

SCOTTSVILLE SHOPPING CENTER

198 Scottsville Center
Scottsville, VA 24590

37.808640, -78.503900



PROPERTY FEATURES

- 2,366 SF - 12,000 SF of retail space, including a 2nd generation Restaurant, Office, or Medical Space
- Over 760,000 Annual Visits to the Shopping Center (6% increase over prior year)
- Prime outparcel, land available on a corner lot, fronting a high trafficked Food Lion anchored center
- Join this newly developed Food Lion center, the only grocery store in Scottsville (County of Albemarle) area
- Located just 19 miles south of Charlottesville and strategically located on the corner of Irish Rd (6) and James River Rd. (726)

CO-TENANTS

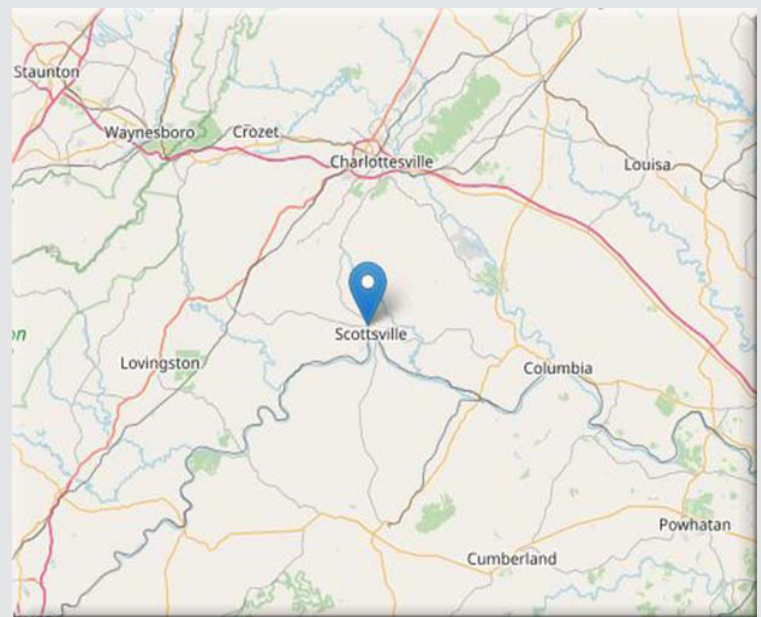
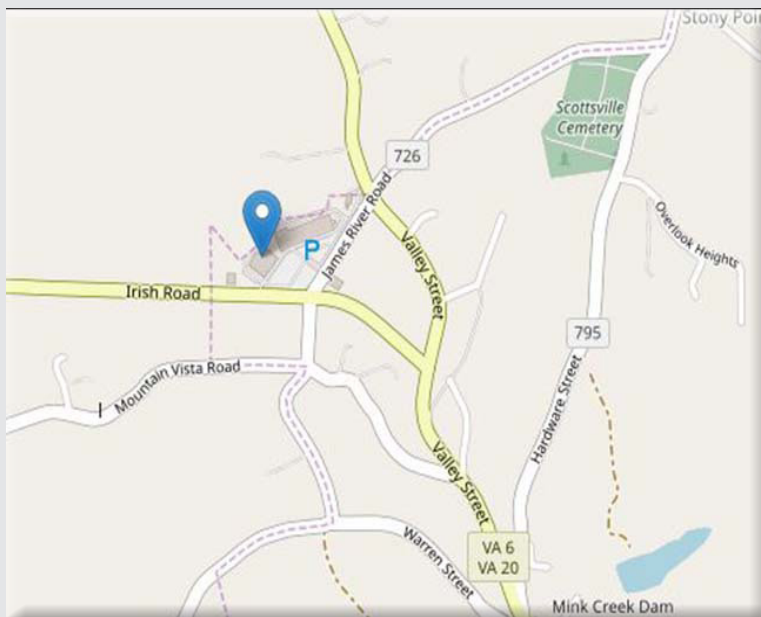


2024-2025 TRADE AREA DEMOGRAPHICS (RetailStat)

POLULATION: 86,510

HOUSEHOLDS: 35,790

MEDIAN HOUSHOLDS INCOME: 85,300



Jonathan Bowden

📞 804.288.3081 x105 Cell 804.840.0794

✉ jonathan.bowden@hackneyrealestate.com

🌐 www.hackneyrealestate.com

Brooks Snead

📞 804.288.3081 x122 Cell 804.539.4631

✉ brooks.snead@hackneyrealestate.com

🌐 www.hackneyrealestate.com

H
HACKNEY
REAL ESTATE PARTNERS

SCOTTSVILLE SHOPPING CENTER

198 Scottville Center
Scottsville, VA 24590

37.808640, -78.503900



UNIT	TENANT	SF
110	Old Dominion Bank	2,191
110B	Ivy Rehab	2,500
110A	US Post Office	5,000
120	Fisher Auto Parts	2,500
126	Subway	1,250
134	Parr Insurance	2,000
138	VA ABC	3,000
144	AVAILABLE	2,366
150	AVAILABLE	2,634
156	AVAILABLE	2,500
162	Que Rico!	2,500
168	Xpress Tobacco	2,500
180	H&R Block	2,500
190	AVAILABLE	12,000
198GL	Food Lion	25,018
OP	AVAILABLE	+/- 1 AC



