

NEW

LYNCHBURG, VA DEVELOPMENT

7912 TIMBERLAKE ROAD | LYNCHBURG, VA 24502

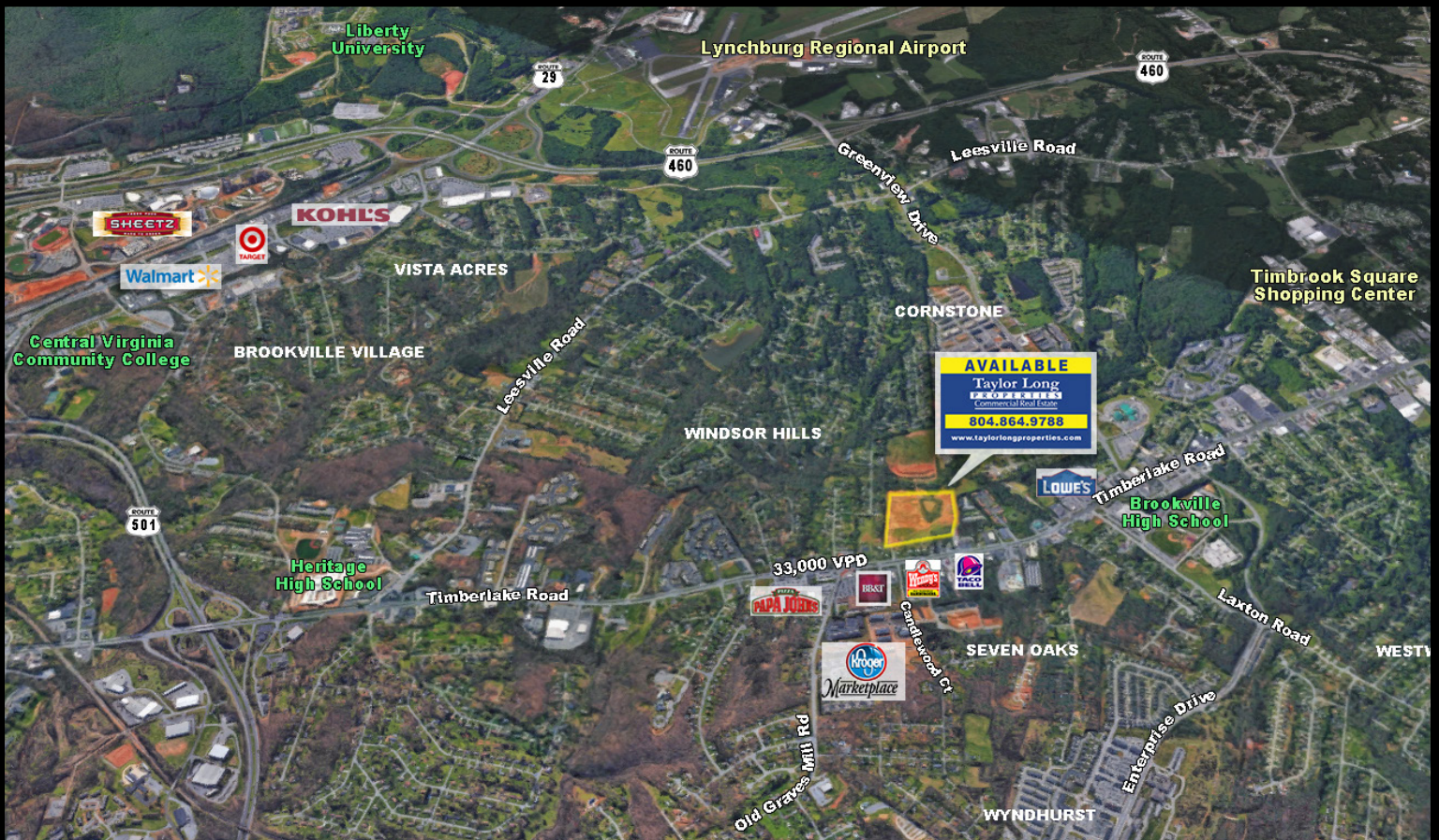
FEATURES

- **NEW DEVELOPMENT COMING LATE 2018.**
- **Prime frontage on Timberlake Road.**
- Excellent Retail opportunity.
- For Sale, Lease or Ground Lease.
- 5 miles to *Liberty University*, the largest Christian University in the world (over 100,000 students).
- Close proximity to major highways.
- High traffic area.

