

# FOREST LAKES SHOPPING CENTER

1740 Timberwood Boulevard  
Charlottesville, VA 22911

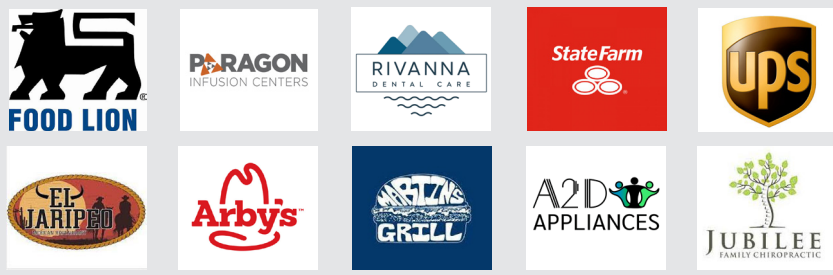
38.129110, -78.435780



## PROPERTY FEATURES

SIZE : 75,497 SF

- 750 SF - 1,113 SF Retail, Office & Restaurant space available
- Strong performing Food Lion anchored shopping center on high trafficked intersection of Rt. 29 and Timberwood Blvd. (49,000 VPD)
- Shopping Center strategically located in Forest Lakes community, across from Hollymead Town Center, near the Airport, and 10 miles from University of Virginia
- Great co-tenancy of national retailers, restaurants, and service orientated businesses with everyday shopping traffic generators
- High growth area with Albemarle county projecting to expand an additional 13% over the next 10 years



DEMOGRAPHICS – 2024	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION	14,563	34,416	139,899
AVG. HOUSEHOLD INCOME	\$128,308	\$117,991	\$110,430
HOUSEHOLDS	5,485	14,368	55,845
POPULATION GROWTH 2024-2029	4.5% ↑	4.0% ↑	2.5% ↑
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Forest Lakes  
1,400+ homes

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**North Pointe**  
Nearly 500 units

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Over 200 Single family homes

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24 Duplex and 16 Quad homes

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200+ Apartments

**DRIVE-THRU OPPORTUNITY AVAILABLE**

UNIT	TENANT	SF	UNIT	TENANT	SF
1740	Food Lion	33,800	1770-101	Lease Pending	2,400
1744	AD2 Appliances	9,578	1770-103/104	Jubilee Family Chiro	2,418
1748,1750	El Jarpeo	2,800	1770-105	AVAILABLE	1,242
1752	Rivanna Dental Care	1,350	1770-106	Foster Art	1,242
1754	Dive Connections	1,400	1770-107	Shug Xing Chinese	1,185
1756	AVAILABLE	750	1770-108/110	Riverside Lunch	3,835
1758	Radiant Skin Care	750	3441/3443	Paragon Infusion	3,200
1760	State Farm	850	3445	UPS Store	1,586
1762	Star Nails	1,400	3447	C'ville Smoke	1,635
1764	A Squared Pizza	1,400	3449	Martin's Grill	1,563
1770-100	AVAILABLE	1,113			

44,000 VPD

SEMINOLE TRAIL

TIMBERWOOD BLVD. 5,100 VPD

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