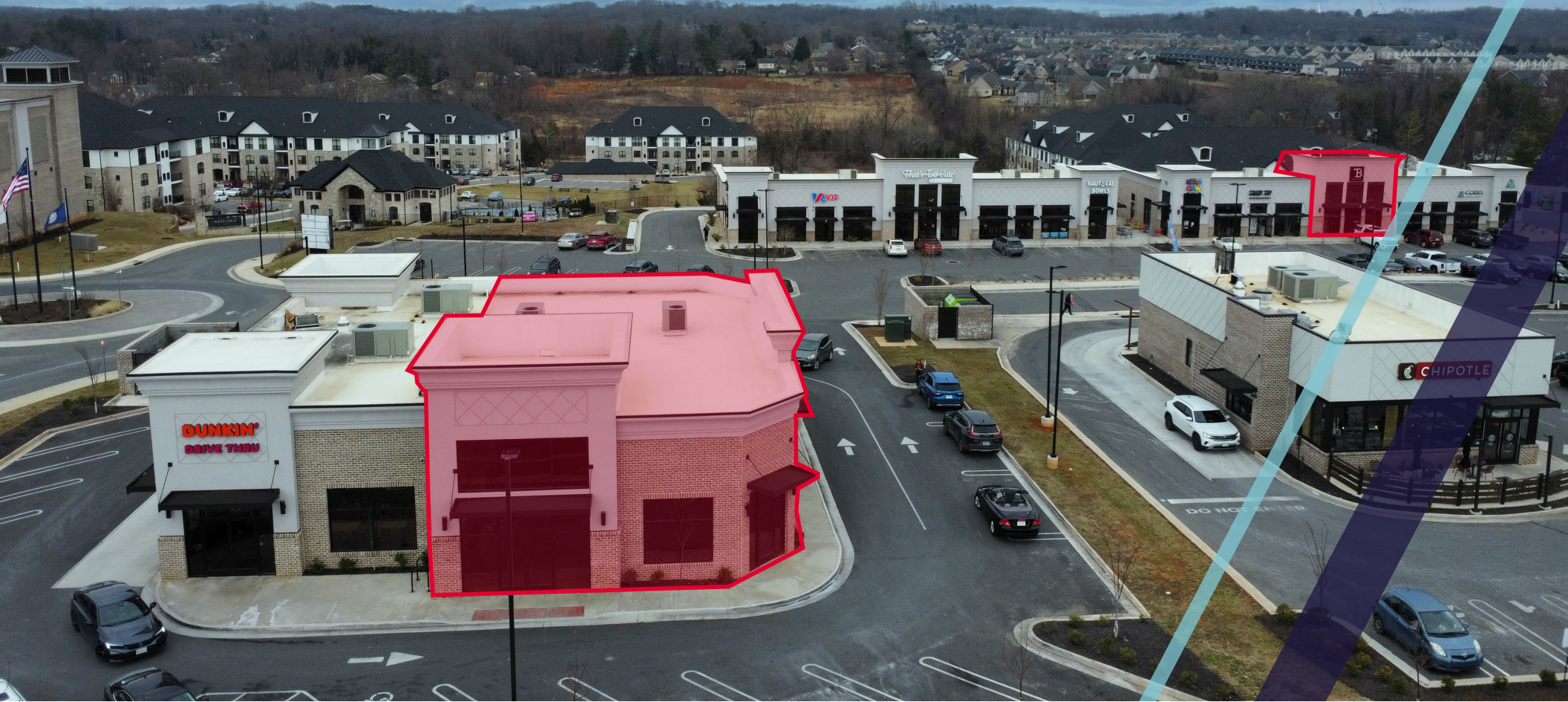


# RETAIL FOR LEASE

## THE SHOPPES AT WEST EDGE

7916 TIMBERLAKE RD & 103 WEST EDGE WAY  
LYNCHBURG, VA 24502



**THALHIMER**

### JENNY STONER

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**2,873 & 3,300 SF  
AVAILABLE!**



