

FOREST LAKES SHOPPING CENTER - DRIVE THRU OPPORTUNITY

1740 Timberwood Boulevard
Charlottesville, VA 22911

38.129110, -78.435780

Forest Lakes
1,400+ homes

North Pointe
Nearly 500 units

Over 200 Single family homes

24 Duplex and 16 Quad homes

200+ Apartments

UNIT	TENANT	SF	UNIT	TENANT	SF
1740	Food Lion	33,800	1770-101	DRIVE THRU	2,400
1744	AD2 Appliances	9,578	1770-103/104	Jubilee Family Chiro	2,418
1748,1750	El Jariepo	2,800	1770-105	AVAILABLE	1,242
1752	Rivanna Dental Care	1,350	1770-106	Foster Art	1,242
1754	Dive Connections	1,400	1770-107	Shug Xing Chinese	1,185
1756	LEASE PENDING	750	1770-108/110	Riverside Lunch	3,835
1758	LEASE PENDING	750	3441	LEASE PENDING	1,563
1760	State Farm	850	3443	LEASE PENDING	1,637
1762	Star Nails	1,400	3445	UPS Store	1,586
1764	Endzone Pizza	1,400	3447	C'ville Smoke	1,635
1770-100	DRIVE THRU	1,113	3449	Martin's Grill	1,563

