

RETAIL FOR LEASE Village Courts Shopping Center

4119 Boonsboro Road | Lynchburg, VA 24503



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



For more information, contact:

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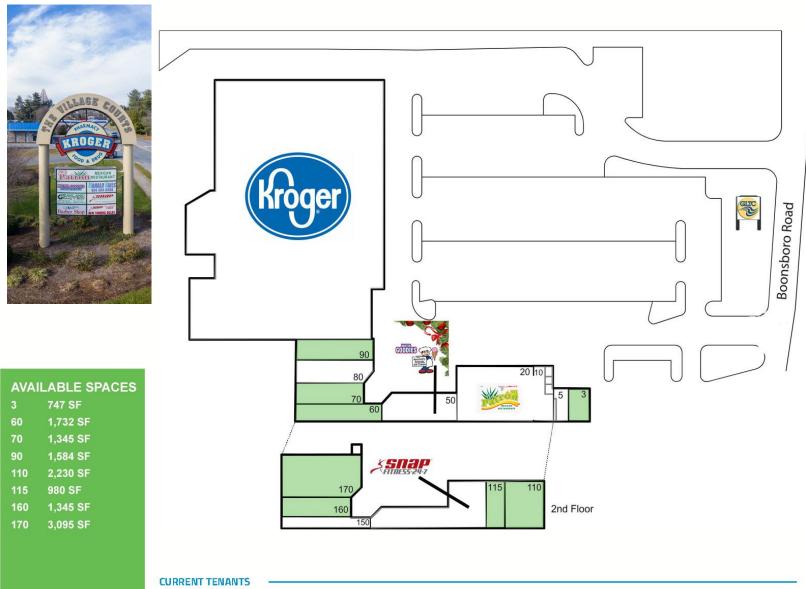
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5	Modern Male Barbershop	375 SF 50	Mister Goodies
10	Mahalo Nail Salon	936 SF 80	Peakland Cater

4,307

SF	50	Mister Goodies Homemade Ice Cream	2,277 SF	120 Snap Fitness	4,606 SF
SF	80	Peakland Catering Co	1,511 SF	150 Fit 221 Personal Training	1,501 SF
SF	100	Kroger	48,831 SF		

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20 Mi Patron Mexican Restaurant

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

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