# PROPERTY FEATURES



## PROPERTY HIGHLIGHTS:

- 2,380 SF Office/Retail Space
- 3,048 SF divisible as small as 1,400 SF - Outparcel Endcap
- Located in the heart of Lynchburg along Timberlake Road
- Easy access to 501, 460 & 29 – all of Lynchburg's main highways
- Less than 10 minutes from Lynchburg Regional Airport
- Excellent signage and visibility

### Join Tenants & Nearby Retailers:



### Demographics:

	1 Mile	3 Mile	5 Mile
2024 Total Population	9,752	49,738	89,419
2024 Households	4,531	18,621	34,349
2024 Average Household Income	\$70,640	\$80,106	\$83,269
2024 Median Household Income	\$56,042	\$60,802	\$62,097
2024 Daytime Population	8,036	51,154	90,044





# RETAIL ENDCAP SPACE FEATURES

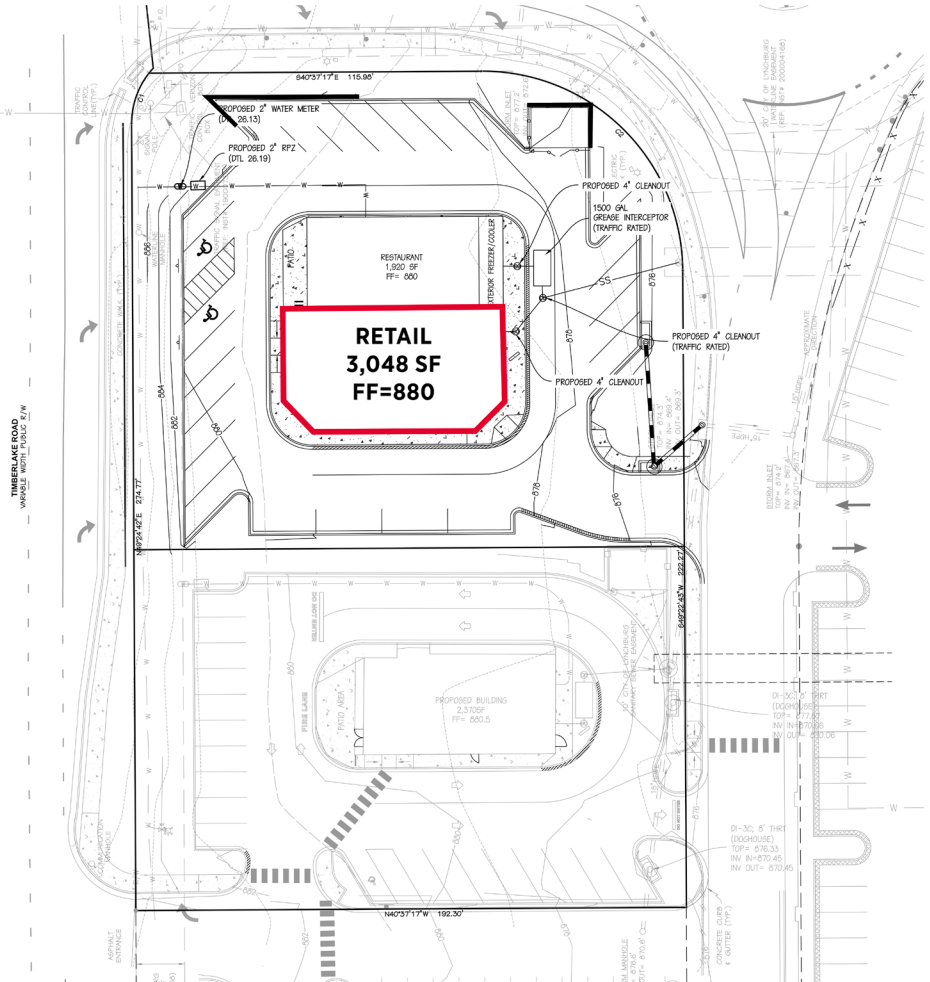


- 3,048 SF divisible to suit tenant requirements as small as 1,400 SF
- Prime corner on shared outparcel with Dunkin Donuts
- Excellent visibility and access at lighted intersection

