



FREESTANDING RESTAURANT

2206 FONTAINE AVENUE EXT | CHARLOTTESVILLE, VIRGINIA 22903

FOR
SALE



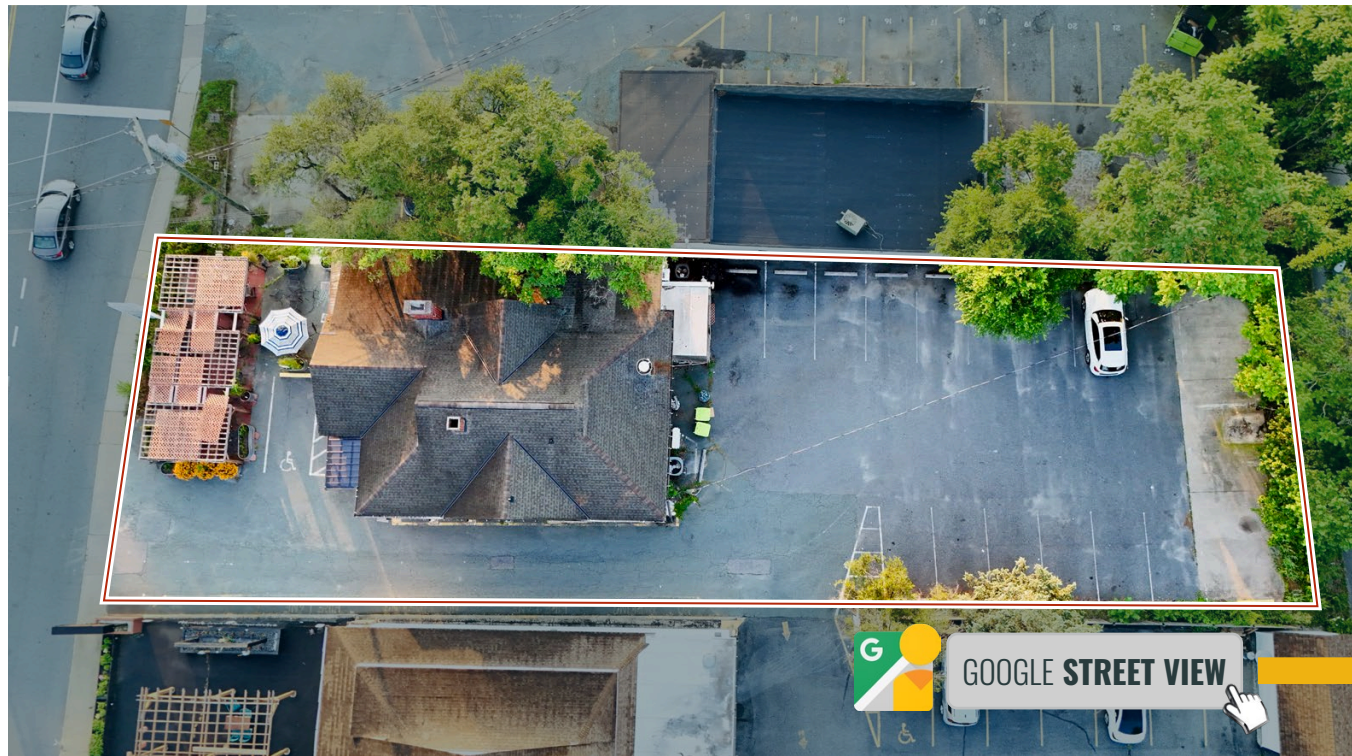
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COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,285 SF freestanding restaurant building
- Comprises 2 units: a restaurant portion (vacant, formerly “Guadalajara”), and Atlas Coffee (www.atlascoffeecville.com)
- Building stocked with operational restaurant equipment that can convey with sale
- Building utilities in good working order (maintenance records/dates available)
- Great location within a growing pocket of restaurant/retail (Mashumen, Dürty Nelly’s, Pi-Napo, Silk Thai, Wayside Fried Chicken)
- Adjacent to University of Virginia, UVA Research Park and Manning Institute of Biotechnology (opening late 2026)



BUILDING SIZE:	2,285 SF ±
LOT SIZE:	.29 ACRES ±
YEAR BUILT:	1920
PARKING:	20 SPACES ±
TRAFFIC COUNT:	13,000 AADT (FONTAINE AVE EXT)
ZONING:	CX-5 (NEIGHBORHOOD MIXED-USE)
SALE PRICE:	\$1,400,000

AERIAL



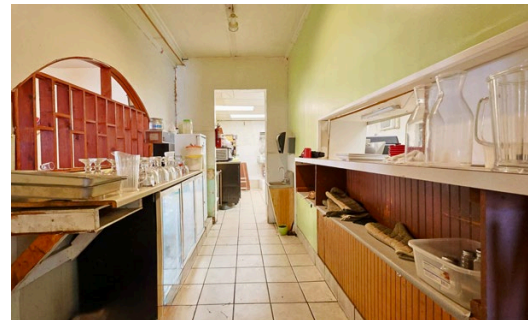
BUS
29

FONTAINE AVE EXT

13,000 AADT



UNIT A: RESTAURANT (VACANT)



UNIT B: ATLAS COFFEE (OCCUPIED)



