



THALHIMER

**OFFICE FOR LEASE
HERITAGE COMMERCIAL CENTER**

7331 Timberlake Road | Suite 201 | Lynchburg, VA



For more information, contact:

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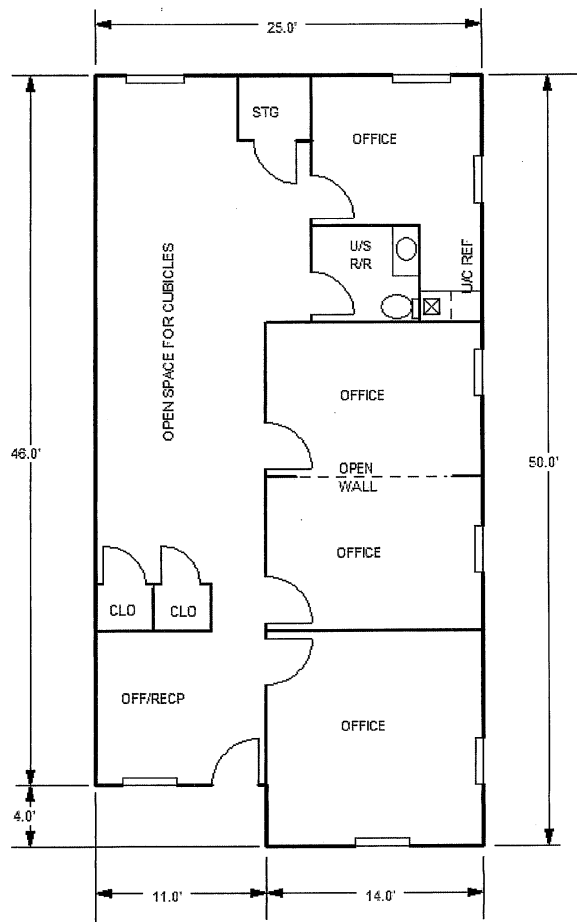
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Coffee Crossing
6000 Boonsboro Road, Suite A
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*Floor Plan Sketch
7331 Timberlake Road, Suite 201
Lynchburg, VA 24502*



Property Features

- 1,206 SF office suite with a reception area, multiple offices, restroom, storage closets, and cubicle area
- Convenient location within Heritage Business Center on Timberlake Road in the City of Lynchburg

Specifications

Available SF	1,206
Timing	Available immediately
Rental Rate	\$12.00
Parking	Ample

Demographics

	1 Mile	3 Miles	5 Miles
Population	5,592	45,871	88,967
No. of Households	2,381	17,255	34,333
Avg. HH Income	\$61,537	\$58,524	\$57,999
Daytime Population	3,488	30,791	61,170

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