



RETAIL PROPERTY FOR LEASE

FORMER FAMILY DOLLAR

22111 TIMBERLAKE DRIVE, LYNCHBURG, VA 24502



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	7,647 SF
Lease Rate:	Negotiable
Building Size:	7,647 SF
Traffic Count:	15,000

PROPERTY OVERVIEW

Freestanding building available for lease, formerly operated by Family Dollar.

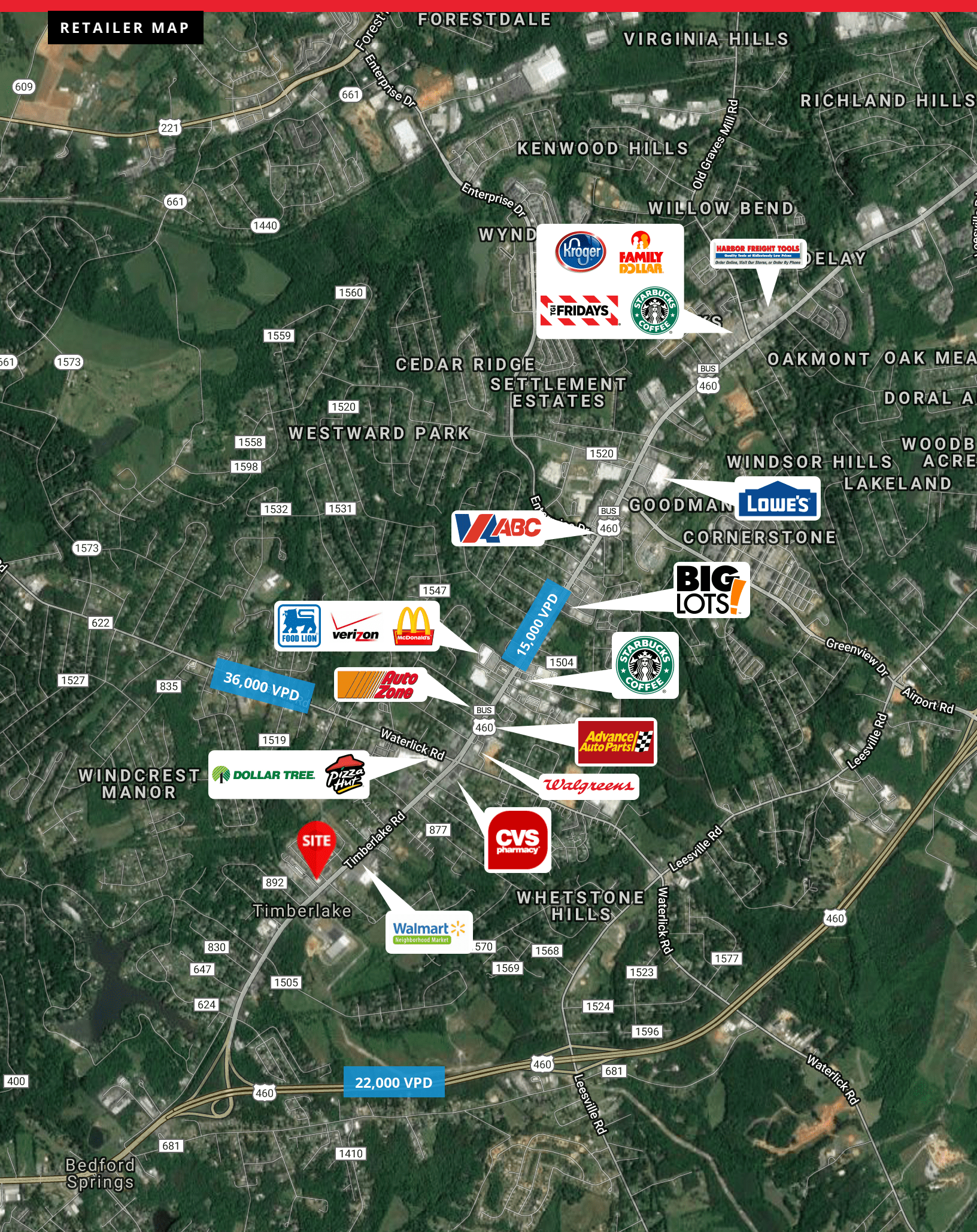
PROPERTY HIGHLIGHTS

- Excellent access and exposure to Timberlake Drive (15,000 VPD) at a signalized intersection.