LOCAL BIRDSEYE



UVA SCOTT STADIUM

MAURY AVE

LEWIS ST

FONTAINE AVE EXT

PI-NAPO

SITE

13,000 sq ft



MARKET AERIAL



JOHN PAUL JONES ARENA

UNIVERSITY of VIRGINIA

UVA Health

SITE

FONTAINE RESEARCH PARK

MASHUMEN

DürtyNelly's PUB-DELI

PI-NAPO

WAYSIDE

SILK

THE CHICKEN CHICKS

DOWNTOWN CHARLOTTESVILLE MALL

ting PAVILION

JEFFERSON

discovery

citizen burger

PARAMOUNT

Melting Pot

NOOK

otto

THE WHISKEY JAR

IRON

VIOLET CROWN

CODE

CHICKADEE

ALLEY LIGHT

THE WICH LAB

COMMON HOUSE

MUDHOUSE

SOUTHERN

ROCKFISH

MILLER'S

HAMILTONS' FIRST & MAIN

Sultan Kebab

MARIEBETTE

THE BRADBURY



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



15,724

67,218

98,693

DAYTIME POPULATION



26,110

95,550

137,183

AVERAGE HOUSEHOLD INCOME



\$100,869

\$113,617

\$119,663

NUMBER OF HOUSEHOLDS



4,699

26,693

40,715

MEDIAN AGE

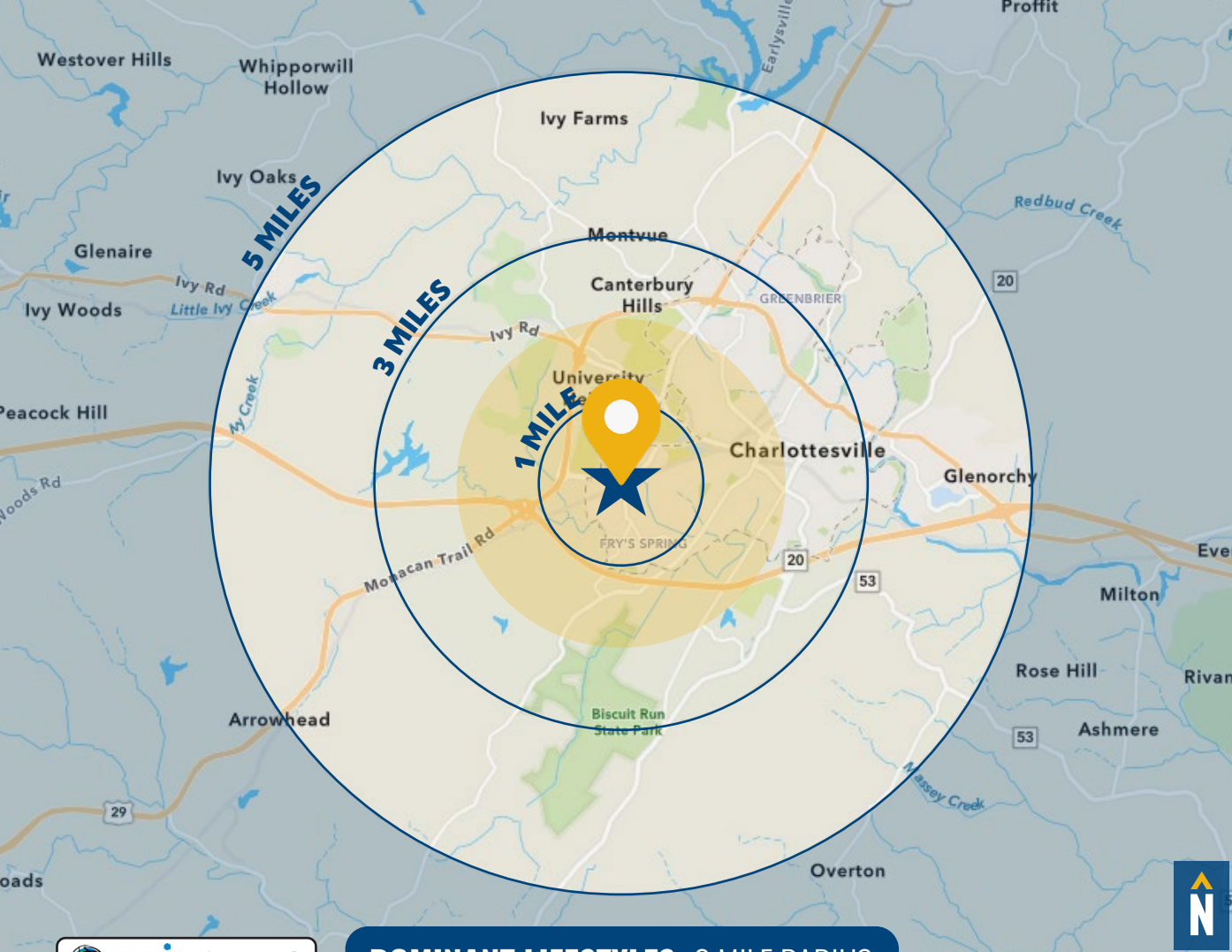


23.6

28.7

32.0

FULL DEMOS REPORT



esri MORE INFO

DOMINANT LIFESTYLES: 2 MILE RADIUS

24%

DORMS TO DIPLOMAS



MEDIAN

AGE: 21.8

HH INCOME: \$29,081

These young residents are pursuing bachelor's and graduate degrees, and are mostly unmarried and in their late teens to early 20s. They frequent movies, bars and beaches, and like to watch and play sports.

18%

COLLEGE TOWNS



MEDIAN

AGE: 24.6

HH INCOME: \$46,253

These residents are a mix of students and individuals affiliated with universities. Part-time work is common. They participate in sports, subscribe to digital newspapers, and tend to opt for organic products.

15%

CITY GREENS



MEDIAN

AGE: 41.4

HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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