

LAND FOR SALE

3806-3810 Old Forest Rd

Lynchburg, VA



THALHIMER

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**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 |





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