



LEGACY REALTY

June Smith - Associate Broker
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www.LegacyRealtyVA.com

TIMBERLAKE ROAD

21120 TIMBERLAKE RD/BUS 460 LYNCHBURG, VA

HIGHLIGHTS

- Full Signalized Stoplight at property
- Strong VPD and area demographics
- Significant pent up demand
- Great Redevelopment Site
- Excellent convenient store site
- Owner financing option
- Sale considered
- Contact June Smith @804-402-3725 for details

PARCELS

#21 +/- 0.78 ACRES (FRONTAGE ON TIMBERLAKE)

#1 +/- 2.00 ACRES (FRONTAGE ON TIMBERLAKE)

#20 +/- 0.57 ACRES

#19 +/- 0.63 ACRES

TOTAL ACRES: +/- 3.98 ACRES

PARCEL INFORMATION

Zoning: BUSINESS-GENERAL COMMERCIAL





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PROPERTY VICINITY



- WALGREENS
- CVS pharmacy
- Auto Zone
- McDonald's
- BURGER KING
- WALTON'S
- myeyeDR
- CHIPOTLE MEXICAN GRILL
- FIRST WATCH THE BATTERED CAKE
- Kroger
- TACO BELL
- KFC
- Hardee's
- LOWE'S
- WALMART
- Auto Sprint
- McDonald's
- BURGER KING
- WALTON'S
- myeyeDR Medical Off
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- KFC
- Hardee's
- LOWE'S
- WALMART
- Waffle House
- Biscuitville
- SHEETZ

- KENNY SHOGGINS
- IRON & ALE
- Hill City
- meadow MUSHROOM PIZZA BREWERY
- Texas
- THE VUE STUDENT LIVING
- GREEN CREEK CAFE