



THALHIMER

RETAIL FOR LEASE
Forest Crossing Center
18243 Forest Rd (US 221) | Lynchburg, VA

EXCELLENT VISIBILITY



Up to 4,200 SF Available

For more information, contact:

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Coffee Crossing
6000 Boonsboro Road, Suite A
Lynchburg, VA 24503
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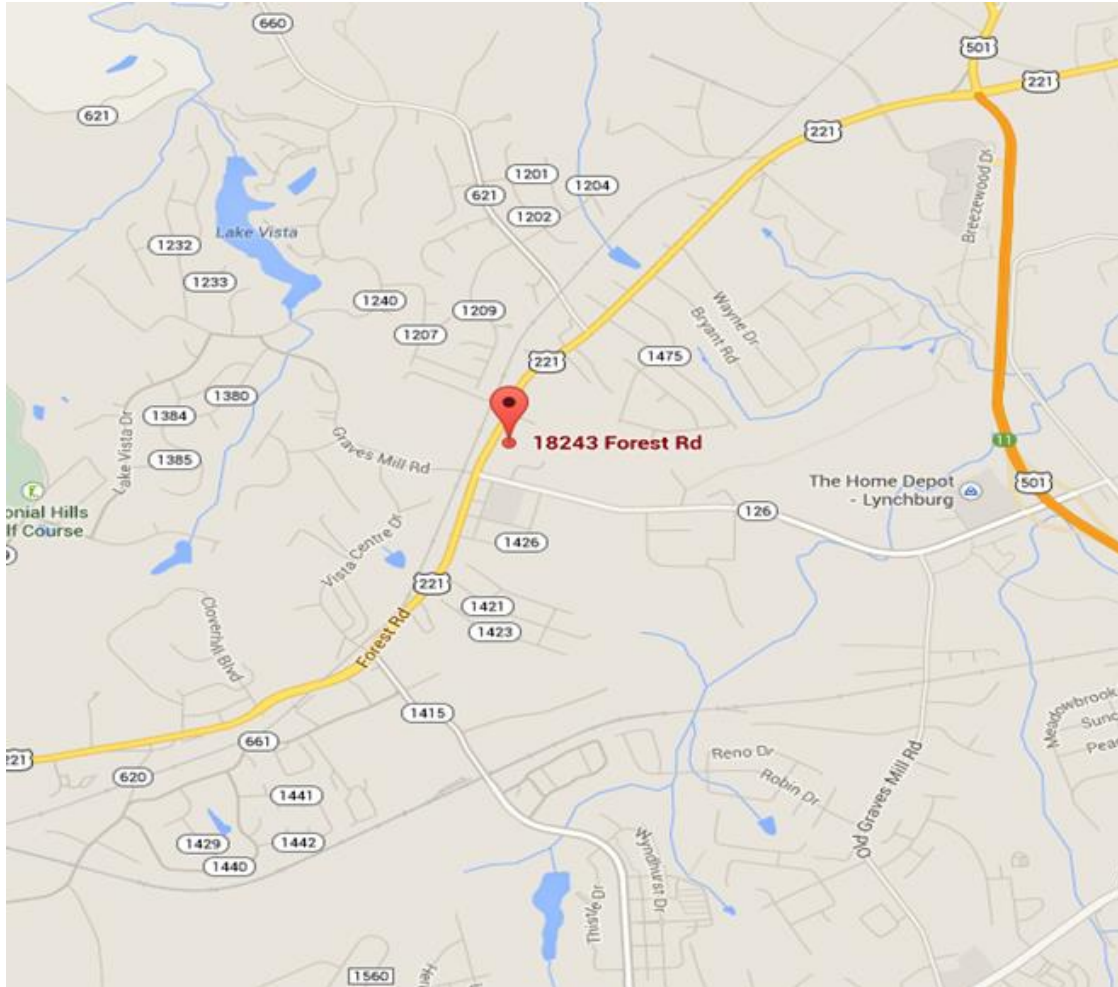
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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Property Features

- Excellent visibility and high traffic count
- 32,000 VPD – US 221
- Sewer availability
- Ideal location for a variety of uses
- Up to 4,200 SF available (1,400 SF – 2,800 SF)
- \$11.00/psf (plus \$2.00 sf CAM)
- Centrally located in Bedford County near Graves Mill Center, Lake Vista Corporate Center, and many residential developments

