



FOR LEASE | FORMER GAMESTOP SPACE

**3207 FOREST BROOK RD**  
**LYNCHBURG, VIRGINIA 24501**



CUSHMAN &  
WAKEFIELD

**THALHIMER**



# 3207 Forest Brook Road

Lynchburg, VA 24501



## Property Overview

- 1,800 SF end cap space
- Adjacent to Walmart
- Available immediately
- Strong Demographics
- Geographical Center of Lynchburg
- Located between 2 colleges

LIBERTY  
UNIVERSITY

LYNCHBURG  
COLLEGE EST. 1909

## Adjacent Retailers



## Building Highlights

8,800  
TOTAL SF

1.25  
ACRES

2011  
BUILT



# 3207 Forest Brook Road

Lynchburg, VA 24501

1,800 SF FOR LEASE



95,522  
**POPULATION**



\$72,284  
**MEDIAN INCOME**

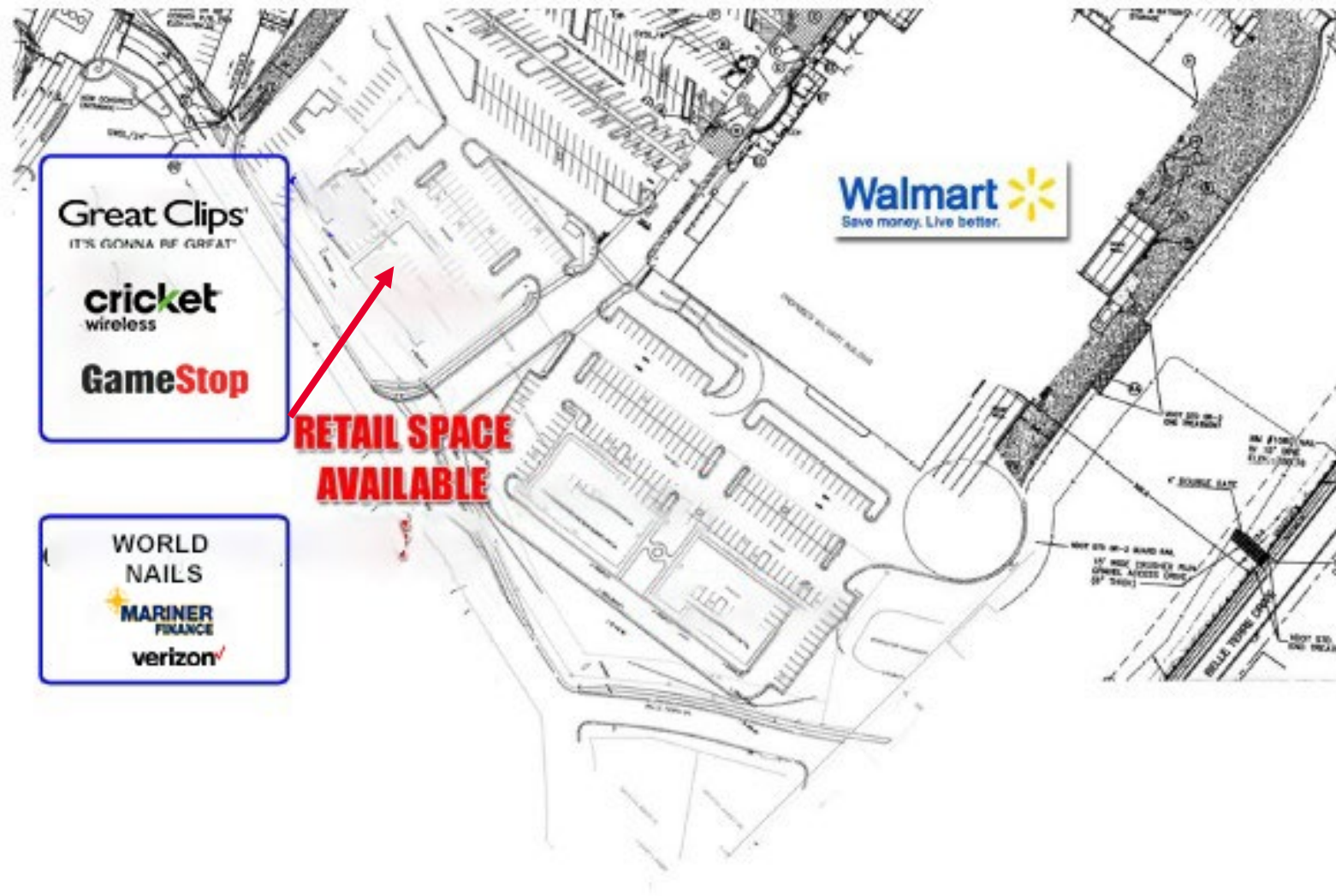


116,842  
**DAYTIME  
EMPLOYEE  
POPULATION**

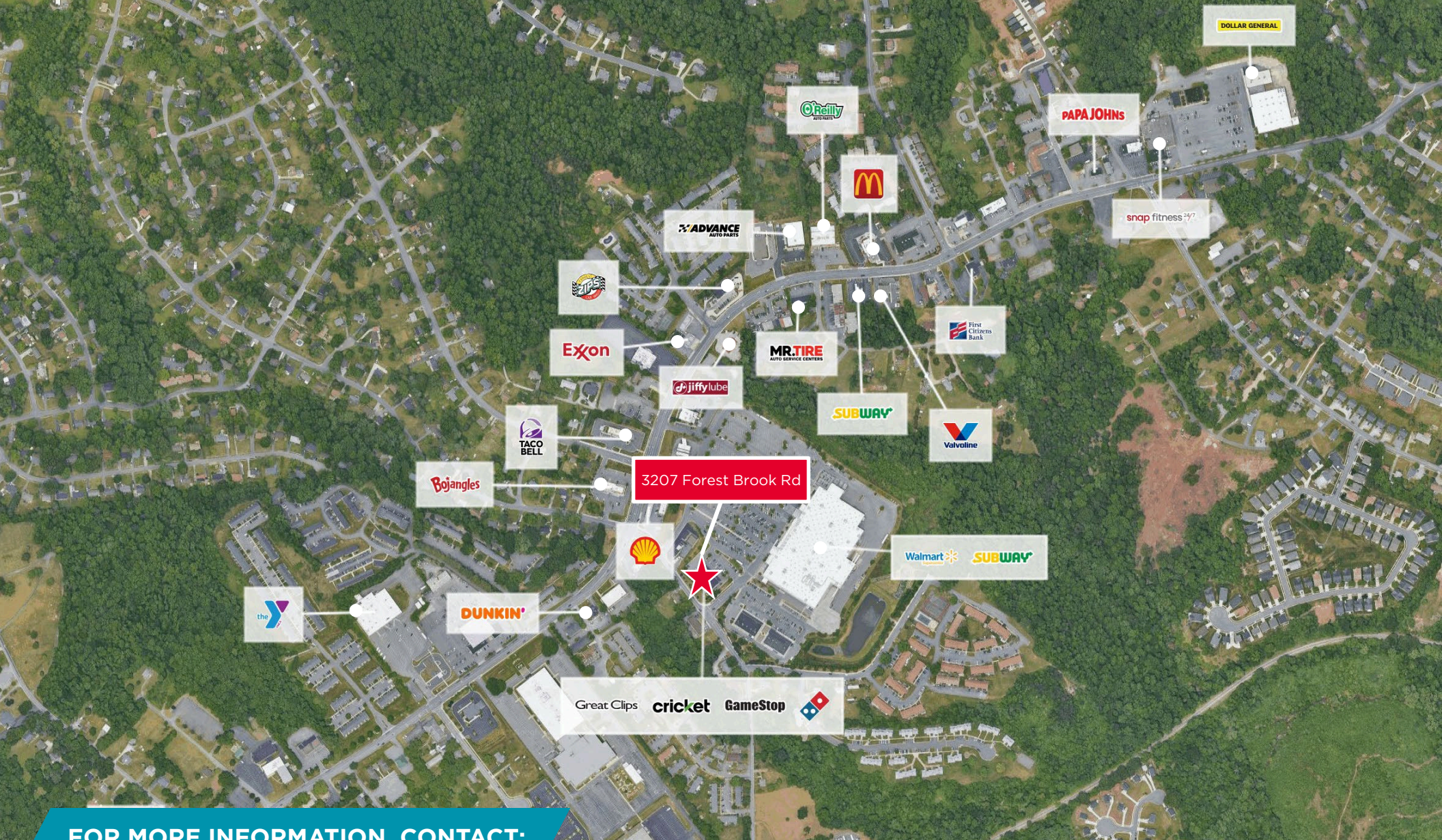
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,970	44,060	95,522
Median Household Income	\$60,225	\$72,284	\$66,701
Daytime Employee Population	5,409	51,796	116,842

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**Lynchburg, VA 24501**







## FOR MORE INFORMATION, CONTACT:

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Thalhimer

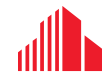
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