

AVAILABLE FOR SUBLEASE

103 PAULETTE CIRCLE

LYNCHBURG, VIRGINIA



THALHIMER

**4,895 SF
OFFICE AVAILABLE**

SITE DEMOGRAPHICS



88,861

5 MILE DAYTIME POPULATION



89,413

5 MILE POPULATION



\$94,428

1 MILE AVERAGE HOUSEHOLD INCOME



33,921

5 MILE # HOUSEHOLDS

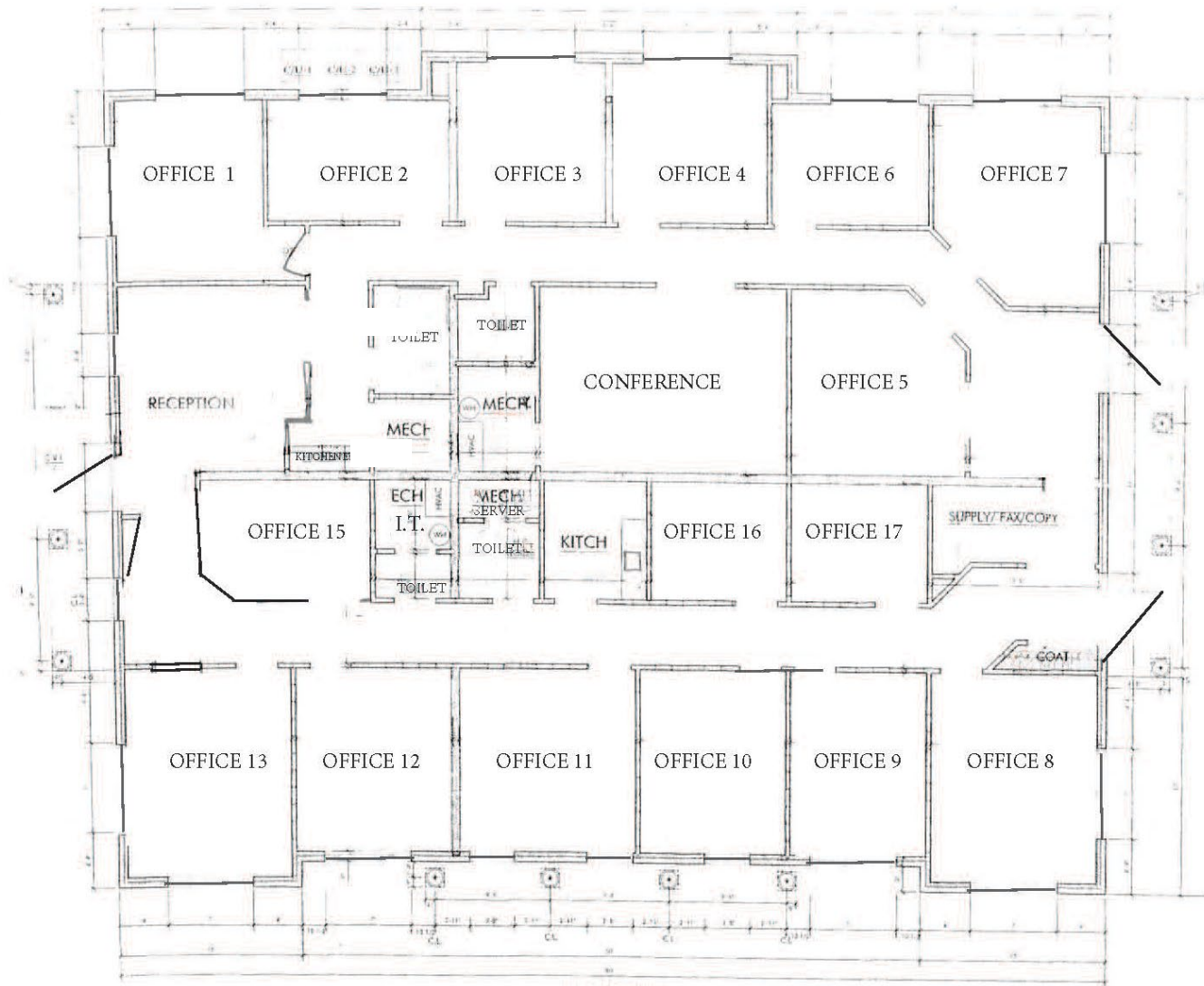
FEATURES

- Up to 4,895 SF office available for sublease
- Stand alone building
- Great location in Wyndhurst near Neighbor's Place restaurant, just off Enterprise Drive
- \$16.70 SF base rental rate

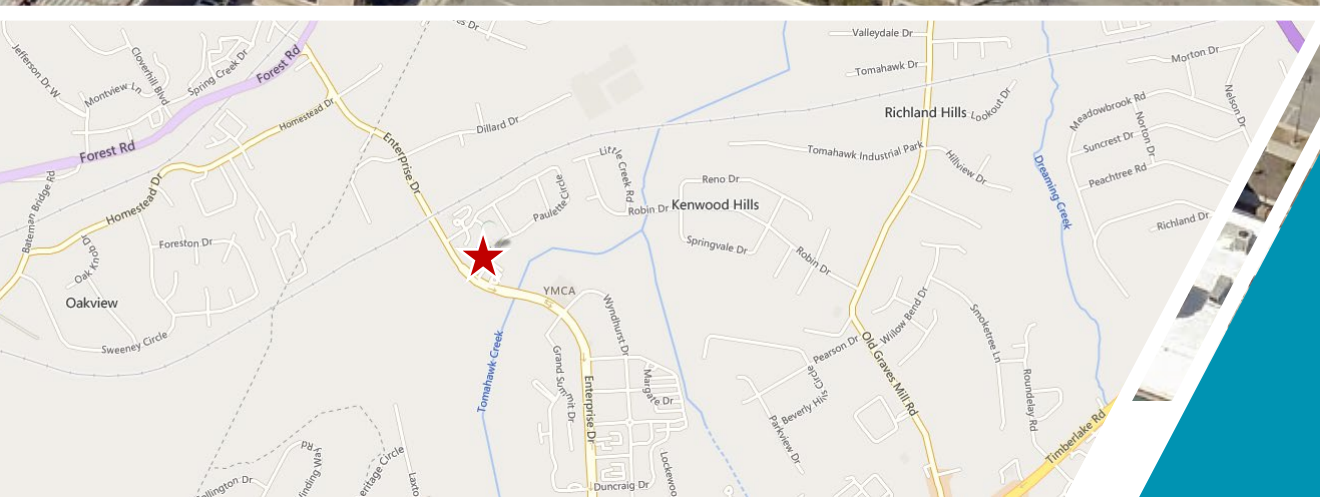
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	6,019	41,589	89,413
2024 Average Household Income	\$94,428	\$83,915	\$87,510
2024 Households	2,676	18,082	33,921
2024 Daytime Population	7,206	40,698	88,861

PROPERTY FLOOR PLAN



PROPERTY AERIAL



4,895 SF
Available
for Sublease



THALHIMER



Norman Moon
First Vice President
434 455 2302
norman.moon@thalhimer.com

Coffee Crossing
6000 Boonsboro Road, Suite A
Lynchburg, VA 24503
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.