAL FRONTAGE	875 FT

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NEIGHBORHOOD MAP



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For more information, please contact:

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Coffee Crossing
6000 Boonsboro Rd , Suite A
Lynchburg, VA 24503
thalhimer.com

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