

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



2 SPACES AVAILABLE



HIGHLIGHTS

- **Suggested Uses: Optical, Cleaners, Nail Salon, Dentist, Takeout Asian Restaurant, Specialty Gift Shop/Décor**
- Join Fresh Market, Petco, Mattress Warehouse and Panera
- Spaces available:
 - » Space #1B: 1,400 sq ft - 27'5" wide x 53'3" deep
 - » Space #14: 1,980 sq ft - 24'7" wide x 80' deep
 - » Now Available
- Located at the north east corner of Lakeside Drive 221/460 and Lynchburg Expressway 501/291
- This new 67,034 sq ft Community Shopping Center was recently developed in 2014

2016 DEMOGRAPHICS

| | 3 miles | 5 miles | 7 miles |
|------------------|----------|----------|----------|
| Population | 39,532 | 95,012 | 119,738 |
| Household Income | \$59,124 | \$59,784 | \$59,764 |
| Median HH Income | \$44,210 | \$43,047 | \$44,332 |

Lakeside Drive 221/46023,000 VPD
 Lynchburg Expresswayover 30,000 VPD
 Total Traffic Countsover 52,000 VPD

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

FOR MORE INFORMATION

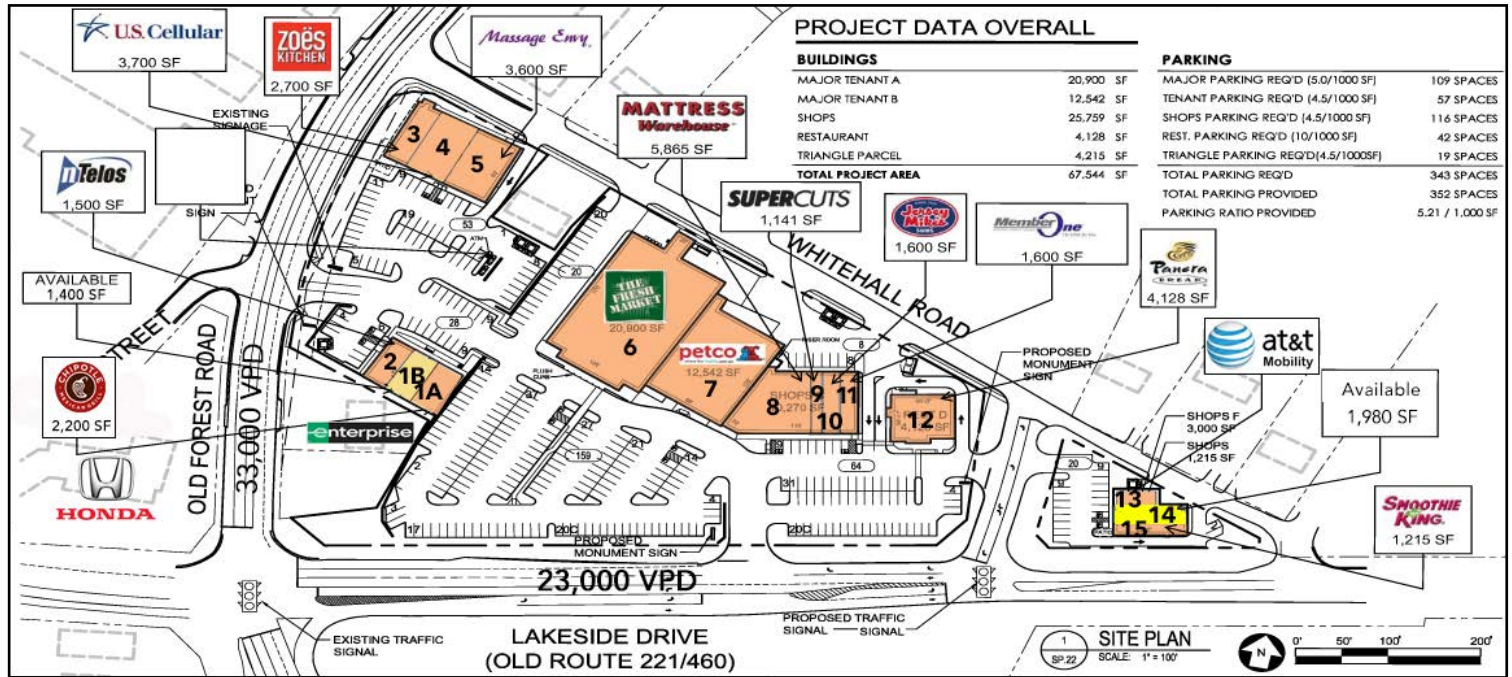
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Center Size: 67,034 Sq. Ft.

