



THALHIMER

RETAIL FOR LEASE
Ambriar Plaza

135 Ambriar Plaza | Amherst, VA 24521



+/- 100,000 SF GLS NEIGHBORHOOD RETAIL CENTER

For more information, contact:

GEORGE LUPTON, CCIM

Senior Associate

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NORMAN MOON, CCIM, SIOR, CRE

First Vice President

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

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Property Features

- Space 1 – 10,000 SF w/mezzanine
- Space 2 – 3,075 SF
- Highly visible location
- Ample parking
- Open floor plan
- Mezzanine storage area
- Economical rental rates
- Lease rate \$5.00 SF

Demographics

	1 Mile	3 Miles	5 Miles
Population	503	3,761	8,232
No. of Households	161	1,381	3,058
Avg. HH Income	\$58,800	\$62,164	\$62,473
Daytime Population	851	5,552	8,516

Join Tenants/Nearby Retailers



Traffic Counts

S Amherst Hwy/S Main St SW

17,478 VPD

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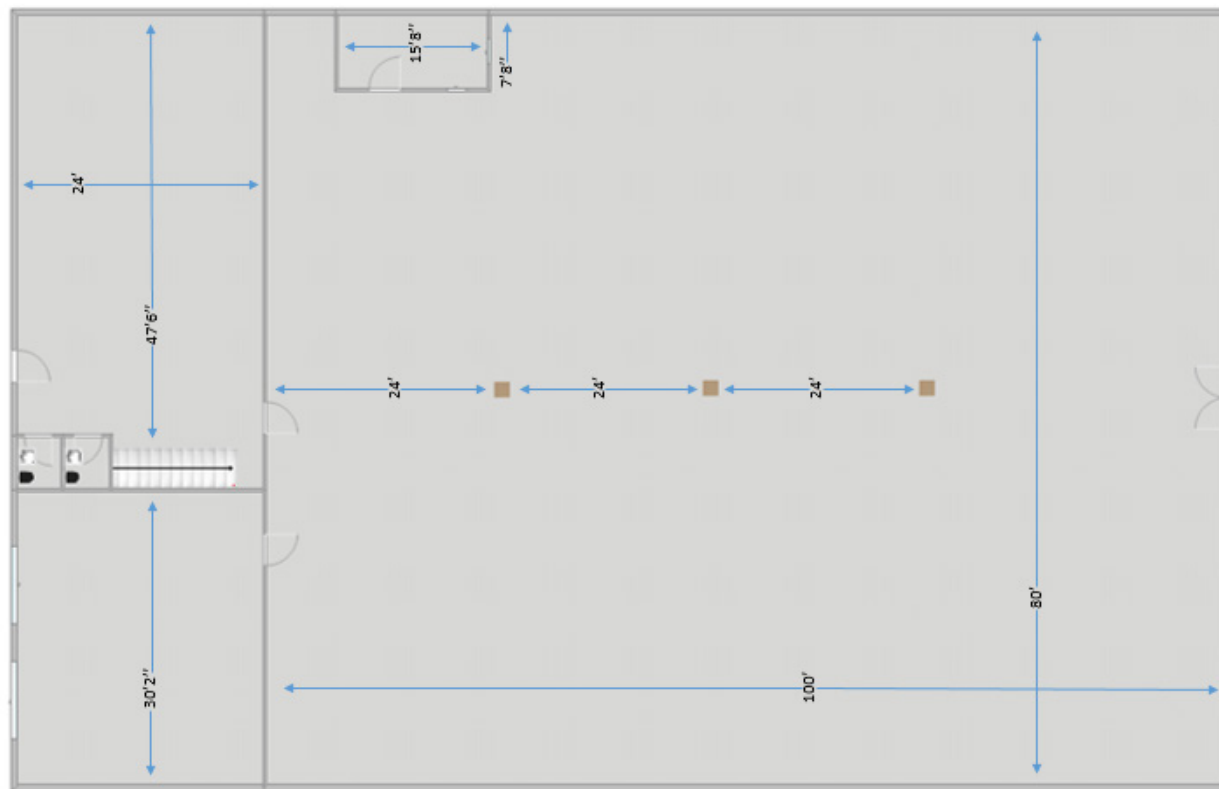
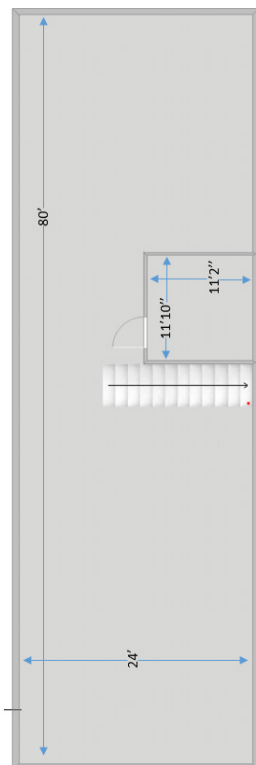
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