PROPERTY FEATURES

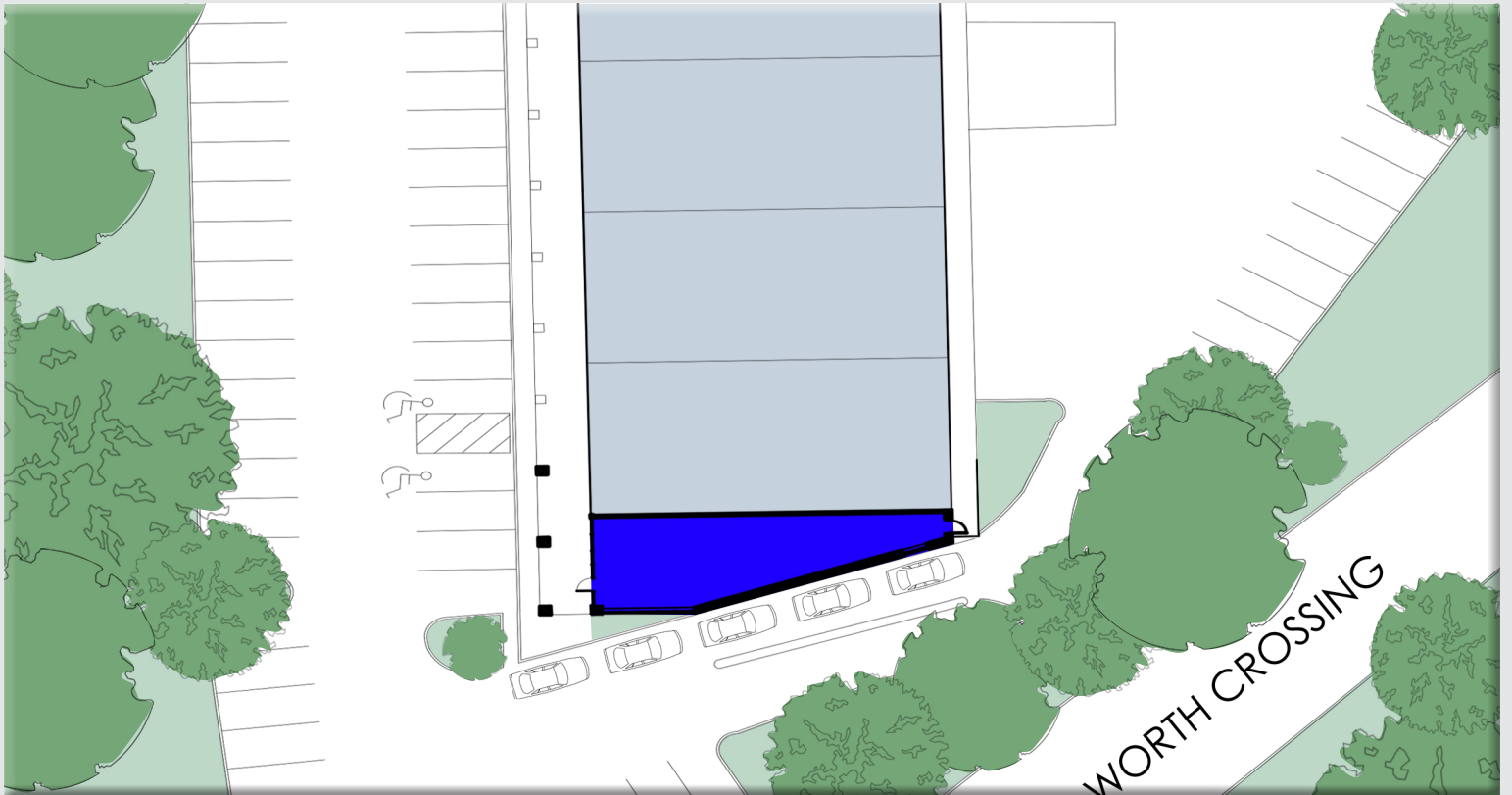
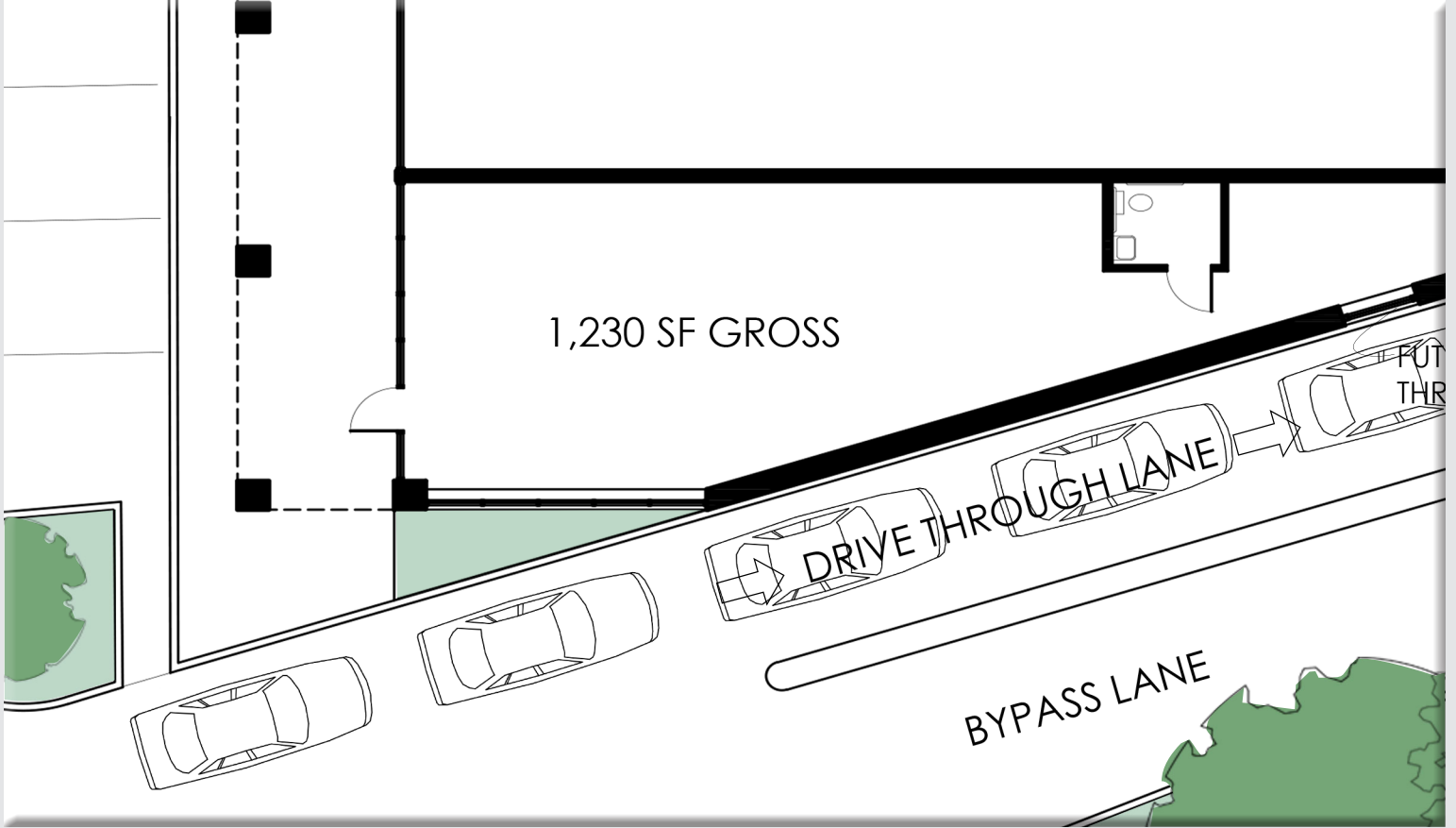
- DRIVE THRU OPPORTUNITY 1,113 - 2,400 SF Restaurant space available
- 750 SF - 3,200 SF Retail, Office & Restaurant space available
- Strong performing Food Lion anchored shopping center on high trafficked intersection of Rt. 29 and Timberwood Blvd. (49,000 VPD)
- Great co-tenancy of national retailers, restaurants, and service orientated businesses with everyday shopping traffic generators
- Shopping Center strategically located in Forest Lakes community, across from Hollymead Town Center, near the Airport, and 10 miles from University of Virginia
- High growth area with Albemarle county projecting to expand an additional 13% over the next 10 years
- Traffic Count: Seminole Trail: 44,000 VPD | Timberwood Blvd.: 5,000 VPD



