

# Fresh Market Station / Lakeside Crossing

3901 Old Forest Ave | Lynchburg, VA 24504

Located at the north east corner of Lakeside Drive 221/460 and Lynchburg Expressway 501/291



**For Lease 1,500 sq ft end cap fronting on  
Lynchburg Expressway/Old Forest Rd (501/291) with 37,000 VPD**



## HIGHLIGHTS

- Join Fresh Market, Petco, Cava, Chipotle and Panera
- Spaces Available:
  - » Space #2: 1,500 sq ft end cap, 25 ft wide by 60 ft deep
- Space #2 can have 2 signs on the facade - One above the store front and the other facing Lynchburg Expressway
- Located at the north east corner of Lynchburg Expressway / Old Forest Rd (US 501/ RT 291) and Lakeside Drive 221/460
- This 67,034 sq ft community shopping center is located at the cross roads of Lynchburg and was developed in 2014

## 2021 DEMOGRAPHICS

	1 miles	3 miles	5 miles
Population	4,449	43,703	102,489
Households	1,912	18,107	39,001
Avg HH Income	\$53,588	\$66,170	\$69,330

## TRAFFIC COUNTS

**37,000 VPD** on Lynchburg Expressway (part of Old Forest Rd (501/291) on the west side of the center

**16,000 VPD** on Lakeside Drive/US-221N on the front side of the center

**35,000 VPD** on Lynchburg Expressway US 501/ RT 291 to the south of the center

**28,000 VPD** on Lakeside Drive/US-221N on the west side of the Lynchburg Expressway

INLAND

Property managed by  
Inland Commercial Real Estate Services LLC



### EXCLUSIVE AGENT

**Sigma National, Inc**  
1213 Mall Drive  
Richmond, VA 23235  
(804) 423-5335  
[www.sigmanational.com](http://www.sigmanational.com)

## FOR MORE INFORMATION

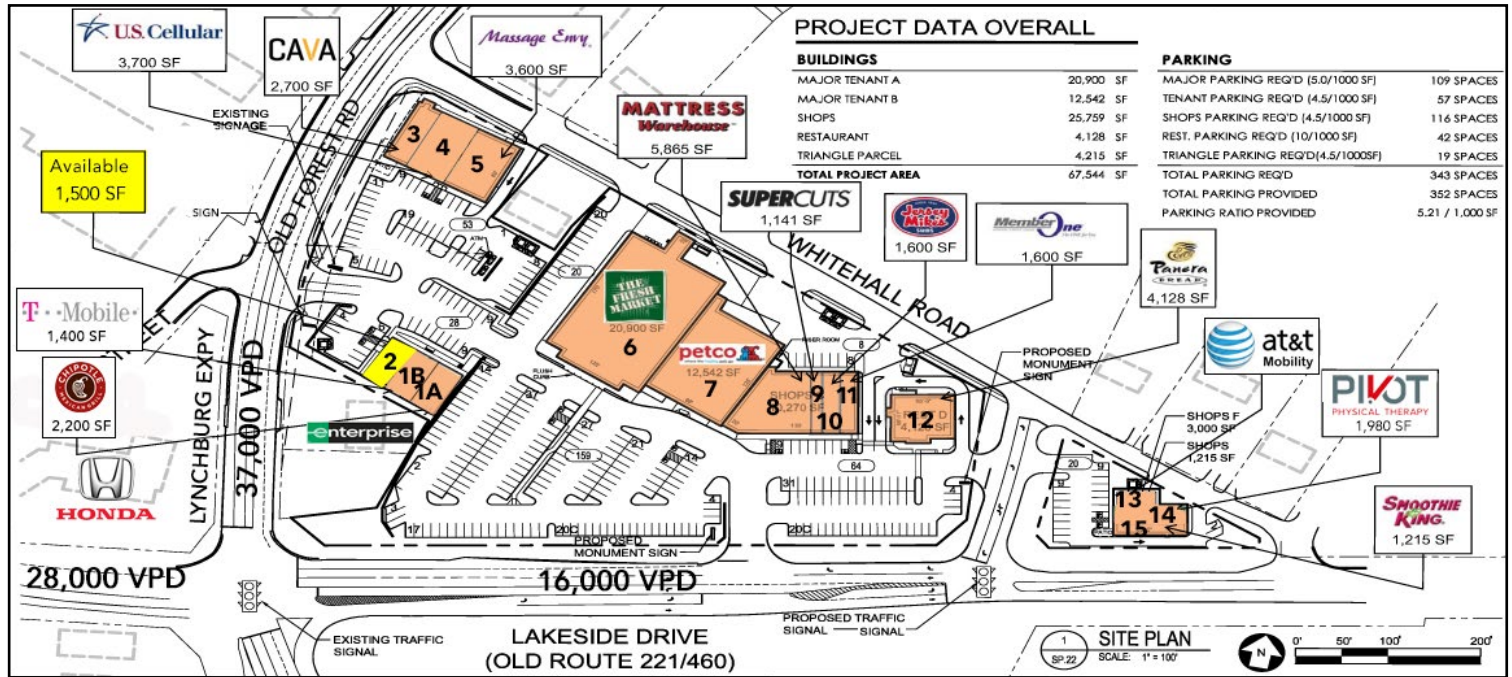
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(804) 423-5335, x320

