



FOR SALE 4,670 SF

**3211 Old Forest Road**  
LYNCHBURG, VA 24501



**CUSHMAN &  
WAKEFIELD**

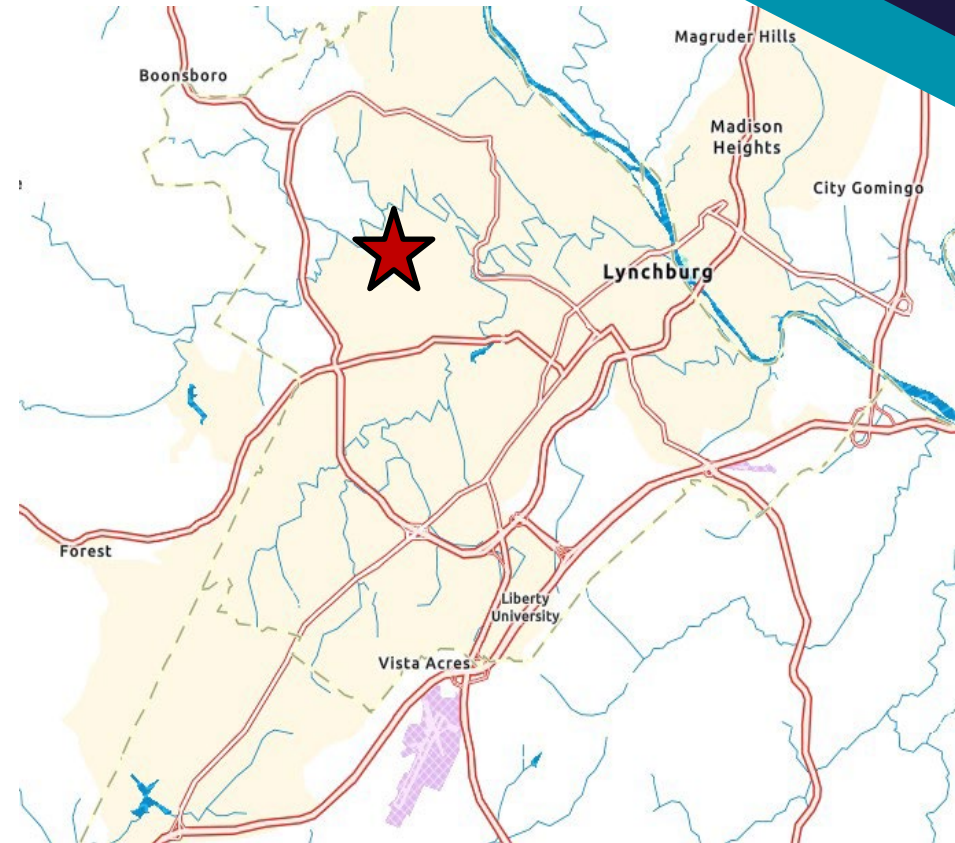
**THALHIMER**

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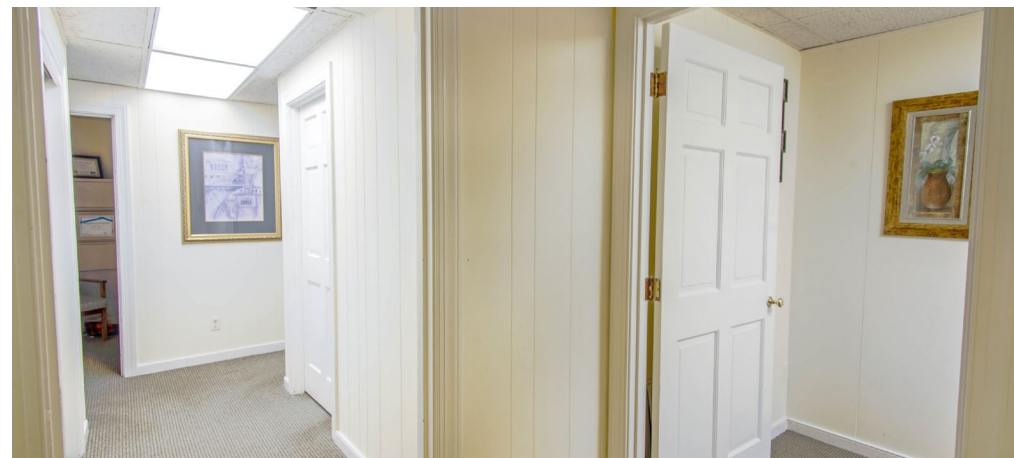
# HIGHLIGHTS & DEMOGRAPHICS

