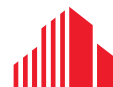




LAND FOR SALE | 6.5± ACRES

**CHESTNUT CREEK DRIVE**  
**LYNCHBURG, VIRGINIA**



CUSHMAN &  
WAKEFIELD

**THALHIMER**



# Chestnut Creek Dr

## Lynchburg, Virginia

### Property Overview

- 6.5± acres vacant land for sale
- Potential use for light industrial, apartments, storage facility
- Sewer to be extended to this area
- Well-located between Timberlake Road and Lynchburg Highway
- Sales Price \$975,000

LAND SIZE	6.5± Acres
ZONING	B-GC (Campbell County)
TRAFFIC COUNTS	17,000 VPD – Timberlake Road



24,953  
**POPULATION**



\$68,980  
**MEDIAN INCOME**



19,271  
**DAYTIME  
EMPLOYEE  
POPULATION**

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>	3,683	24,953	57,264
<b>Median Household Income</b>	\$65,986	\$68,980	\$71,028
<b>Daytime Employee Population</b>	3,173	19,271	52,618





6.5± ACRES

## FOR MORE INFORMATION, CONTACT:

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