

FOREST LAKES SHOPPING CENTER

1740 Timberwood Boulevard
Charlottesville, VA 22911

38.129110, -78.435780

750 SF - 3,200 SF AVAILABLE RETAIL, OFFICE & RESTAURANT SPACE



PROPERTY FEATURES

SIZE : 75,497 SF

- 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
- Traffic Counts:
Seminole Trail: Rt. 29 44,000 VPD | Timberwood Blvd.: 5,000 VPD



DEMOGRAPHICS – 2024	3 MILE	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% ↑
HOUSEHOLD GROWTH 2024 - 2029	4.5% ↑	4.5% ↑	2.5% ↑

Jonathan Bowden
 ☎ 804.288.3081 x105 Cell 804.840.0794
 ✉ jonathan@hackneyrealestate.com
 🌐 www.hackneyrealestate.com

Brooks Snead
 ☎ 804.288.3081 x122 Cell 804.539.4631
 ✉ brooks.snead@hackneyrealestate.com
 🌐 www.hackneyrealestate.com



FOREST LAKES SHOPPING CENTER

1740 Timberwood Boulevard
Charlottesville, VA 22911

38.129110, -78.435780

Forest Lakes
1,400+ homes

North Pointe
Nearly 500 units

Over 200 Single family homes

24 Duplex and 16 Quad homes

200+ Apartments

**DRIVE-THRU
OPPORTUNITY AVAILABLE**

1740 1744

1770-100
1770-101
1770-103/104
1770-105
1770-106
1770-107
1770-108/110

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 Jariepo	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	AVAILABLE	1,563
1760	State Farm	850	3443	AVAILABLE	1,637
1762	Star Nails	1,400	3445	UPS Store	1,586
1764	A Squared Pizza	1,400	3447	C'ville Smoke	1,635
1770-100	AVAILABLE	1,113	3449	Martin's Grill	1,563

7
ELEVEN

3449
3447
3445
3443
3441

Arbys

TIMBERWOOD BLVD. 5,100 VPD

SEMINOLE TRAIL 44,000 VPD

First Citizens Bank

Proposed

PET SMART

STAYBRIDGE SUITES

SPRINGHILL SUITES

TARGET

DQ
SUBWAY

CVS pharmacy

First Citizens Bank

Starbucks Coffee

FORESTLAKES Shopping Center

WholeHealth Medical

Walgreens

PAPA JOHN'S

Arbys

Starbucks Coffee

FOOD LION

KOHL'S

Dominos Pizza

29

44,000 VPD

Jonathan Bowden

☎ 804.288.3081 x105 Cell 804.840.0794

✉ jonathan@hackneyrealestate.com

🌐 www.hackneyrealestate.com

Brooks Snead

☎ 804.288.3081 x122 Cell 804.539.4631

✉ brooks.snead@hackneyrealestate.com

🌐 www.hackneyrealestate.com



HACKNEY
REAL ESTATE PARTNERS