



Lakeside Crossing

3901 Old Forest Road, Lynchburg, VA 24501

Coordinates:

Latitude: 37.3979

Longitude: -79.2228

Leasing Contact: Sean Stuart | sean.stuart@inlandgroup.com | 630.586.6551 | inlandgroup.com

Property managed by Inland Commercial Real Estate Services LLC



> Property Highlights

- Center Size: 67,034 SF
- Located on Old Forest Road with convenient access from Lynchburg Expy and/or Lakeside Drive (23,000 AADT)
- Postive growth and great location make this a great choice



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Store Listing

Center Size: 67,034 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	1,400 SF	T-Mobile
2	1,500 SF	Tobacco & Vape
3	2,700 SF	Cava Mezze Grill
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 of Metro DC
15	1,200 SF	Smoothie King
18		Enterprise
19	2,200 SF	Chipotle Mexican Grill

Items in blue and italicized are owned by others.



2024

Demographics Estimate

	Resident Population	Households	Average HH Income
1 Mile	4,522	2,008	\$95,652
3 Miles	42,410	17,294	\$117,043
5 Miles	99,789	38,246	\$116,149

6/2024



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