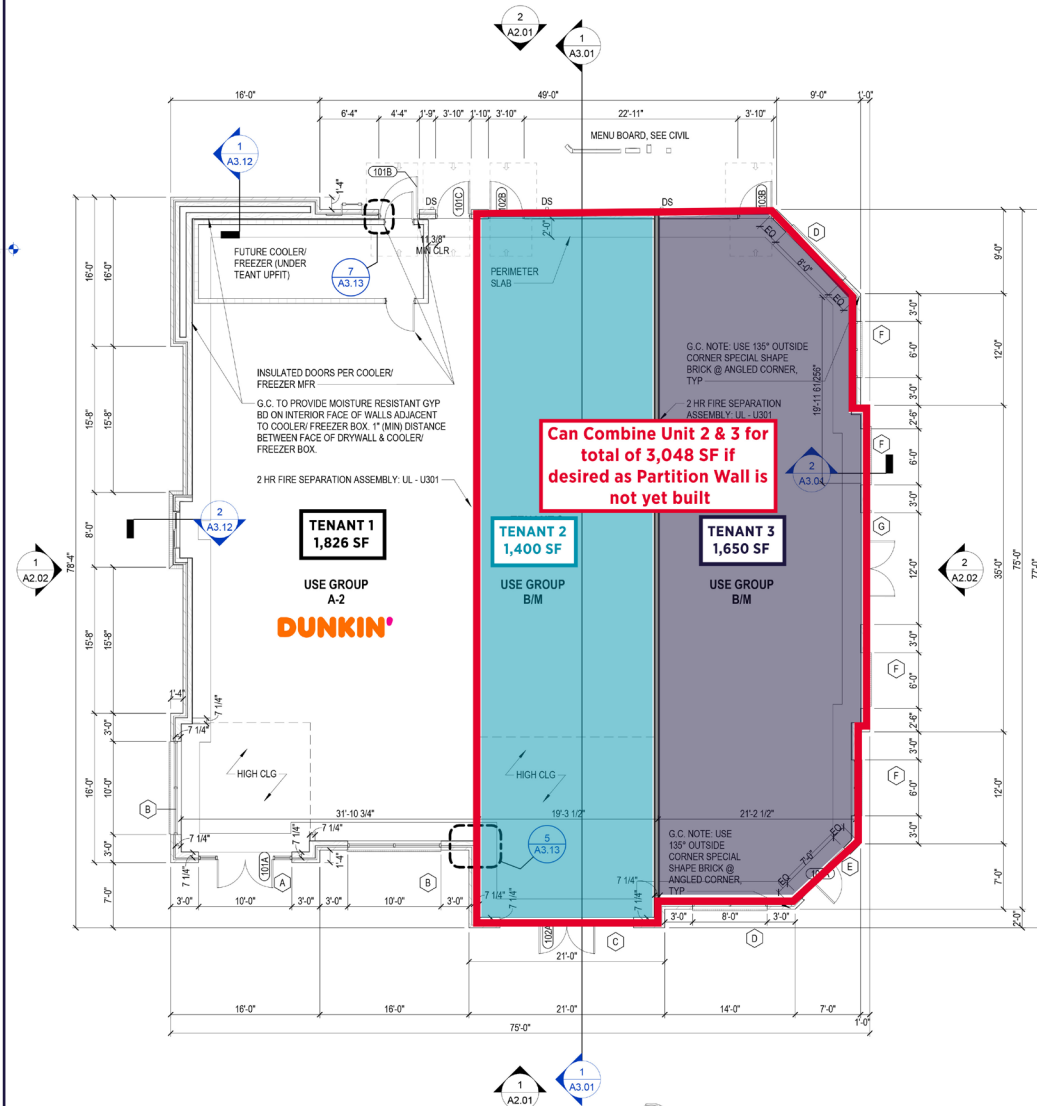




## SITE PLAN:



## FLOOR PLAN:





# OFFICE SPACE FEATURES

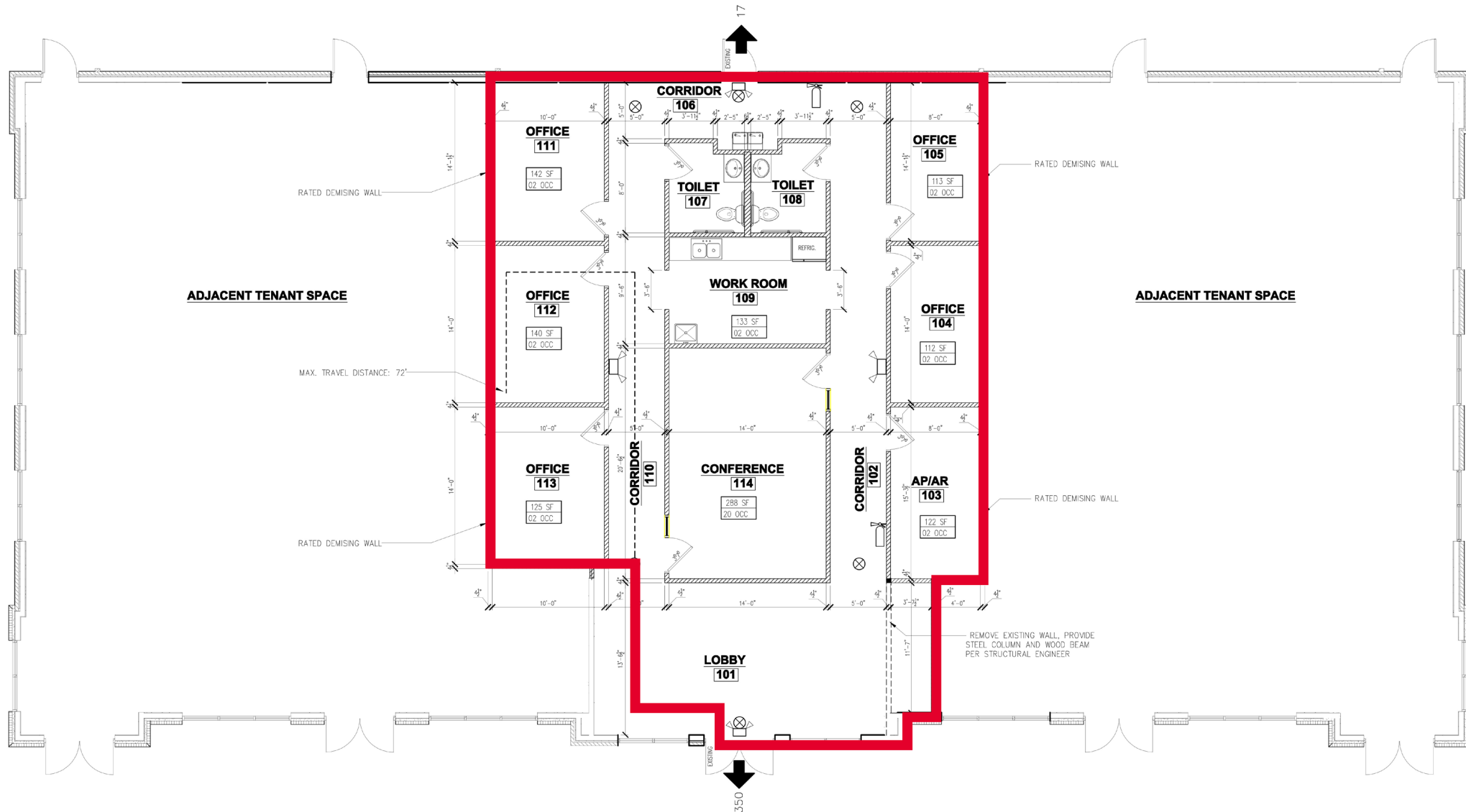


- 2,380 SF
- Class A Office or Medical build out
- Bright, well-appointed space
- Beautiful fixtures and finishes throughout