DEMOGRAPHICS*

	1 mile	3 miles	5 miles
2018 Est. Population	9,019	42,058	82,925
2023 Est. Projection	9,415	43,043	84,814
Avg HH Income	\$64,387	\$64,627	\$65,063
Daytime Employment	4,857	25,974	46,750
Traffic Count:	33,000 VPD on Timberlake Road		

* Detailed demographics upon request



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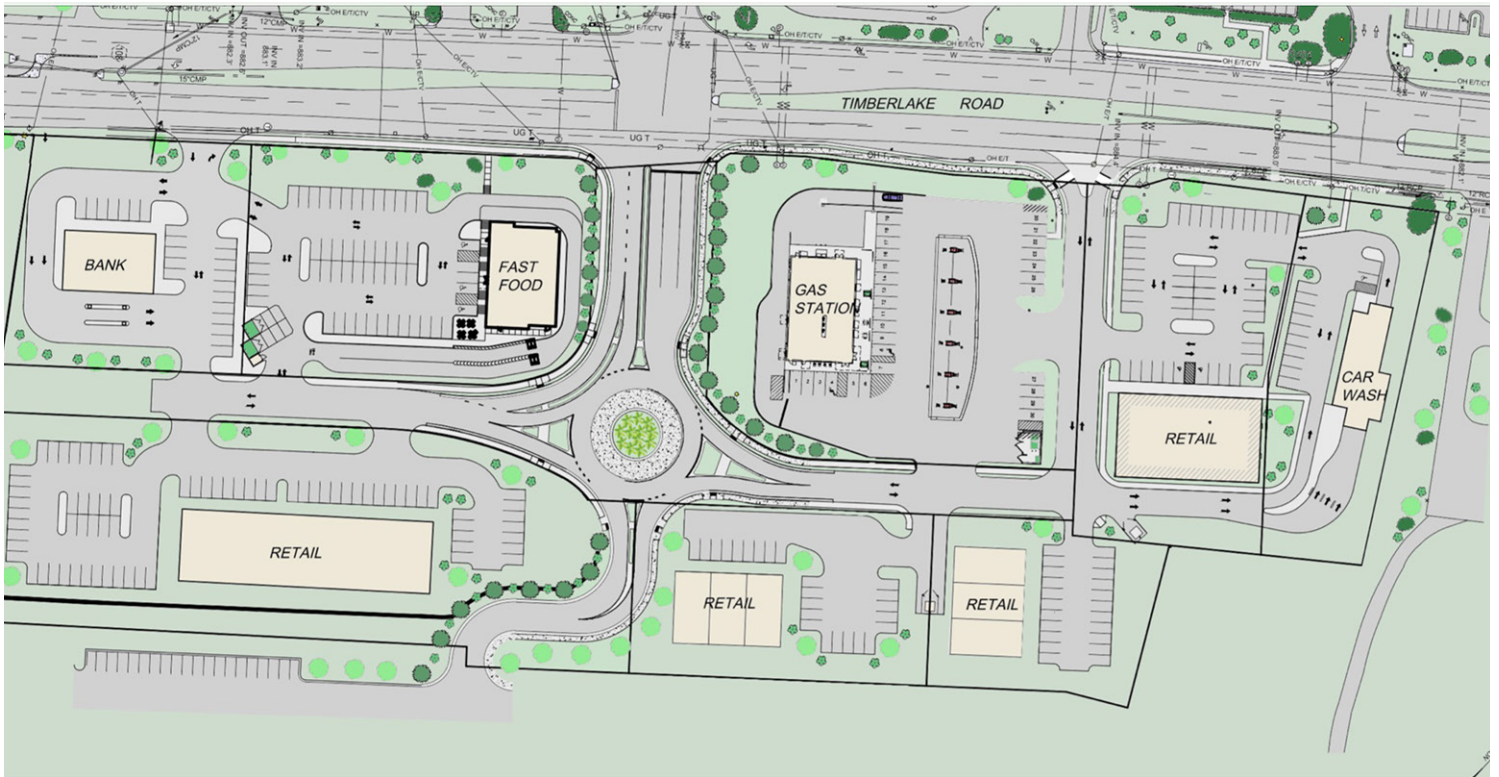
CoStar
POWERBROKER
2017 Top Firm Award



