



OFFICE BUILDING

SALE OR
LEASE

7806 TIMBERLAKE ROAD | LYNCHBURG, VA 24502

FEATURES

- **PRICE JUST REDUCED!**
- **±6,100 SF Office Building For Sale or Lease!**
- Prime Site across from *Kroger* Shopping Center (Brookville Plaza).
- Direct access and frontage on Timberlake Road.
- Brick Commercial Building with reception area, offices (up to 9), restrooms, conference room/file room.
- Second floor has office and restroom with shower.
- Lower level has offices, a kitchen and plenty of storage.
- Attached one-car garage.
- Parking in front and rear.
- Direct access to traffic light.
- **Ideal for mortgage company, title company, or professional offices.**



DEMOGRAPHICS*

	1 mile	3 miles	5 miles
2017 Population	9,267	42,543	85,173
Avg HH Income	\$64,089	\$62,192	\$61,941
Daytime Employment	5,536	28,314	50,690
Traffic Count	32,500 VPD on Timberlake & Timbrook 23,500 VPD on Timberlake & Middleview		

* Detailed demographics upon request



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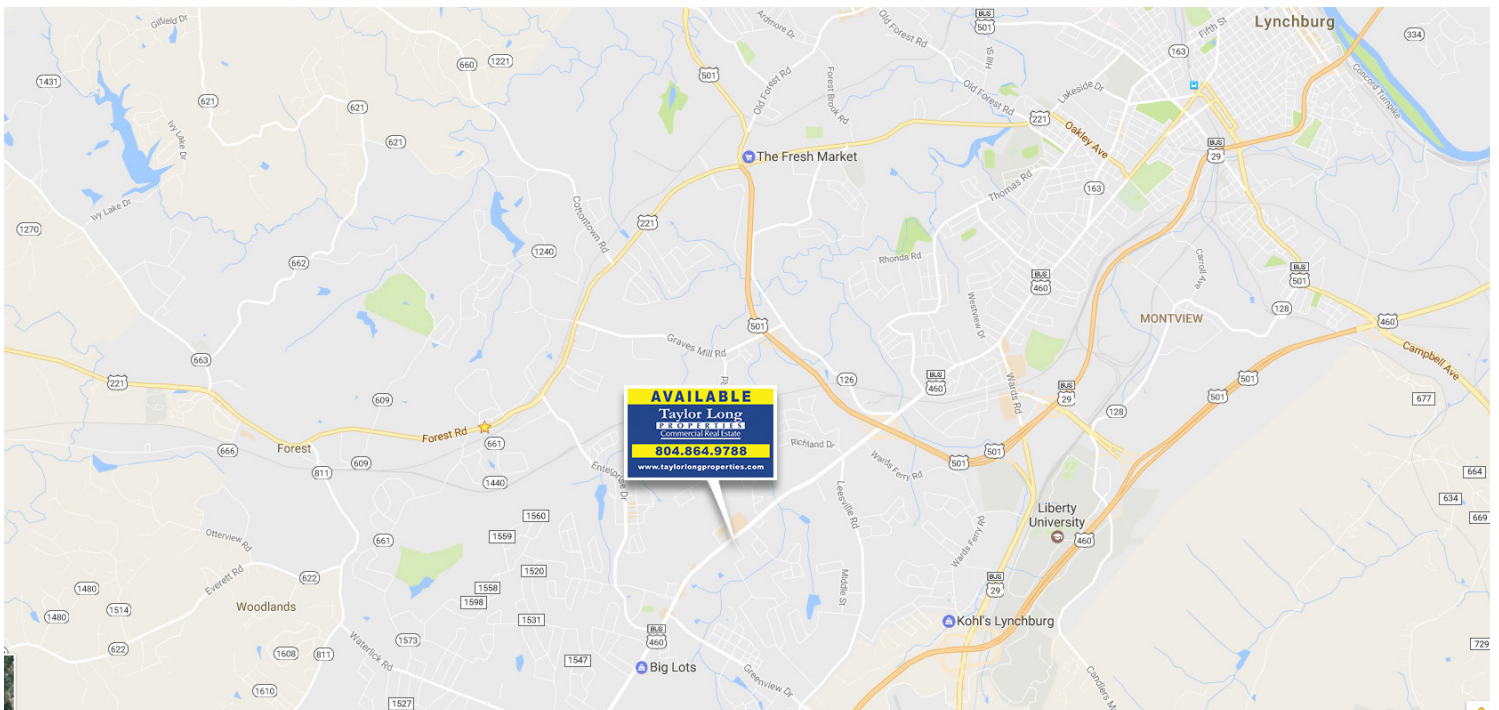
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PROPERTIES
 Commercial Real Estate



AERIAL / MAP





PHOTOS

