

OAKWOOD PLAZA

1,500 - 9,000 Sq. Ft. ±



8004 Timberlake Rd. Lynchburg, VA
High Visibility Retail

Property Information

BUILDING SIZE	9,000 Sq. Ft. ±
UNIT SIZES	1,500 Sq. Ft. or 3,000 Sq. Ft.
LOT SIZE	2.00 Acres ±
ZONING	B - 3
AGE	New Construction 2021
TRAFFIC COUNT	29,000 VPD
PARKING	72 spaces total
RENTAL RATE	\$29.00/Sq. Ft./Year – Mod. Gross Vanilla Box Finish 3% annual increases

Features

- High Traffic Corridor
- Adjacent to new major Multi-Family & Retail development
- Less than 10 minutes from Liberty University Campus
- Nearby Businesses include: Sheetz, Wendy's, BB&T, Kroger, Putt-Putt Golf, Biscuitville, Lowes, Waffle House, Taco Bell, Bojangles and numerous medical offices

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Coldwell Banker Commercial Read & Co. represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co.'s fiduciary responsibilities are to the Seller/Landlord.

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Coldwell Banker Commercial
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GRASS MEDIAN

**TIMBERLAKE ROAD
BUS. ROUTE 460 E.B.L.**
(VARIABLE WIDTH R/W)

CROSSOVER

158.2'

FIBER OPTIC
MANHOLE

VERIZON

CURB

879.71 EP

880.0 880.2 880.4

882.77 EP

GRAVEL
DRIVEWAY
879.48 TC

PIPE

CURB

880.75 EP

N49°14'22"E
213.64'

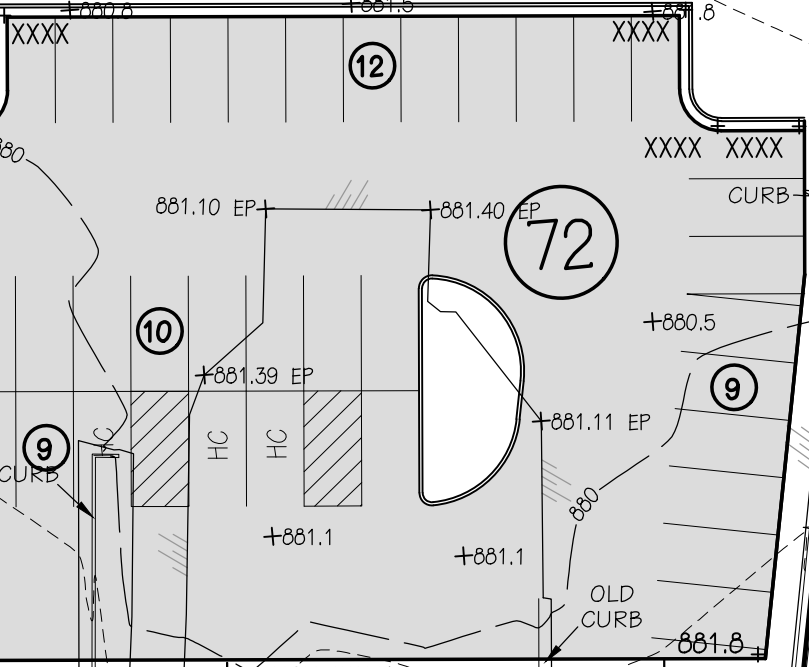
SIGN
POST

CURB

882.79 EP

PIPE

CONC.
PAD



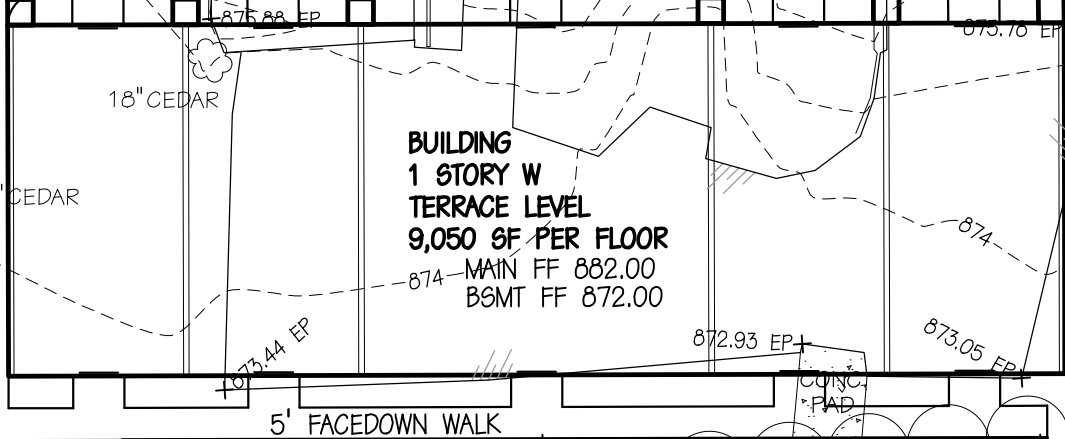
2 ST. FRAME
HOUSE W/
BASEMENT

WOOD
SHED

ABANDONED
UTILITY POLE

881.10 EP 881.40 EP
881.39 EP
881.11 EP
881.1
881.1
881.8

N34°46'31"W
409.94'



IMPROV
SH
PER I

APPR
DIRE

EXISTING CITY OF
LYNCHBURG SANITARY
SEWER EASEMENT
(REF. D.B. 734 PG. 426)

BLOCK WALL

STORMWATER MANAGEMENT FACILITY

OLD FOUNDATION
REMANENT

IPF @ 212.24'
0.15' LT. OF LINE

S49°55'29"W 213.35'

IPF @ 68.14'

874.9 TW
853.9 BW

850
846