



FOR LEASE/SALE

TIMBROOK SQUARE | 20722 TIMBERLAKE ROAD | LYNCHBURG, VA 24502

FEATURES

- **2,500 SF to 16,875 SF Retail Space Available.**
- **Adjoining ±12-Acre Land, Zoned General Commercial For Sale.**
- 80,000 SF Neighborhood Shopping Center anchored by *Big Lots*.
- Shopping center has 3 outparcels zoned Commercial.
- Conveniently located on Timberlake Road (Business 460), in a high traffic area.
- Close to newly proposed *Centra Health* Medical facility.
- 4.5 miles to *Liberty University*, the largest Christian University in the world (over 100,000 students).
- Ample parking.
- Close proximity to major highways.
- Well established neighborhood surrounded by luxury apartment complexes and single family homes.

DEMOGRAPHICS*

* Detailed demographics upon request

	1 mile	3 miles	5 miles
2017 Est. Population	7,062	35,777	69,875
Avg HH Income	\$58,492	\$63,698	\$64,124
Daytime Employment	3,660	18,978	39,229
Traffic Count:	29,500 VPD on Timberlake Road		



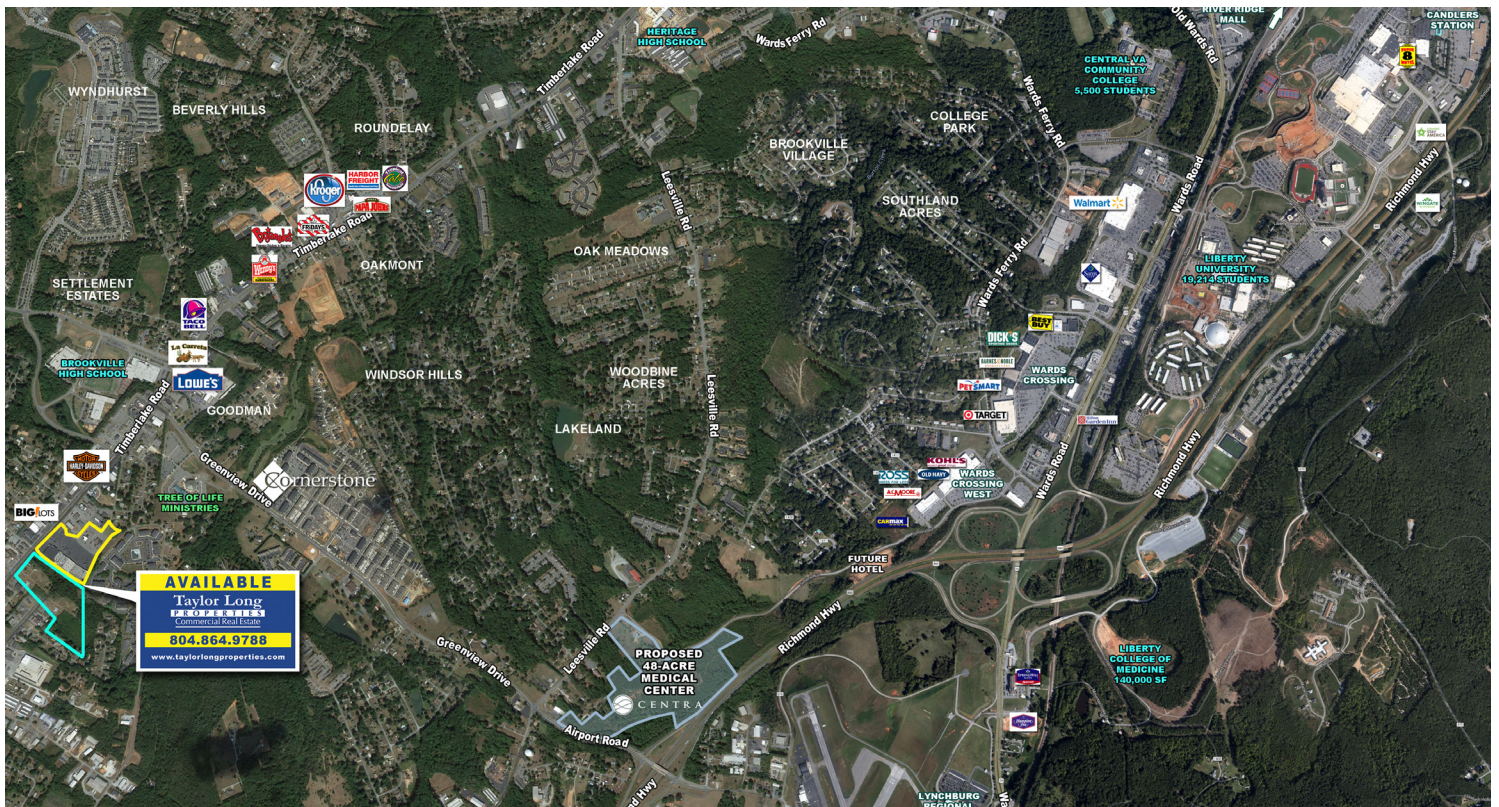
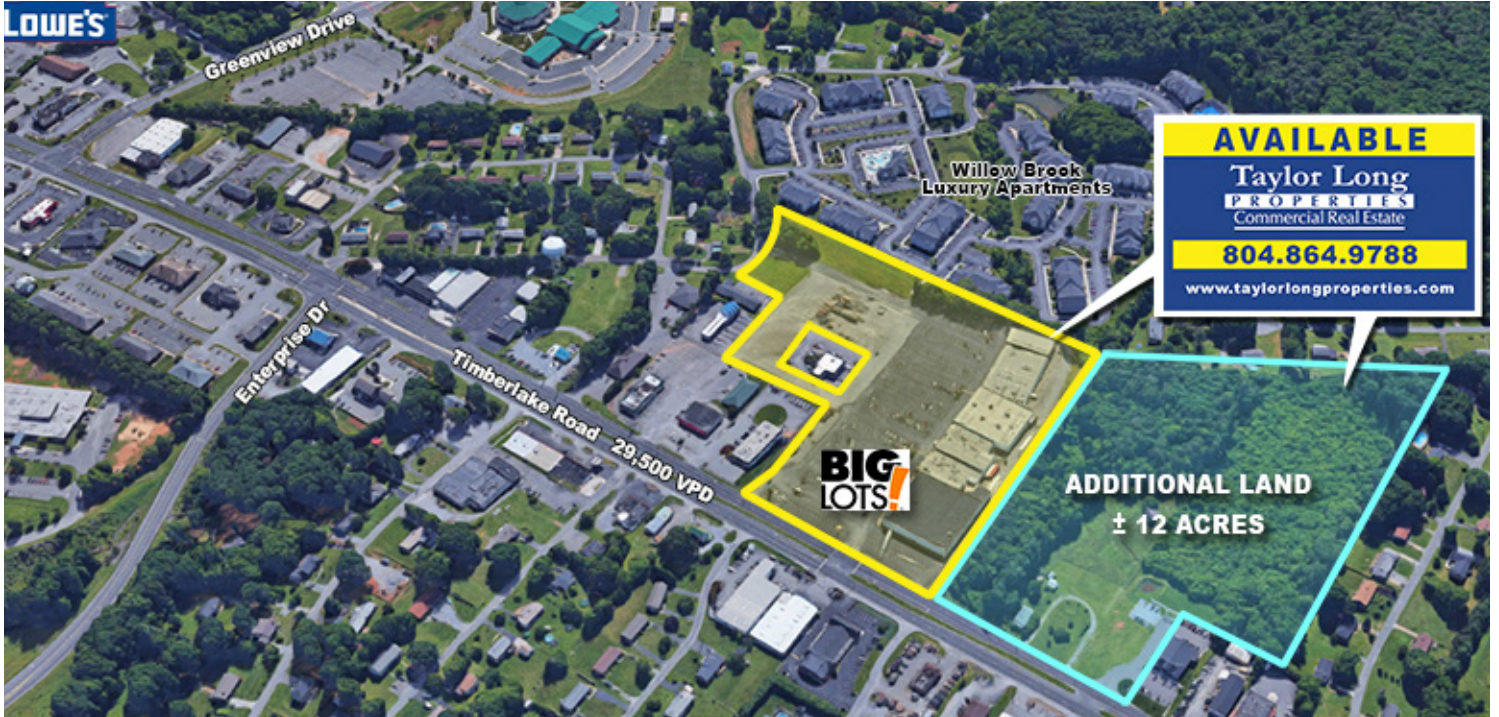
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PROPERTIES
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AERIAL





SITEPLAN



TENANT LINEUP

Ste #	SF	Tenant
A	28,000 SF	Big Lots
B	2,500 SF	Pho Saigon Palace
C	1,500 SF	Restaurant
6	1,200 SF	Joe Beans Coffee
7-8	1,200 SF	Ham-Bone Productions
5-9-10	3,200 SF	Surpass Call Center
1	1,100 SF	Joe Beans Adm. Offices
2	600 SF	Action Recruiters
3	600 SF	King of Kings Barber Shop
4	600 SF	A Touch of Elegance Salon
D	2,800 SF	AVAILABLE
E	16,875 SF	Destiny Christian Fellowship
F-G	5,700 SF	Game Day Sports Cards Collectibles
H	2,500 SF	AVAILABLE
I	4,000 SF	Crown Jewel Outreach Ministry
J	2,000 SF	Untamed Worlds
L	2,000 SF	GHK Auto Paint Supply
M	5,000 SF	The Edge Martial Arts

