

SALE

2.15 Acres +/- COMMERCIAL

7221-7225 Timberlake Rd. Lynchburg, VA 24502



cbcread.com

Ricky Read, CCIM

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SALE

Commercial Land

7221,7225 Timberlake Rd, Lynchburg, VA
24502



PROPERTY DESCRIPTION

This property consists of (2) parcels totaling 2.15 acres +/- . One parcel has a 2,816 Sq. Ft. building, while the other is an empty lot. The Property is located on a high traffic portion Timberlake Rd. only 0.5 miles from the US-501 Exit. There has been lots of development in the area, with the New Heritage Townhomes finishing construction, and Elite Fitness one of Lynchburg's premier gyms which opened spring of 2023.

PROPERTY HIGHLIGHTS

- 289 Feet of Rd. frontage on Timberlake Rd.
- Convenient to US-501
- Convenient to Heritage Highschool
- 26,000 VPD
- Indirectly Surrounded by new development

OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	2.15 Acres +/-
Traffic Count:	26,000 VPD
Zoning	B-3, B-5c
Road Frontage:	289 Feet

DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total households

Total Population

Average HH Income

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Surrounding Area



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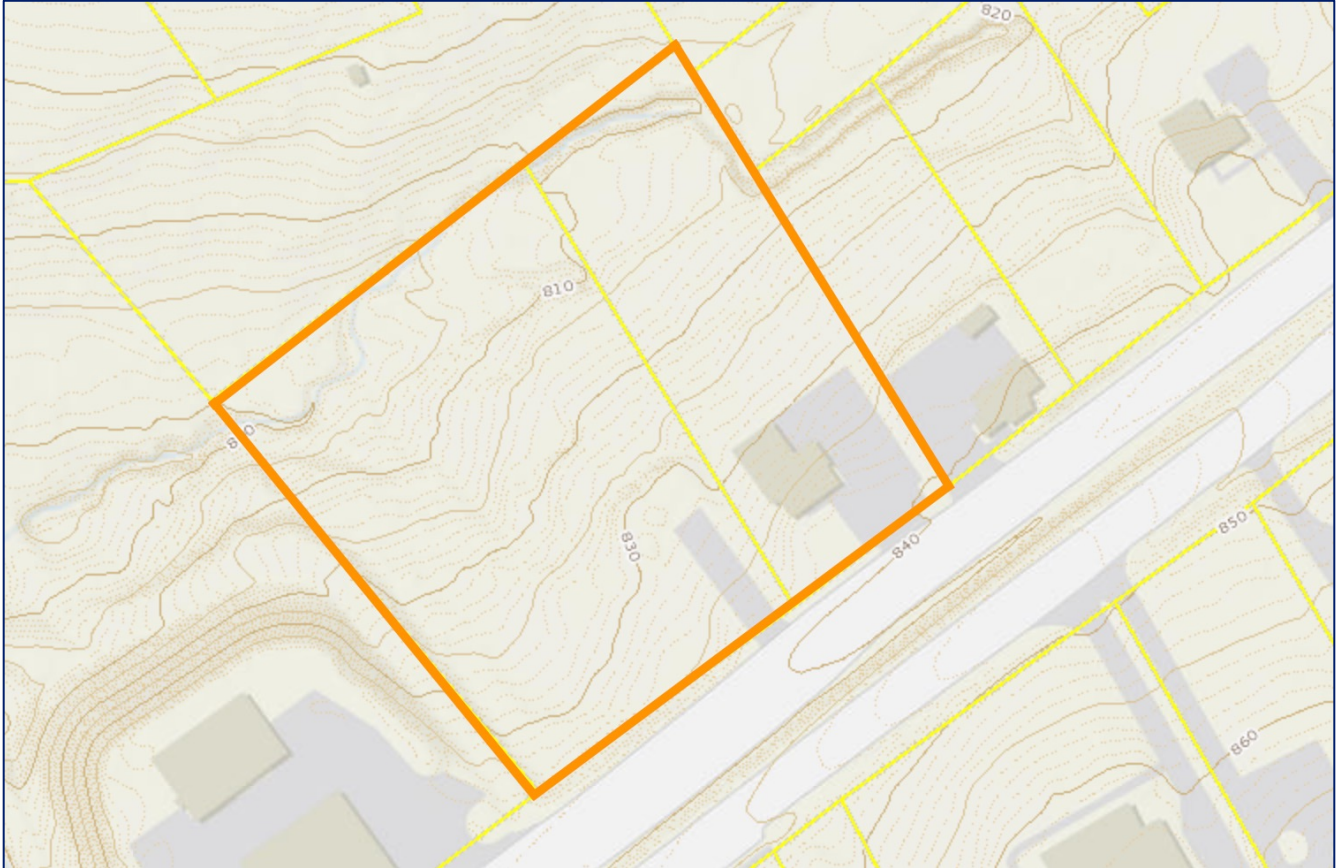
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Topography



