

RETAIL PROPERTY FOR LEASE

## TIMBERLAKE STATION

7701 TIMBERLAKE RD LYNCHBURG, VA 24502

**Taylor Long**  
**PROPERTIES**  
Commercial Real Estate



### PROPERTY DESCRIPTION

Storefront Retail (Neighborhood Center) located in Lynchburg, VA.

### PROPERTY HIGHLIGHTS

- Retail Spaces and Outparcels for Ground Lease
- Current Tenants include: Harbor Freight Tools, Workout Anytime, Family Dollar & Tropical Smoothie
- 1,000 & 2,408 SF Retail Spaces available
- 1,460 SF Office Space available
- Two outparcels available for Ground Lease (0.50 AC each)
- Located in the desirable Lynchburg area
- Near Liberty University (140,000+ Students)
- 26,000 VPD on Timberlake Rd

### OFFERING SUMMARY

Lease Rate:	Ask Agent
Number of Units:	18
Available SF:	1,000 - 21,780 SF
Lot Size:	8.11 Acres
Building Size:	39,021 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,914	18,452	33,724
Total Population	8,716	49,432	88,086
Average HH Income	\$83,789	\$83,608	\$86,518

For more information:

#### TYLER SCHLEINKOFER

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#### ELLEN LONG

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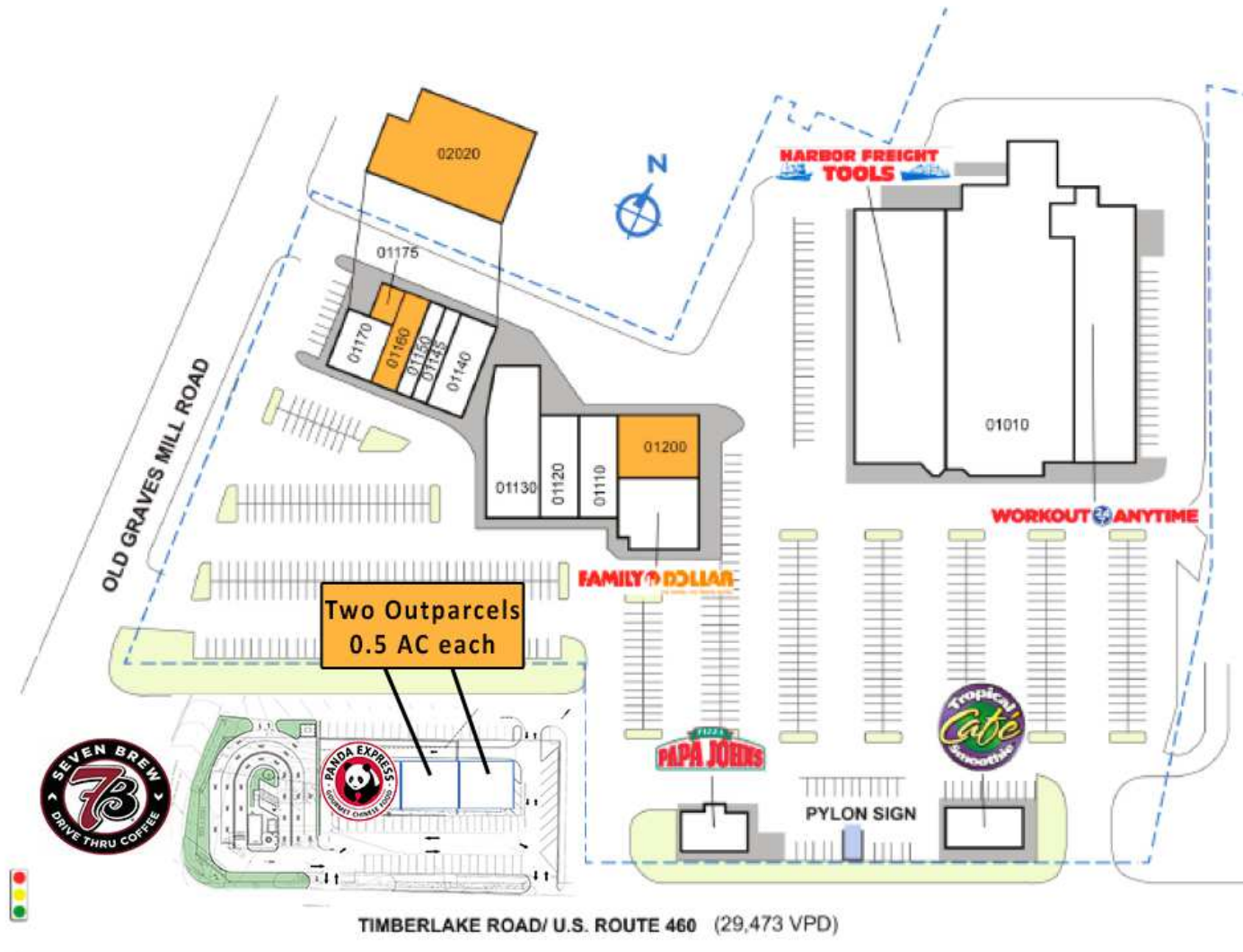
Taylor Long Properties  
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Glen Allen, VA 23060  
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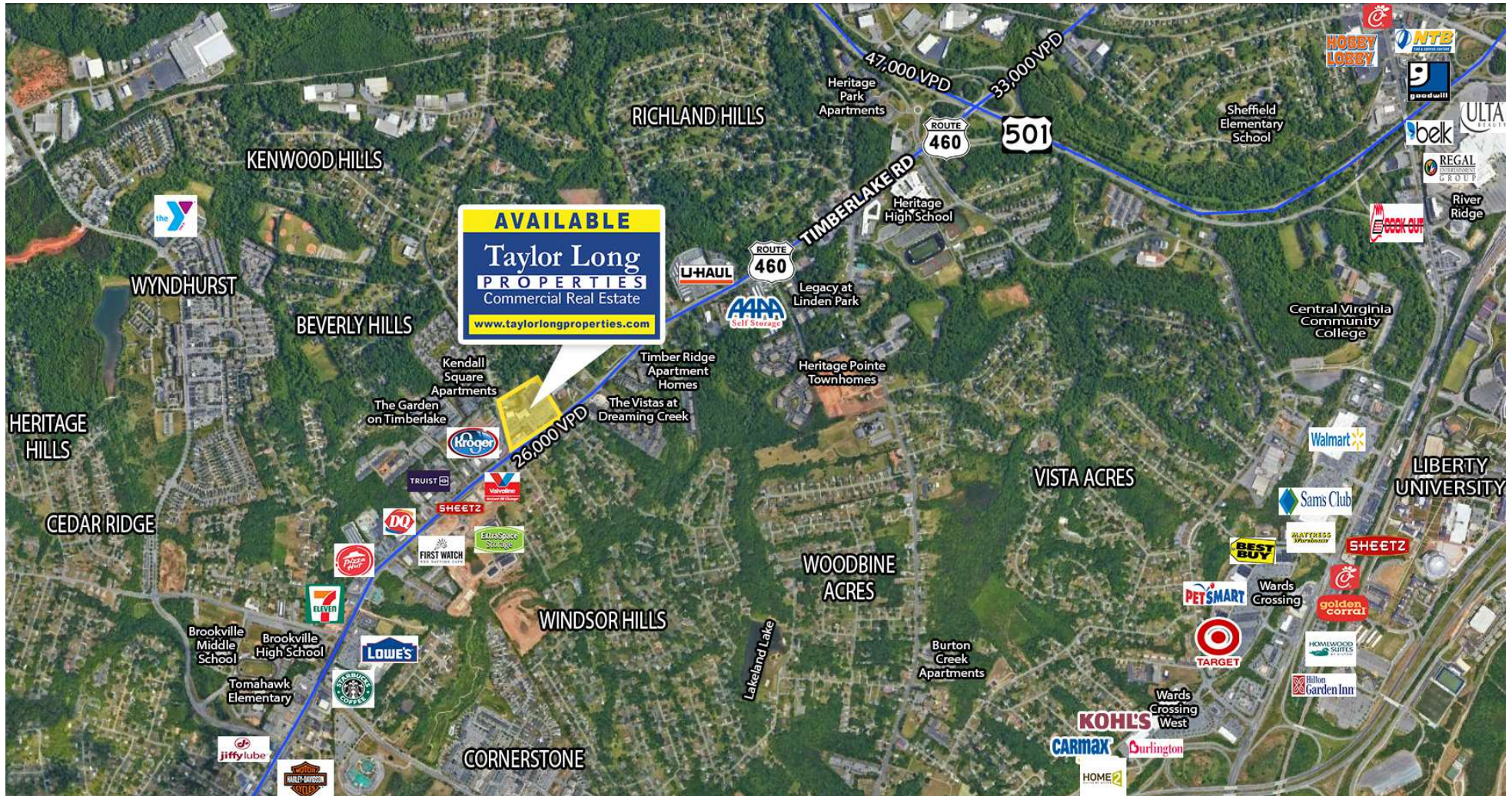


