





About the Property

Colliers is pleased to offer The Shoppes at West Edge, an exciting mixeduse 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
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
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

Road network	Quick access to 501, 460, & 29 — all of Lynchburg's main highways. 15 minutes from Main St. Downtown
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
Transportation	Less than 4 miles / 10 minute drive from Lynchburg Regional Airport

Demographics



2023 population

8,571

48,083

85,241

Daytime population

7,271

48,410

84,090

\$ 2

2023 Average Household Income

\$78,311

(1 miles)

\$82,901

\$84,429

Number of Households

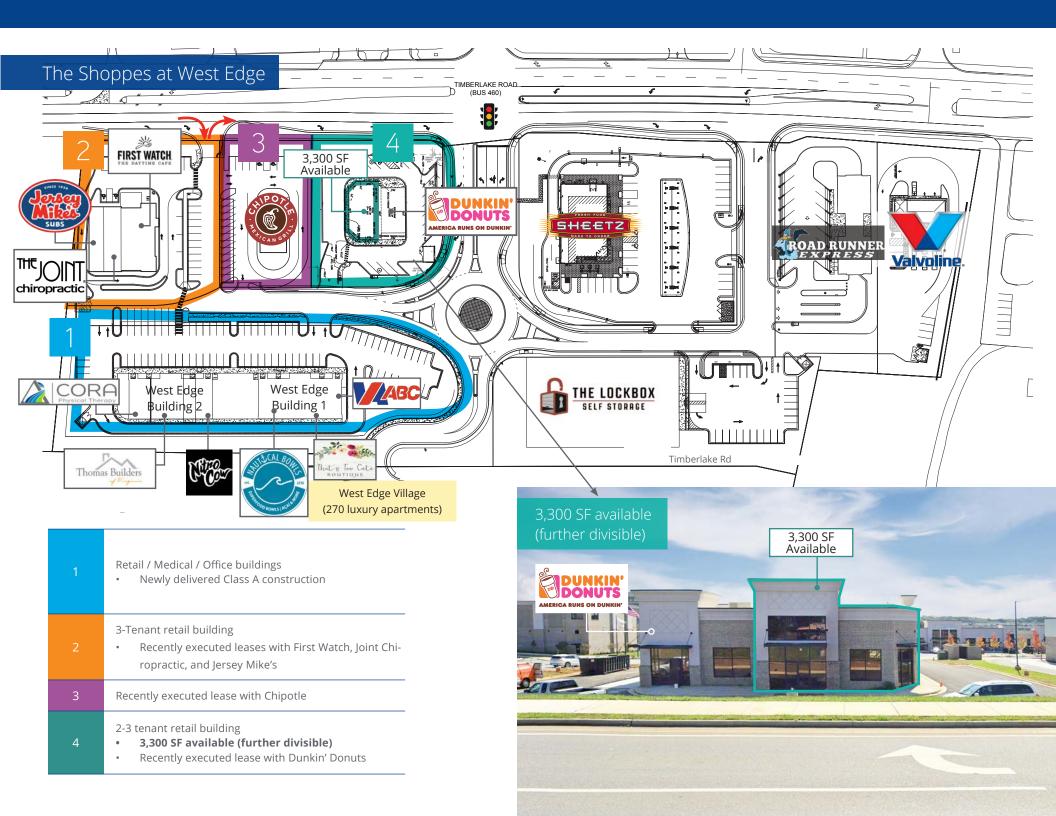
3,940

(1 miles)

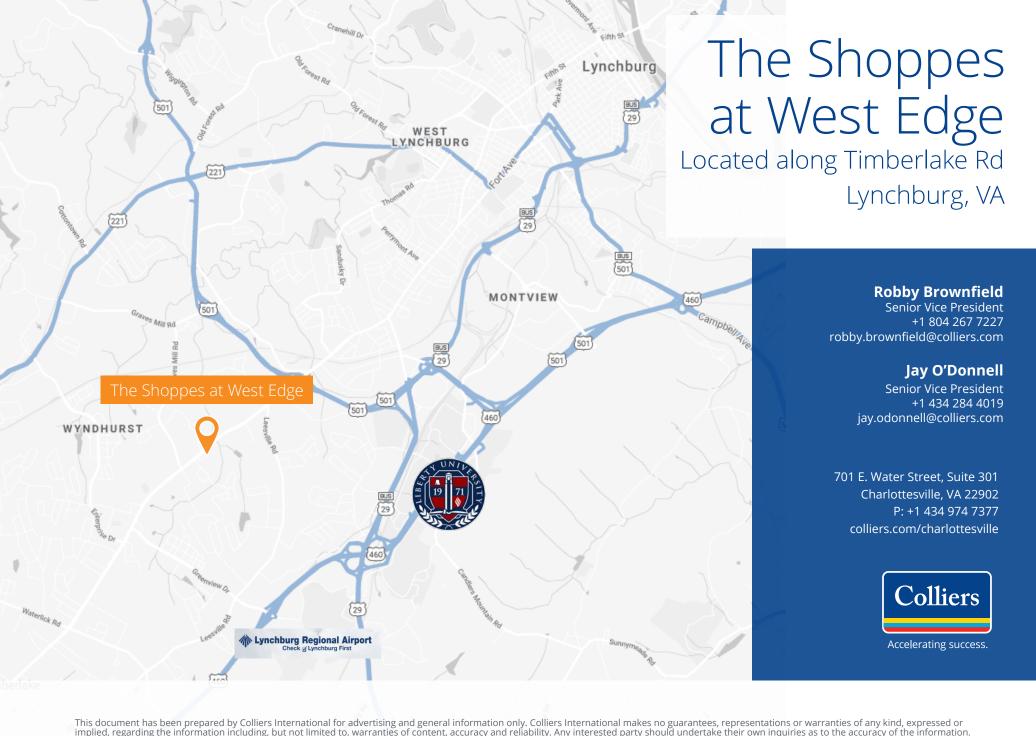
18,307

32,686









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