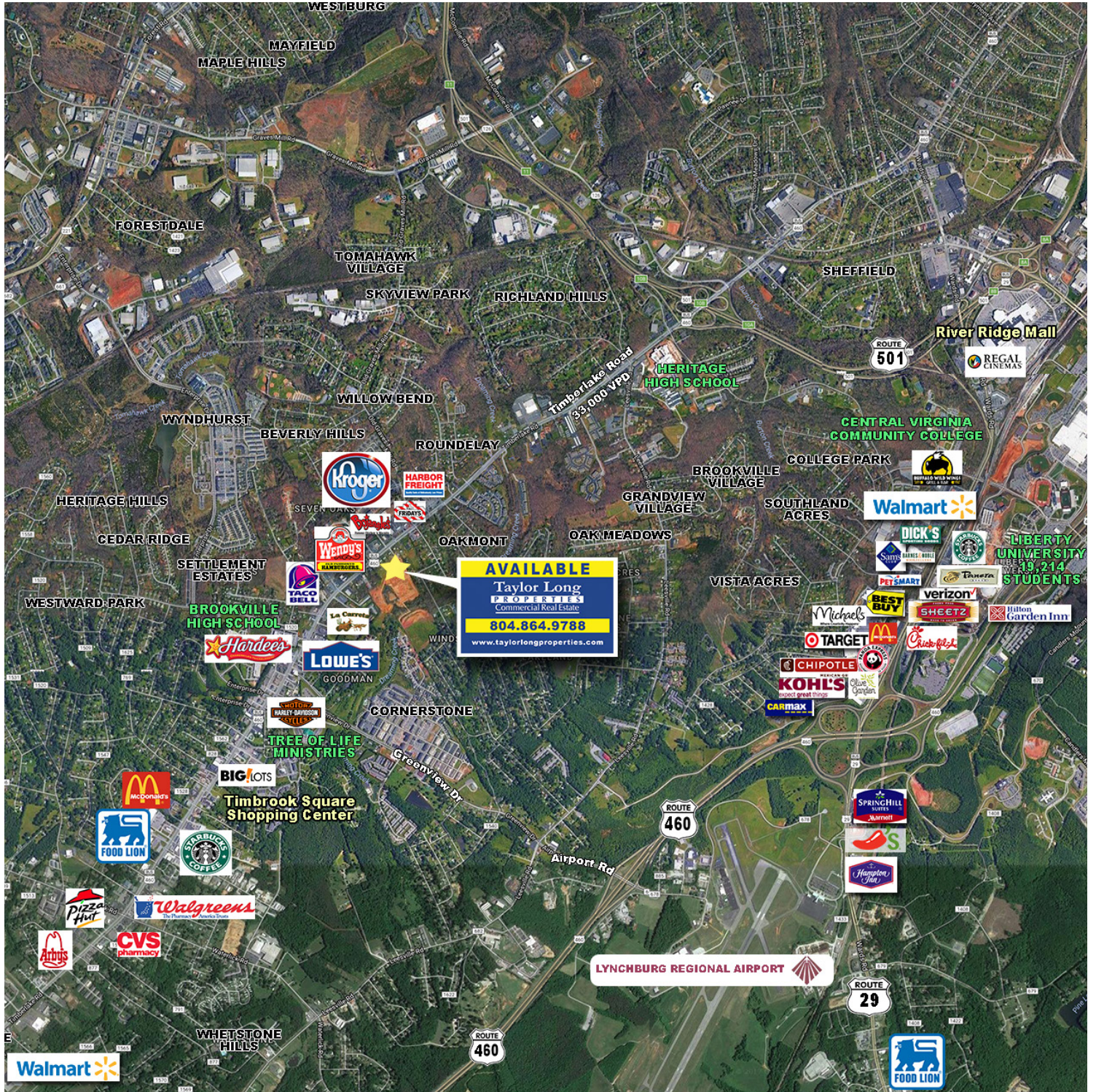
Taylor Long
PROPERTIES
Commercial Real Estate