Demographics

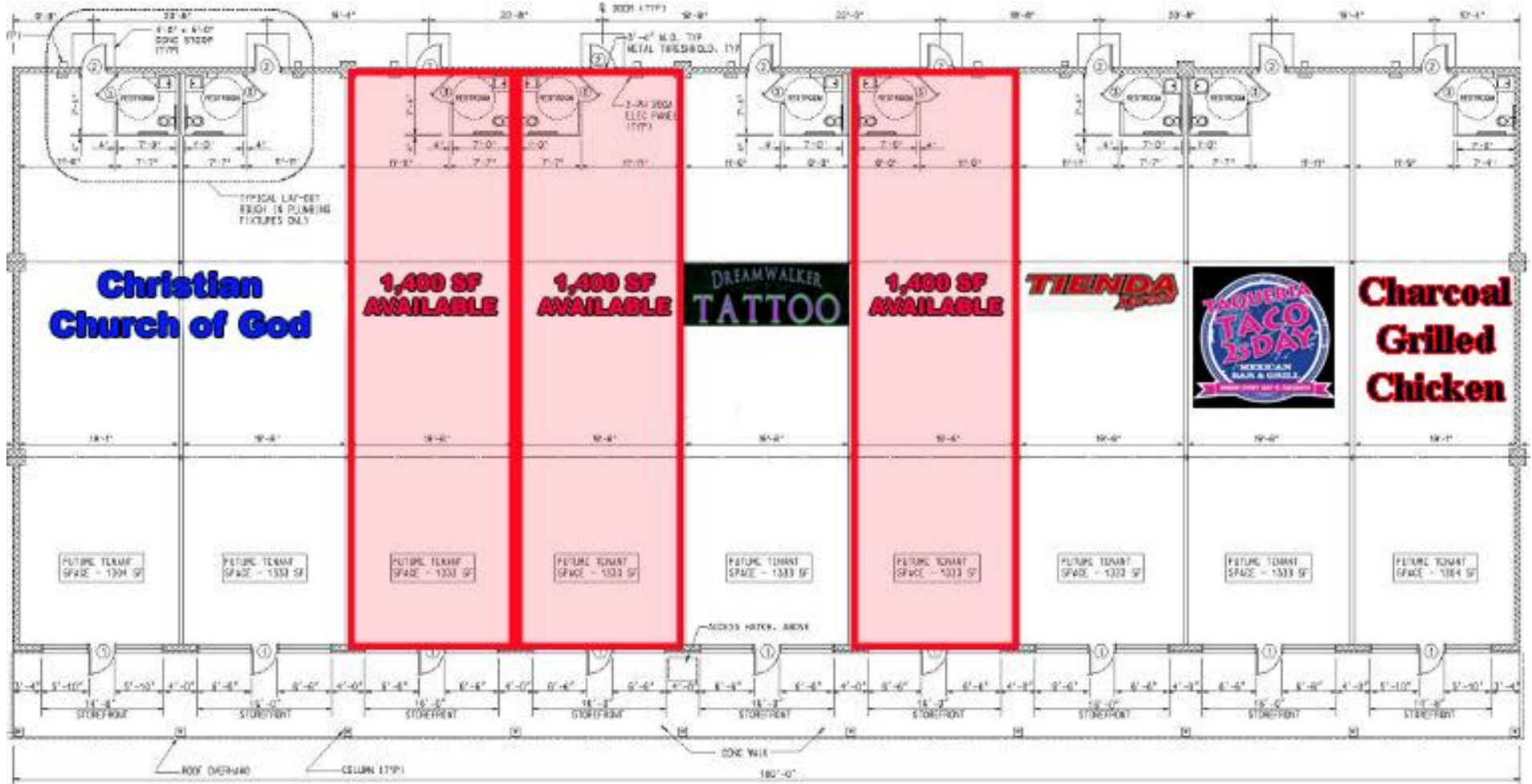
	1 Mile	3 Miles	5 Miles
Population	2,669	31,358	82,830
No. of Households	1,188	13,457	32,042
Avg. HH Income	\$63,860	\$60,463	\$63,560
Daytime Population	4,066	19,612	52,187

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