

# WAL-MART SUPERCENTER

3227 OLD FOREST ROAD  
LYNCHBURG, VA 24501

RETAIL FOR LEASE  
1,750 – 2,200 SF



AVAILABLE END CAP



**SPACE AVAILABLE  
FROM 1,750 – 2,200 SF**

## PROPERTY FEATURES

- Wal-Mart shadow anchored retail center
- Strong demographics
- Within ¼ mile of Lynchburg's largest private employer, Areva NP, Inc.'s North American headquarters approximately 1,600 employees
- Located between 2 colleges:



12,600 students



2,700 students

- Geographical center of Lynchburg
- Monument signage available

JOIN:



Great Clips

verizon wireless

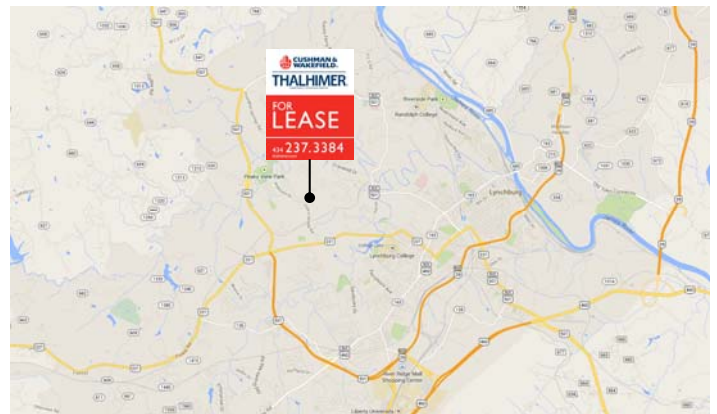
Game Stop

GNC LiveWell

KYOTO

MARINER FINANCE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,734	41,330	85,815
AVG HH INCOME	\$58,988	\$58,601	\$57,203
EST HOUSEHOLDS	2,180	15,839	29,479
DAYTIME EMPLOYEES	2,015	25,833	60,799



For more information, please contact:

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# 3227 OLD FOREST ROAD

## RETAIL FOR LEASE

1,750-2,200 SF  
AVAILABLE



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