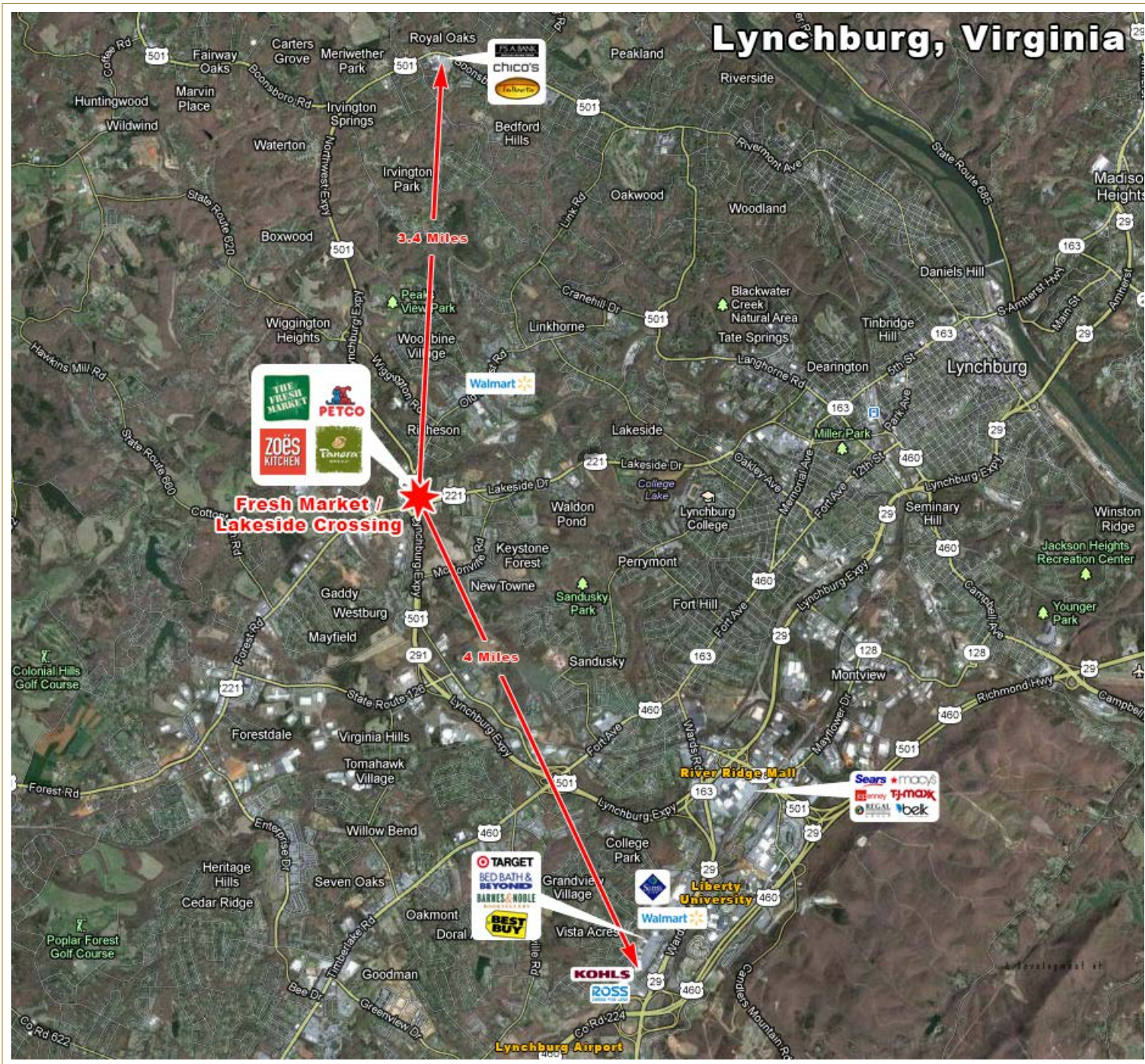
| Unit # | Sq. Ft. | Tenant |
|-----------|-----------------|---------------------------------|
| 1A | 2,200 SF | Chipotle |
| 1B | 1,400 SF | AVAILABLE Suite 102 |
| 2 | 1,500 SF | nTelos Wireless |
| 3 | 2,700 SF | Zoes Kitchen |
| 4 | 3,700 SF | US Cellular |
| 5 | 3,600 SF | Massage Envy |
| 6 | 20,900 SF | Fresh Market |
| 7 | 12,542 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 | AVAILABLE Suite 602 |
| 15 | 1,200 SF | Smoothie King |



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LYNCHBURG IN FORBES TOP 25 “BEST PLACES TO RETIRE IN 2012”

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

www.forbes.com

6/06/2012

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 in 2012!

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.

To learn more about the importance of retirees to a local economy and LOED and LEDA’s efforts to attract retirees, please contact Brian P. Gleason, Economic Development Coordinator, at 434-455-4493, or email at brian.gleason@lynchburgva.gov.

More information: http://www.forbes.com/fdc/welcome_mjx.shtml