## FEATURES

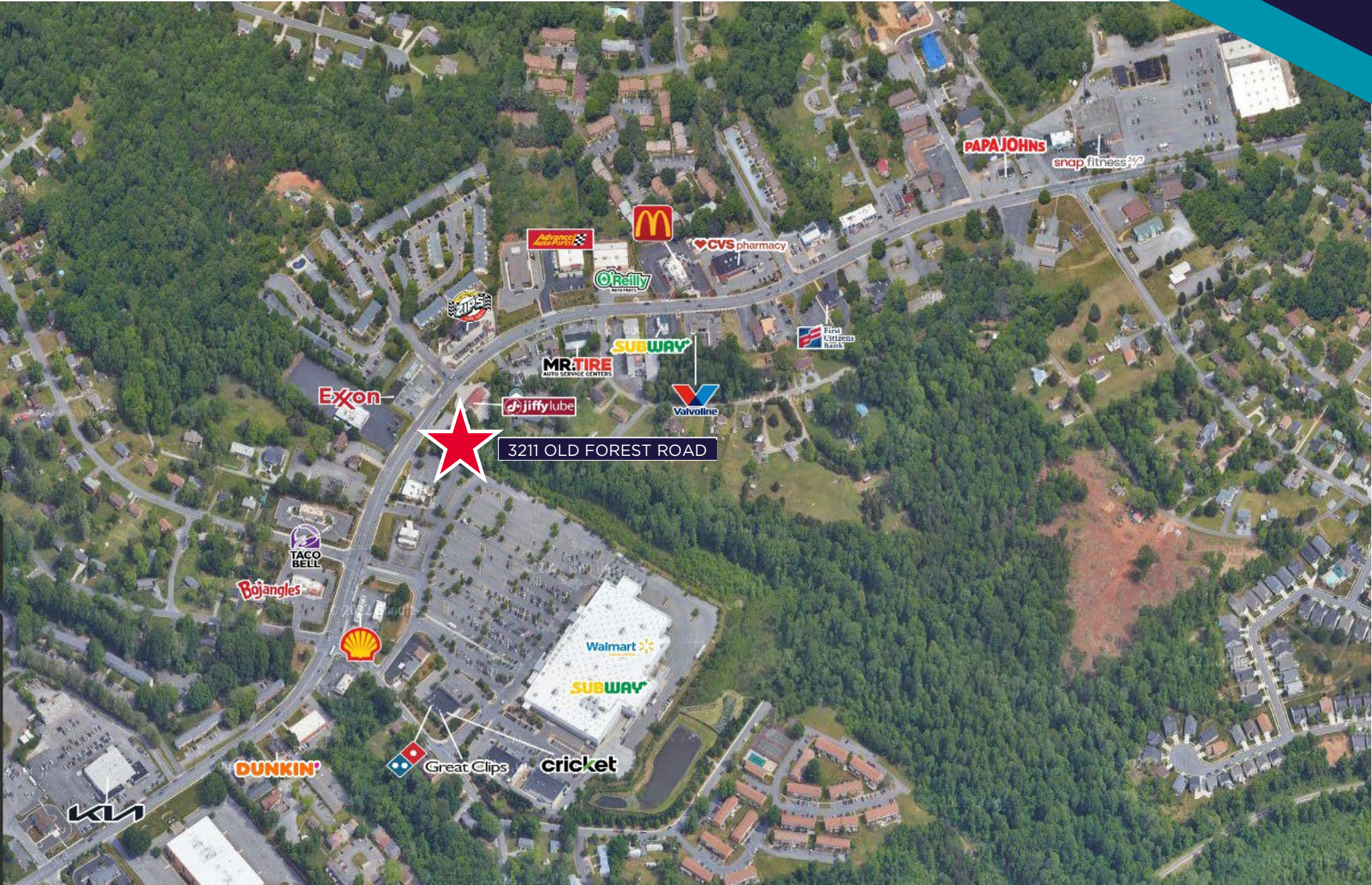
- 4,670 sf Total Building Size  
2,335 sf per floor
- 0.932 acres
- Zoned B-3 General Business
- Recently used as a residential real estate office adaptable to a variety of uses
- Neighboring tenants include Walmart, McDonalds, Advance Auto, O'Reilly Auto Parts, Taco Bell, Bojangles, GameStop, Dominos, Verizon and Great Clips



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Estimated Population	5,712	43,353	92,508
2024 Households	2,565	17,934	35,871
2024 Average Household Income	\$56,303	\$60,300	\$58,561
2024 Median Age	36	36	33
2024 Daytime Population	5,378	50,226	114,914



# LOCATION OVERVIEW





3211 OLD FOREST  
ROAD

**FOR MORE INFORMATION, CONTACT:**

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**THALHIMER**

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