Includes 10', 5', and 1' lines

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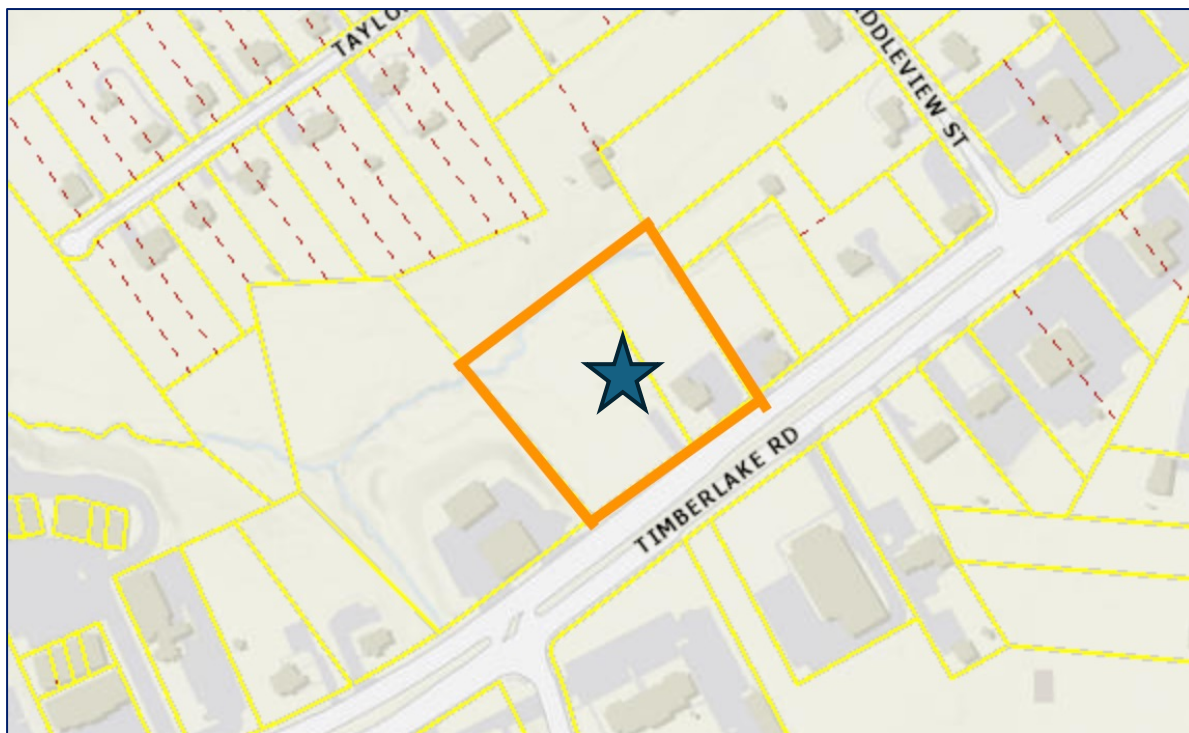
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Parcel Map

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor/buyer in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. All lot lines, acreages and square footages are approximate and shall be verified by buyer.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

All parties acknowledge that Coldwell Banker Commercial Read & Co. represent the Seller of the subject property.

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