PROPOSED LAYOUT



AERIAL / MAP





DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	9,415		43,043		84,814	
2018 Estimate	9,019		42,058		82,925	
2010 Census	7,579		39,158		78,018	
Growth 2018 - 2023	4.39%		2.34%		2.28%	
Growth 2010 - 2018	19.00%		7.41%		6.29%	
2018 Population by Hispanic Origin	388		1,766		3,177	
2018 Population	9,019		42,058		82,925	
White	6,994	77.55%	34,166	81.24%	65,457	78.94%
Black	1,140	12.64%	5,139	12.22%	12,473	15.04%
Am. Indian & Alaskan	36	0.40%	148	0.35%	322	0.39%
Asian	609	6.75%	1,677	3.99%	2,890	3.49%
Hawaiian & Pacific Island	17	0.19%	35	0.08%	71	0.09%
Other	222	2.46%	893	2.12%	1,711	2.06%
U.S. Armed Forces	39		67		133	
Households						
2023 Projection	4,081		16,661		32,020	
2018 Estimate	3,907		16,248		31,257	
2010 Census	3,308		15,187		29,495	
Growth 2018 - 2023	4.45%		2.54%		2.44%	
Growth 2010 - 2018	18.11%		6.99%		5.97%	
Owner Occupied	2,051	52.50%	9,777	60.17%	19,434	62.17%
Renter Occupied	1,856	47.50%	6,471	39.83%	11,822	37.82%
2018 Households by HH Income	3,907		16,248		31,258	
Income: <\$25,000	780	19.96%	3,191	19.64%	6,366	20.37%
Income: \$25,000 - \$50,000	1,132	28.97%	4,755	29.27%	9,320	29.82%
Income: \$50,000 - \$75,000	726	18.58%	3,301	20.32%	5,826	18.64%
Income: \$75,000 - \$100,000	738	18.89%	2,471	15.21%	4,543	14.53%
Income: \$100,000 - \$125,000	178	4.56%	1,045	6.43%	2,026	6.48%
Income: \$125,000 - \$150,000	182	4.66%	608	3.74%	1,342	4.29%
Income: \$150,000 - \$200,000	78	2.00%	472	2.90%	1,016	3.25%
Income: \$200,000+	93	2.38%	405	2.49%	819	2.62%
2018 Avg Household Income	\$64,387		\$64,627		\$65,063	
2018 Med Household Income	\$51,261		\$51,072		\$49,855	



DEMOGRAPHICS

Business Employment By Type	# Businesses			# Employees		
	3 Mile	5 Mile	10 Mile	3 Mile	5 Mile	10 Mile
Total Businesses	2,464	4,362	7,149	27,980	51,472	96,096
Retail	371	572	894	6,880	10,737	13,519
Wholesale	71	151	237	795	1,836	7,843
Hospitality & Food Service	159	250	362	4,122	5,561	7,022
Real Estate, Renting, Leasing	126	214	327	698	1,154	1,640
Finance & Insurance	327	466	664	1,488	2,110	3,378
Information	63	96	146	540	1,239	1,982
Scientific & Technology Services	215	371	659	1,736	3,184	10,570
Management of Companies	3	3	5	10	10	73
Health Care & Social Assistance	479	969	1,532	3,772	7,890	18,344
Education Services	50	93	169	1,828	3,588	7,064
Public Administration & Sales	12	39	248	177	474	5,003
Arts, Entertainment, Recreation	27	52	95	246	525	884
Utilities	2	5	8	21	95	104
Admin Support & Waste Management	73	136	218	396	669	1,284
Construction	138	267	445	1,356	2,717	4,120
Manufacturing	63	140	212	2,422	7,005	8,815
Agriculture, Mining, Fishing	3	5	18	9	22	104
Other Services	282	533	910	1,484	2,656	4,347