Jonathan Bowden

☎ 804.288.3081 x105 Cell 804.840.0794

✉ jonathan.bowden@hackneyrealestate.com

🌐 www.hackneyrealestate.com

Brooks Sneed

☎ 804.288.3081 x122 Cell 804.539.4631

✉ brooks.sneed@hackneyrealestate.com

🌐 www.hackneyrealestate.com

H
HACKNEY
REAL ESTATE PARTNERS

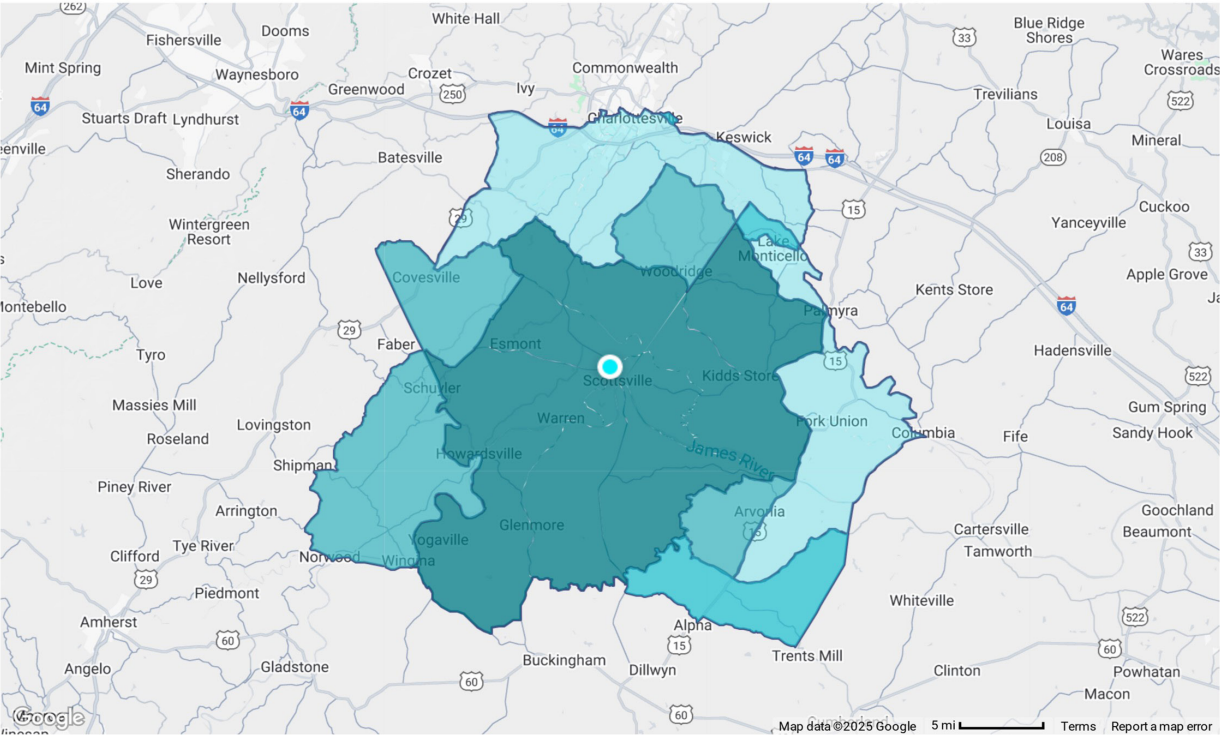
SCOTTSVILLE SHOPPING CENTER

198 Scottsville Center
Scottsville, VA 24590

37.808640, -78.503900

Trade Area

Scottsville Center



TRADE AREA KEY



Demographics Trade Area Closest 70% (Combined)

Scottsville Center

SUMMARY

TOTAL POPULATION

TOTAL HOUSEHOLDS

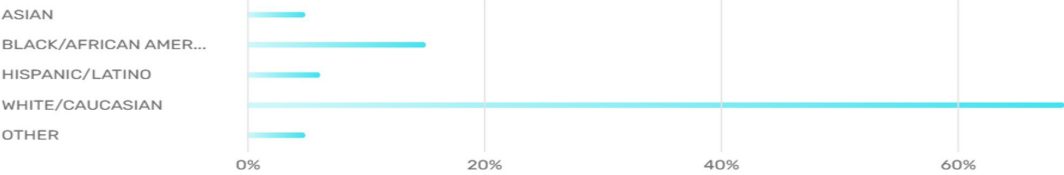
MEDIAN HOUSEHOLD INCOME

BACHELOR'S DEGREE AND HIGHER

AVERAGE WEEKLY GROCERY SPEND PER CAPITA

NL Scottsville Cen...	
TRADE AREA	
TOTAL POPULATION	86.51K
TOTAL HOUSEHOLDS	35.79K
MEDIAN HOUSEHOLD INCOME	\$85.3K
BACHELOR'S DEGREE AND HIGHER	48%
AVERAGE WEEKLY GROCERY SPEND PER CAPITA	\$87.25

POPULATION BY RACE



Jonathan Bowden

804.288.3081 x105 Cell 804.840.0794

jonathan.bowden@hackneyrealestate.com

www.hackneyrealestate.com

Brooks Sneed

804.288.3081 x122 Cell 804.539.4631

brooks.sneed@hackneyrealestate.com

www.hackneyrealestate.com