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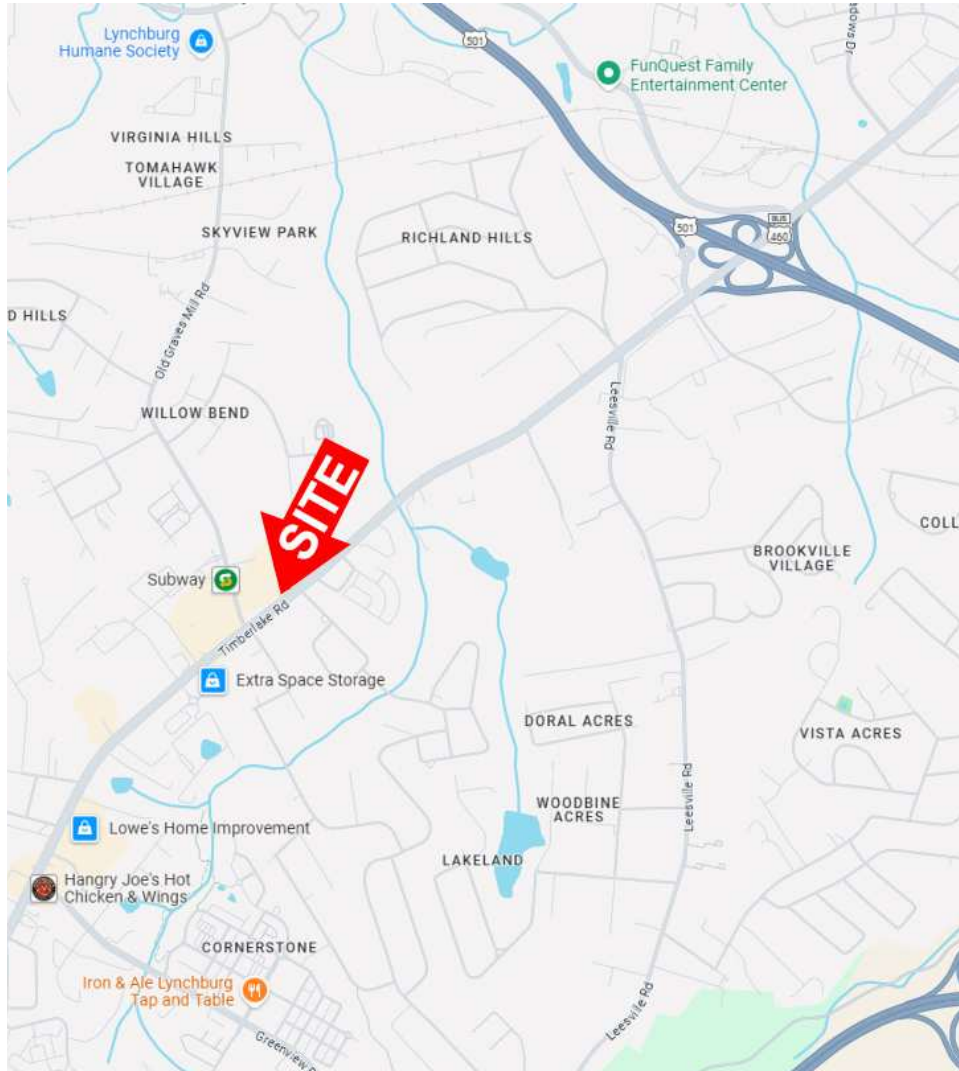
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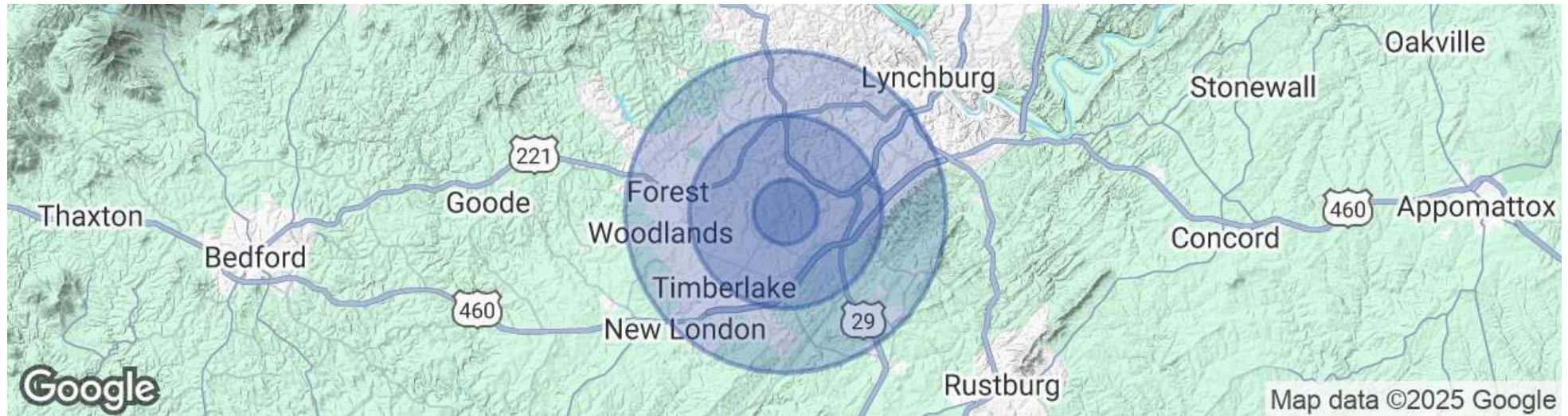
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,716	49,432	88,086
Average Age	38	37	38
Average Age (Male)	36	36	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,914	18,452	33,724
# of Persons per HH	2.2	2.7	2.6
Average HH Income	\$83,789	\$83,608	\$86,518
Average House Value	\$259,144	\$245,963	\$258,597

*Demographics data derived from AlphaMan*

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