### LAND FOR SALE 3806-3810 Old Forest Rd

Lynchburg, VA



JOHN PRITZLAFF

434 234 8416

Senior Vice President

john.pritzlaff@thalhimer.com



JENNY STONER Senior Vice President 434 234 8417 jenny.stoner@thalhimer.com

GHAPELLN

NORMAN MOON First Vice President 434 455 2302 norman.moon@thalhimer.com

INNOHEURO EXPY

(EUG)

OLDFORESTED

SITE

Hertz

BUD LED

# LOCATED AT HIGHLY VISIBLE CORNER

## PROPERTY FEATURES

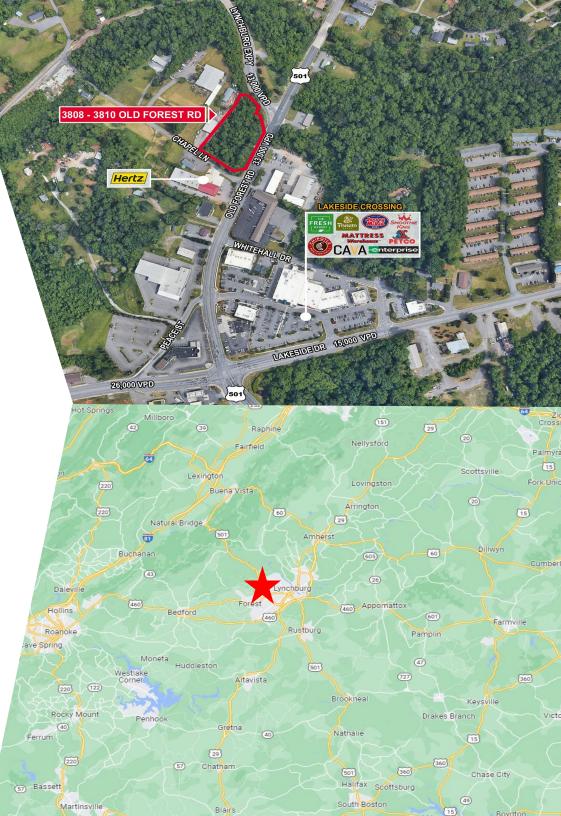
- 1.64 ACRES AVAILABLE FOR SALE
- Zoned B-3
- Highly visible corner
- Located near new Starbucks and Fresh Market
- Rapidly expanding growth area

### JOIN NEARBY RETAILERS



### **NEIGHBORHOOD DEMOGRAPHICS**

	POPULATION	MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	5,118	\$56,559	5,270
3 Miles	41,004	\$63,267	40,739
5 Miles	99,924	\$61,617	119,912





600 E. Water Street, Suite C Charlottesville, VA 22902 www.thalhimer.com



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.