



Property Features

- Neighborhood Retail Center – GLA 77,402 SF
- Anchored by one of top performing Kroger stores in the region
- Eight spaces available from 747 SF to 3,095 SF
- The center just completed a multi-million dollar renovation including the façade, exterior painting, signage, parking area and Kroger's interior
- 16,000 VPD along Boonsboro Road
- Center is located on the GLTC bus line
- Center is located in the highest income area in the City of Lynchburg with average household income within one mile in excess of \$132,903.00

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,483	25,949	69,976
No. of Households	1,926	10,425	26,810
Avg. HH Income	\$132,903	\$84,798	\$65,720
Daytime Population	5,364	33,292	87,161

Join Tenants/Nearby Retailers

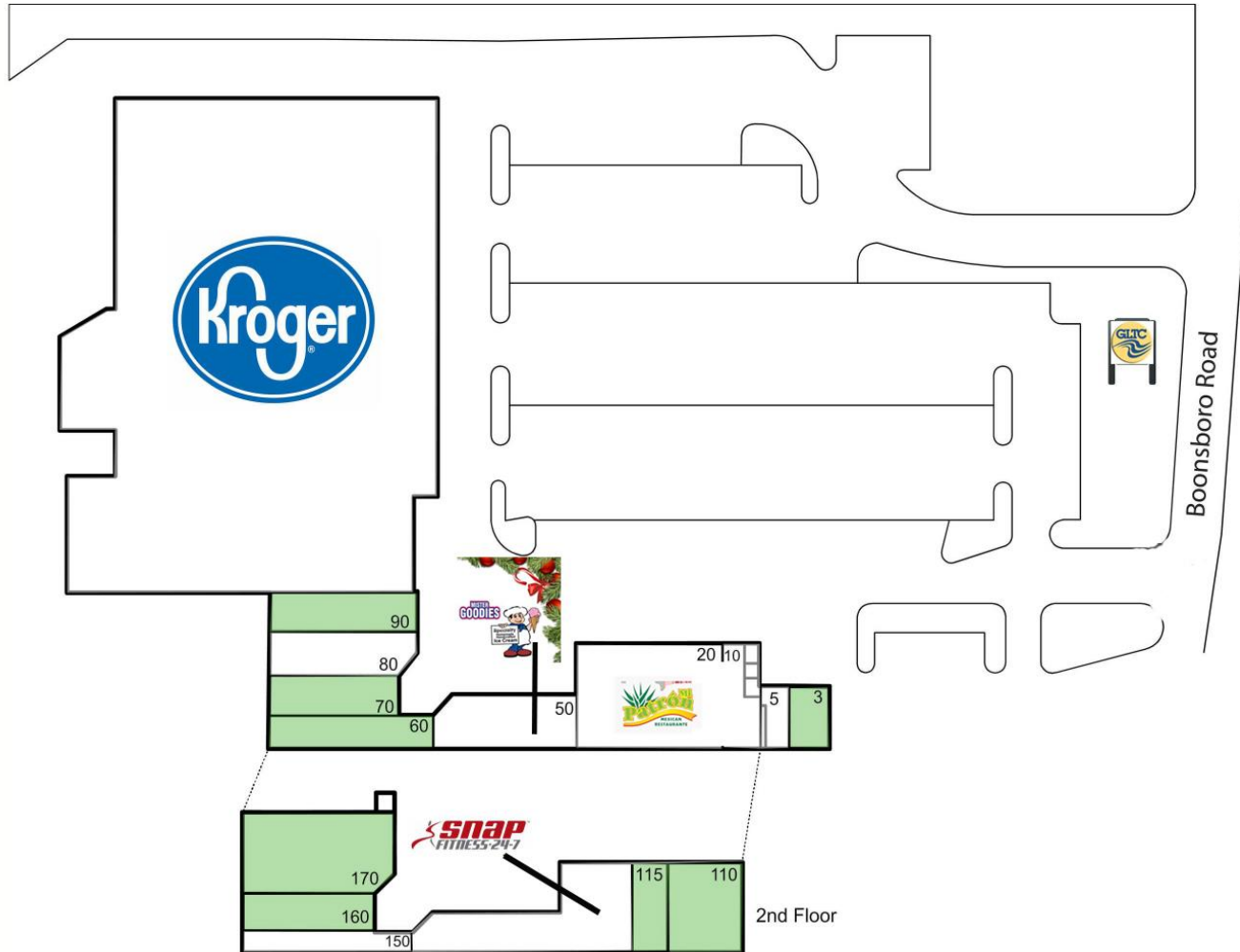


For more information, contact:

GEORGE LUPTON, CCIM
Senior Associate
434 455 2306
george.lupton@thalhimer.com

NORMAN MOON, SIOR, CRE, CCIM
First Vice President
434 455 2302
norman.moon@thalhimer.com

Coffee Crossing
6000 Boonsboro Road, Suite A
Lynchburg, VA 24503
www.thalhimer.com



AVAILABLE SPACES

3	747 SF
60	1,732 SF
70	1,345 SF
90	1,584 SF
110	2,230 SF
115	980 SF
160	1,345 SF
170	3,095 SF

CURRENT TENANTS

5	Modern Male Barbershop	375 SF	50	Mister Goodies Homemade Ice Cream	2,277 SF	120	Snap Fitness	4,606 SF
10	Mahalo Nail Salon	936 SF	80	Peakland Catering Co	1,511 SF	150	Fit 221 Personal Training	1,501 SF
20	Mi Patron Mexican Restaurant	4,307 SF	100	Kroger	48,831 SF			

For more information, contact:

GEORGE LUPTON, CCIM
Senior Associate
434 455 2306
george.luptont@thalhimer.com

NORMAN MOON, SIOR, CRE, CCIM
First Vice President
424 455 2302
norman.moon@thalhimer.com

Coffee Crossing
6000 Boonsboro Road, Suite A
Lynchburg, VA 24503
www.thalhimer.com



For more information, contact:

GEORGE LUPTON, CCIM
Senior Associate
434 455 2306
george.lupton@thalhimer.com

NORMAN MOON, SIOR, CRE, CCIM
First Vice President
434 455 2302
norman.moon@thalhimer.com

Coffee Crossing
6000 Boonsboro Road, Suite A
Lynchburg, VA 24503
www.thalhimer.com