

FOR LEASE

2,530 Sq. Ft. ±



21556 Timberlake Rd., Lynchburg, VA

Medical / Office / Retail

Property Information

SIZE	2,530 Sq. Ft. ±
RENTAL RATE	\$14.00/Sq. Ft/Year
ZONING	B-GC
TRAFFIC COUNT	17,000 VPD - Timberlake Rd. 12,000 VPD – Waterlick Rd.
PARKING	75+ spaces

Features

- Former Doctors office endcap
- Waiting/Reception Area
- Multiple offices
- Large private offices
- Large Signage on building
- Newly painted exterior
- New HVAC system (2019)
- Good tenant mix with good foot traffic



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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SITE



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*All lot lines are approximate