



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR LEASE

46 SHELOR DR. - Lynchburg, VA

1,842 Sq. Ft. ±



Property Overview

Rental Rate \$3,000.00/Month
*3% Annual Increases, Tenant Pays All Utilities

Building Size 1,842 Sq. Ft. ±

- Features**
- High Traffic Area
 - Buildout Options
 - ADA Restroom(s)
 - Ample Parking

Features

Formerly a dental clinic, this property is located along the high traffic count Timberlake Road office and retail corridor, offering excellent visibility and convenient access. The site benefits from strong daily traffic, ample on-site parking, and prominent signage options.

The property is currently under renovation, and the owner is prepared to work with a tenant to create a layout and finish that best fits their business. With ADA-compliant restrooms already in place and the flexibility to customize the interior, this space is well-suited for a variety of professional, medical, or service-based office uses.

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