

FOREST LAKES SHOPPING CENTER

1740 Timberwood Boulevard
Charlottesville, VA 22911

38.129110, -78.435780



SIZE : 75,497 SF

CO-TENANTS

PROPERTY FEATURES

- 750 SF - 3,513 SF Retail, Office & Restaurant space available
- Strong performing Food Lion anchored shopping center on high trafficked intersection of Rt. 29 and Timberwood Blvd. (49,000 VPD)
- Shopping Center strategically located in Forest Lakes community, across from Hollymead Town Center, near the Airport, and 10 miles from University of Virginia
- Great co-tenancy of national retailers, restaurants, and service orientated businesses with everyday shopping traffic generators
- High growth area with Albemarle county projecting to expand an additional 13% over the next 10 years
- Traffic Counts:
Seminole Trail: Rt. 29 44,000 VPD | Timberwood Blvd.: 5,000 VPD



DEMOGRAPHICS – 2023	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION	14,628	34,381	138,486
AVG. HOUSEHOLD INCOME	\$118,337	\$112,815	\$105,511
HOUSEHOLDS	5,541	13,699	55,569
POPULATION GROWTH 2022-2027	4.0% ↑	3.5% ↑	2.0% ↑
HOUSEHOLD GROWTH 2022-2027	4.0% ↑	4.0% ↑	2.0% ↑



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NewLink
 MANAGEMENT GROUP
 Innovative Retail Property Solutions

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 Forest Lakes
1,400+ homes

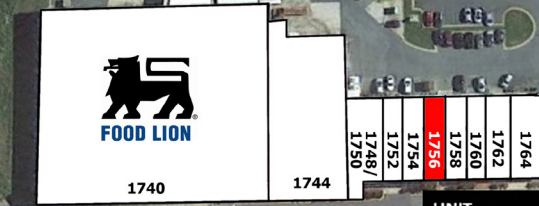
North Pointe


- Nearly 500 units

- Over 200 Single family homes

- 24 Duplex and 16 Quad homes

- 200+ Apartments



1740  1744

1764
1762
1760
1758
1756
1754
1752
1748/
1750



1770-101
1770-102
1770-103
1770-104
1770-105
1770-106
1770-100

UNIT	TENANT	SF	UNIT	TENANT	SF
1740	Food Lion	33,800	1770-101	AVAILABLE	2,400
1744	AD2 Appliances	9,578	1770-103/104	Jubilee Family Chiro	2,418
1748,1750	El Jariepo	2,800	1770-105	AVAILABLE	1,242
1752	Rivanna Dental Care	1,350	1770-106	Foster Art	1,242
1754	Dive Connections	1,400	1770-107	Shug Xing Chinese	1,185
1756	AVAILABLE	750	1770-108/110	Riverside Lunch	3,835
1758	Tangles	780	3441	AVAILABLE	1,563
1760	State Farm	850	3443	AVAILABLE	1,637
1762	Star Nails	2,207	3445	UPS Store	1,586
1764	Endzone Pizza	1,400	3447	C'ville Smoke	1,635
1770-100	AVAILABLE	1,113	3449	Crossroads Grill	1,563




TIMBERWOOD BLVD. 5,100 VPD

SEMINOLE TRAIL 44,000 VPD





Logos include: Innu, Bonefish Grill, Kumon, ABC Five Guys, Staybridge Suites, Spring Hill Suites, CVS/pharmacy, Papa John's, Wawa, Sentara, Wells Fargo, Walgreens, Advance Auto Parts, Target, Bojangles, First Citizens Bank, Forever First, Atlantic Union Bank, Forest Lakes Shopping Center, WholeHealth, DQ, Subway, PetSmart, McDonald's, Domino's, Kohls, Starbucks, Sweet Frog, Hair Cutters, Harris Teeter, Which Wich, Panera, and others.

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