



7916-8000 Timberlake Road; 103 West Edge Way

The Shoppes at West Edge

Lynchburg, VA

An exciting mixed-use development
located in the heart of Lynchburg, VA



About the Property


Colliers is pleased to offer The Shoppes at West Edge, an exciting mixed-use development prominently located along the established and growing commercial corridor of Timberlake Road.

The location

| | | | |
|------------------------------|--|----------------|--|
| Location | Strategically located in the heart of Lynchburg along Timberlake Road (32,000 AADT). Quick and easy access to major transportation corridors, and surrounded by abundant amenities and a growing residential base | Road network | Quick access to 501, 460, & 29 — all of Lynchburg’s main highways. 15 minutes from Main St. Downtown |
| Surrounding residential base | 270 luxury units have been delivered or are under construction directly behind the commercial development with a shared entrance; multiple additional developments in the immediate area | Education | 10 minutes from Liberty University. The 5,000-acre campus serves over 50,000 resident and external students and employs over 3,000 faculty and staff |
| Neighboring tenants | Traffic generating Dunkin’ Donuts, Chipotle, First Watch, Jersey Mike’s, VA ABC, Sheetz and Valvoline are located within the development and a high volume Kroger is positioned across the street along with several other national and regional tenants in the immediate vicinity | Transportation | Less than 4 miles / 10 minute drive from Lynchburg Regional Airport |



Demographics

| | | | | | | | |
|--|-----------------|---|--------------------|---|-------------------------------|--|----------------------|
|  | 2023 population |  | Daytime population |  | 2023 Average Household Income |  | Number of Households |
| 8,571 | (1 miles) | 7,271 | (1 miles) | \$78,311 | (1 miles) | 3,940 | (1 miles) |
| 48,083 | (3 miles) | 48,410 | (3 miles) | \$82,901 | (3 miles) | 18,307 | (3 miles) |
| 85,241 | (5 miles) | 84,090 | (5 miles) | \$84,429 | (5 miles) | 32,686 | (5 miles) |

The Shoppes at West Edge



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|---|--|
| 1 | Retail / Medical / Office buildings • Newly delivered Class A construction |
| 2 | 3-Tenant retail building • Recently executed leases with First Watch, Joint Chiropractic, and Jersey Mike's |
| 3 | Recently executed lease with Chipotle |
| 4 | 2-3 tenant retail building • 3,300 SF available (further divisible) • Recently executed lease with Dunkin' Donuts |



West Edge Village
(270 luxury apartments)

The Shoppes at West Edge

Located along Timberlake Rd
Lynchburg, VA

The Shoppes at West Edge



Lynchburg Regional Airport
Check of Lynchburg First

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