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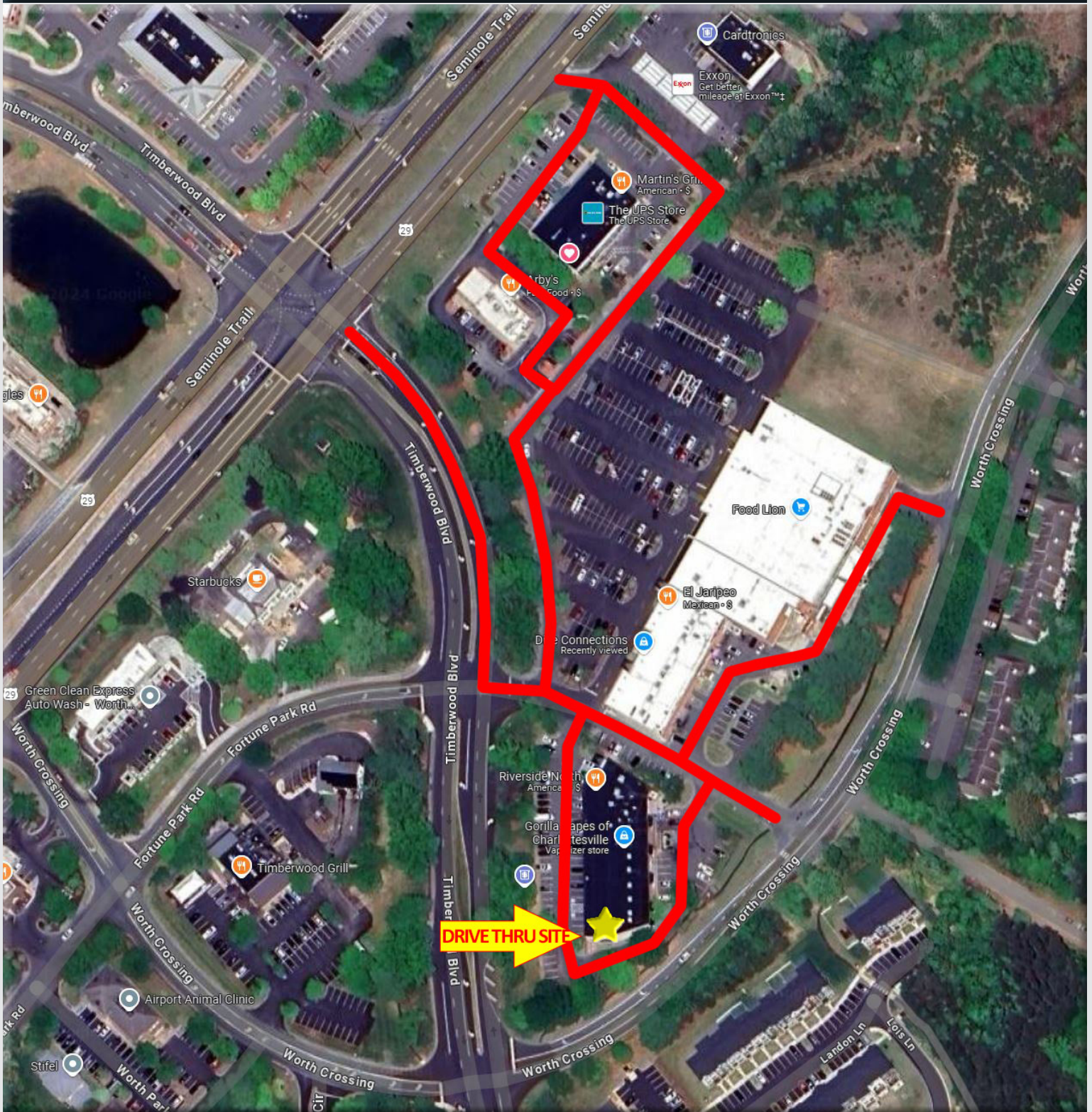
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REAL ESTATE PARTNERS

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MULTIPLE ENTRANCES OFFERS EASY ACCESS TO THIS DRIVE THRU OPPORTUNITY



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