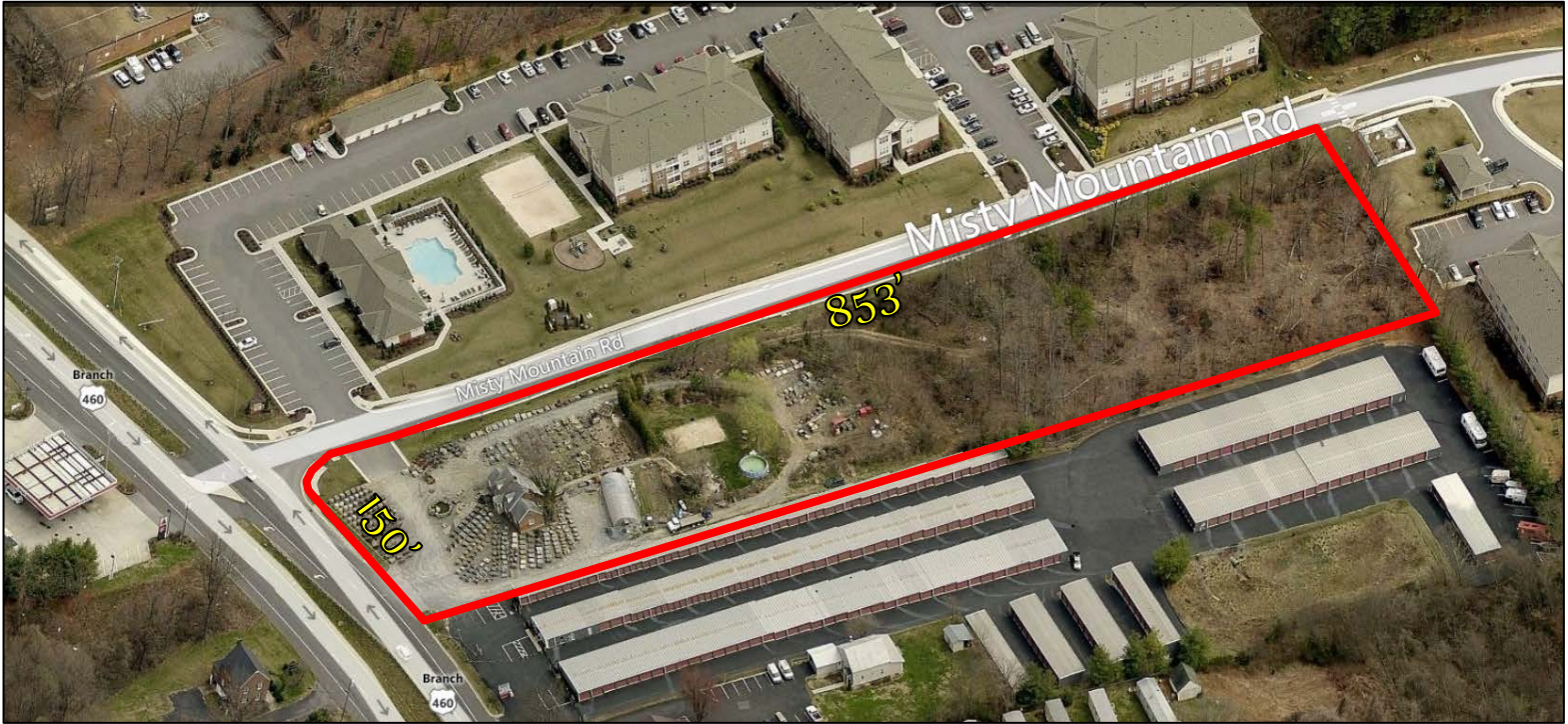


FOR SALE or LEASE

3 Acre Commercial Corner Lot Zoned B – 5c
INVENTORY & EQUIPMENT Available

SITE



Property Information

7312 TIMBERLAKE ROAD, LYNCHBURG, VA.

LOT SIZE	3 Acres ±
ZONING	B – 5c
ROAD FRONTAGE	150' – Timberlake Rd. 853' – Misty Mountain Rd.
UTILITIES	Public Water, Sewer nearby
TRAFFIC COUNT	26,000 VPD
RENTAL RATE	\$3,500/Month - NNN Ground Lease (property only)
PRICE	\$500,000 (property only)

(property, inventory & equipment can be purchased as package. Ask Agent for details)

(Inventory & Equipment will not be sold separately)

Area

Located on Timberlake Rd. next to Legacy at Linden Park Apartments near the intersection of Leesville Rd. and Timberlake Rd.

Coldwell Banker Commercial Read & Co. represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co.'s fiduciary responsibilities are to the Seller/Landlord.

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INVENTORY



Inventory List:

- 400 +/- Pallets of stone
- Nearly 1,000,000 lbs.
- Types of stone include:
- River Stones, Field Stones, Flagstones, Stone Pavers, Cobble Stone, Belgium Block, Building Stones, Thin Veneers, Super Thins and Dry Stack.
- Complete Christmas Tree selling system which includes: drill, stands, display stands, wreath frames, wreath making equipment and tree shoot.
- Misc. Items: 2 rock wet saws, various wagons, Gazebo,

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EQUIPMENT

**Equipment List:**

- 1996 Ford L8000 w/ 2004 Piggy Back
- 2000 Case 95XT
- 2004 Toledo Pallet Scale (5000lb.)
- (2) 20' x 50' Greenhouse Frames
- 10' x 20' storage shed

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