**Wilson Davis**  
[wilsondavis@sigmanational.com](mailto:wilsondavis@sigmanational.com)  
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**Center Size: 67,034 Sq. Ft.**

Unit #	Sq. Ft.	Tenant
1A	2,200 SF	Chipotle
1B	1,400 SF	T Mobil
2	1,500 SF	<b>AVAILABLE</b>
3	2,700 SF	Cava
4	3,700 SF	US Cellular
5	3,600 SF	Massage Envy
6	20,900 SF	Fresh Market
7	12,500 SF	Petco Supplies & Fish
8	5,865 SF	Mattress Warehouse
9	1,141 SF	Supercuts
10	1,600 SF	Jersey Mike's Subs
11	1,600 SF	Member One Federal Credit Union
12	4,128 SF	Panera Bread
13	1,020 SF	AT&T Mobility
14	1,980 SF	Pivot Physical Therapy
15	1,200 SF	Smoothie King

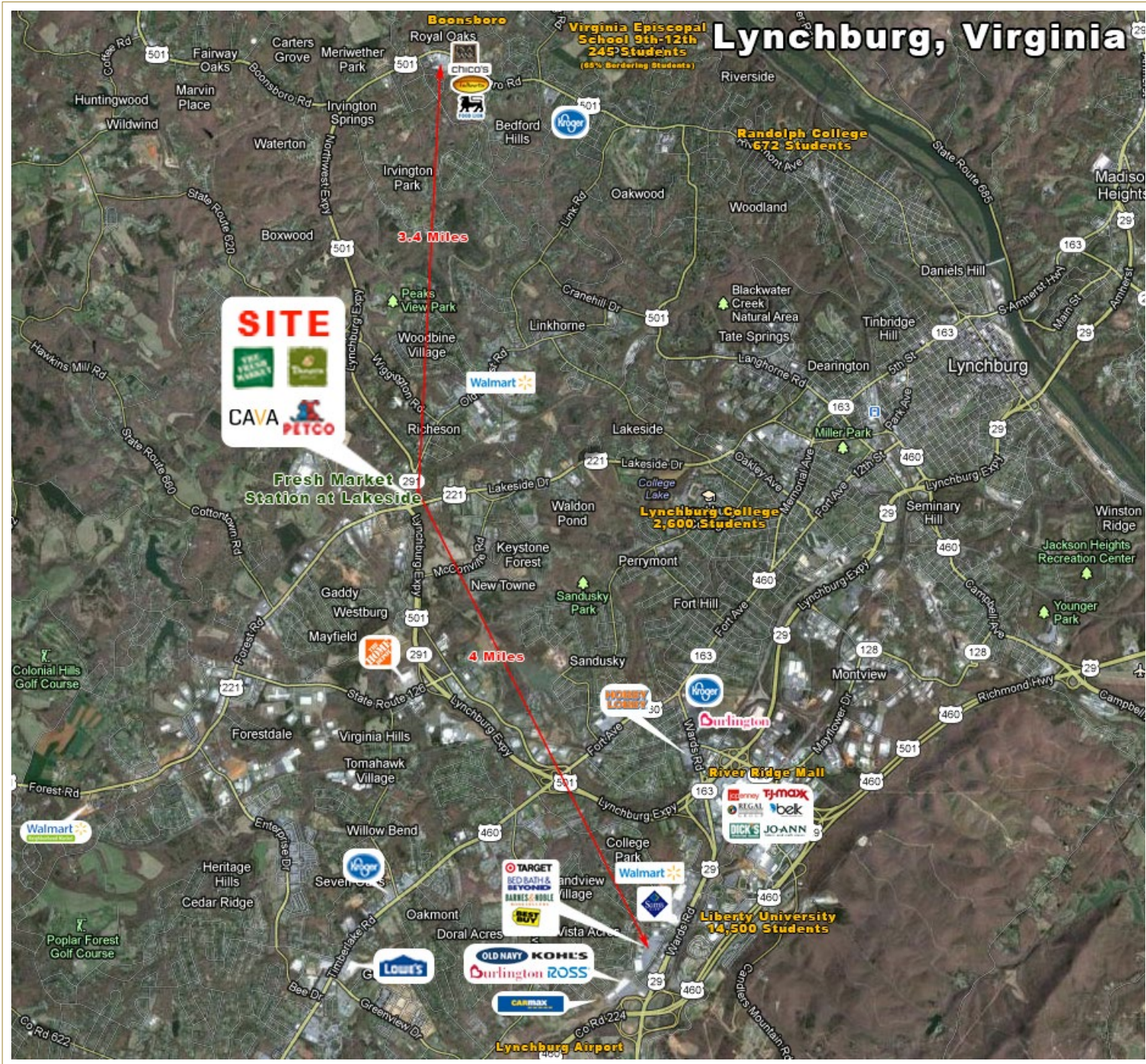


Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing.

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## **LYNCHBURG IN FORBES TOP 25 "BEST PLACES TO RETIRE"**

**Recognized for Stable Economy, Low Cost of Living,  
High Quality of Life & Stellar Recreation Options**

[www.forbes.com](http://www.forbes.com)

The City of Lynchburg is once again a recipient of a Forbes' superlative. Long recognized in Forbes' Top 50 Best Places for Business and Careers, Lynchburg is now on the national map as one of the Top 25 Best Places to Retire!

Forbes cited Lynchburg's strong and stable economy, comparatively low cost of living, good air quality, low crime, affordable housing, competitive tax environment and high quality of life evidenced by a variety of recreational opportunities. Lynchburg beat out hundreds of cities of all sizes across the country for this accolade. The Hill City is also the only Virginia locality to make it into the Top 25.

Forbes' methodology comprised a review of data that included Milken Institute rankings (Lynchburg ranked #35 in the nation on the institute's "Best Performing Cities" list), climate, availability of physicians, crime rates, home prices and "encouragement for an active retirement," which considered recreational opportunities available through both the public and private sectors. Economic data such as unemployment and tax rates were also considered. Low unemployment rates were considered because some retirees enjoy the option of part-time work. Tax rates were considered not only at a quantitative but also a qualitative level. As Forbes explains, "[a] low tax burden might mean a lower level of services for retirees..."

Though recreational opportunities were cited in the rankings, Forbes did not "take into account intangible factors like scenic beauty (although there are a number of very agreeable settings on the list, including...Lynchburg, Va.)," the article reads. Even though it wasn't included in the official criteria, it is great to know our idyllic setting is well known!

Word is spreading about Lynchburg as a great place to retire, and the Lynchburg Office of Economic Development and the Lynchburg Economic Development Authority know the importance of retirees in a comprehensive economic development strategy. Retirees settling in Lynchburg bring in new dollars to our area, and are a strong tidal force in lifting all boats in a local economy. Relocating retirees tend to be more affluent, have the assets to maintain their lifestyle throughout their retirement, contribute more than they consume in services and make the majority of their expenditures locally.