- Growing area with a 3 mile population of 25,865 and increasing faster than the national average.
- Median Household Income in a 3-mile radius is \$56,748.
- Relatively new building in excellent condition.
- Nearby retailers include Walmart Neighborhood Market.

DEMOGRAPHICS

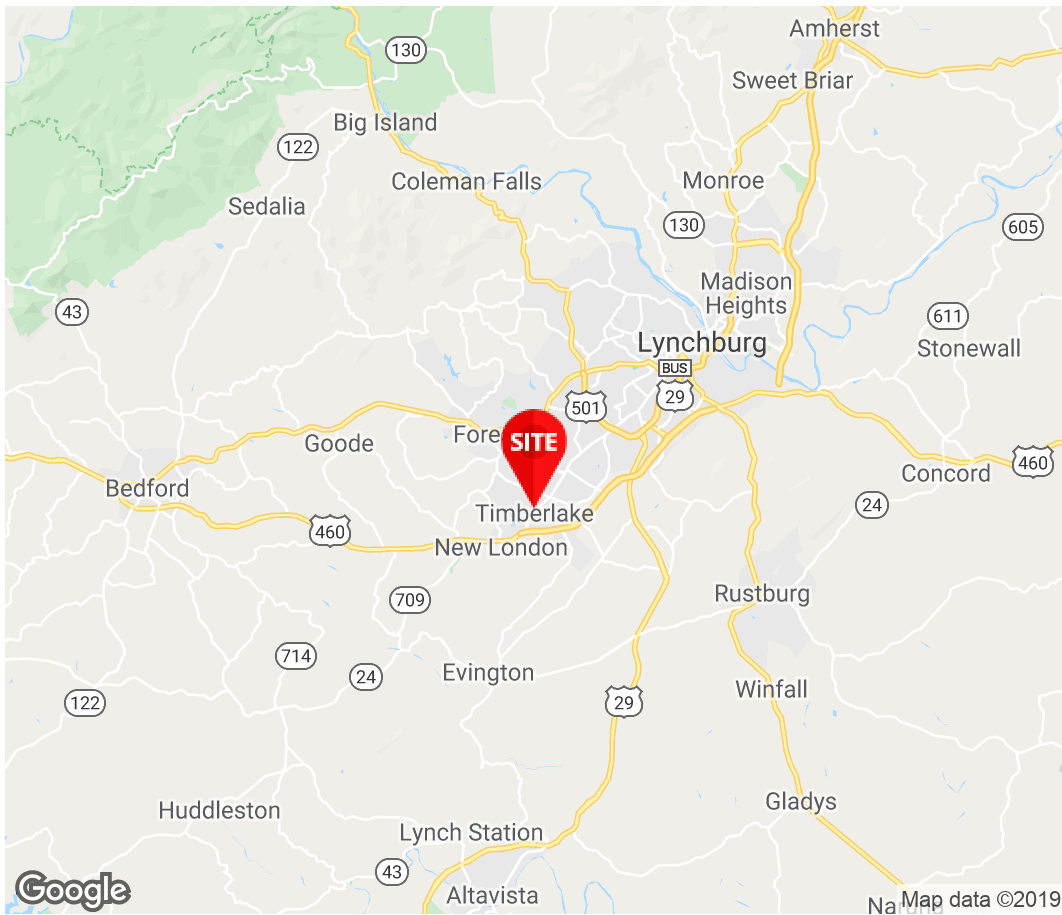
	1 Mile	3 Miles	5 Miles
Total Households:	1,916	10,763	20,380
Total Population:	4,542	25,865	49,514
Average HH Income:	\$53,839	\$56,748	\$58,332

RETAILER MAP





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