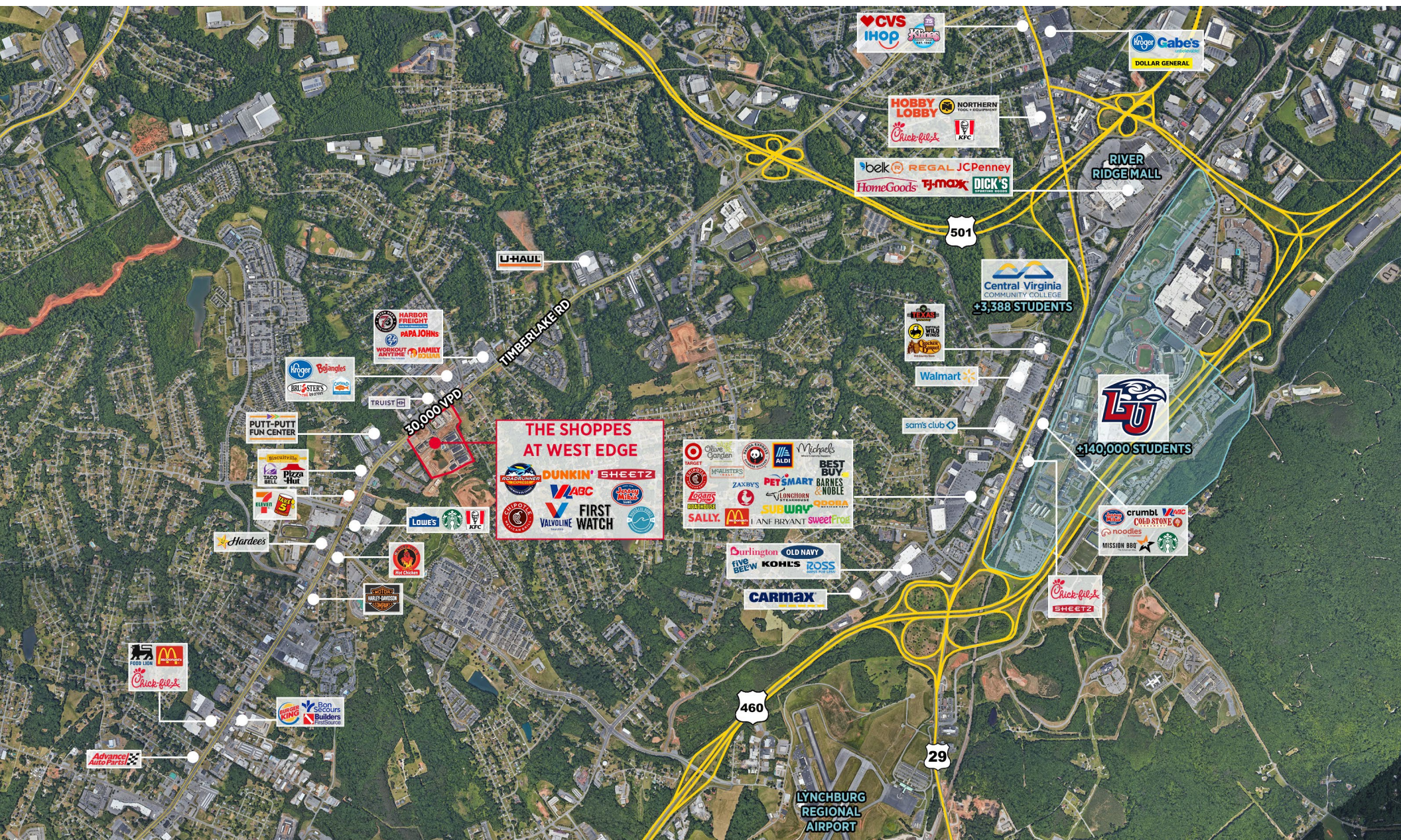


## 2,380 SF AVAILABLE





# PROPERTY AERIAL







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