



MSC
UNIVERSITY

THE STANDARD AT CHARLOTTESVILLE

853 W. MAIN STREET, CHARLOTTESVILLE, VA

2,033 TO 4,404 SF
RETAIL/RESTAURANT
SPACE FOR LEASE



THE STANDARD AT CHARLOTTESVILLE

PROPERTY DETAILS

- ▶ *Ground floor retail opportunity in best-in-class mixed use student housing project in Charlottesville*
- ▶ *Ideally located near UVA Medical Center*
- ▶ *.6 miles from The Rotunda and The Lawn*
- ▶ *2nd gen restaurant space available*

JOIN THESE AREA TENANTS



DEMOGRAPHICS

UNIVERSITY OF VIRGINIA FACTS

17,618 Undergraduate Students
 8,326 Graduate Students
 16,500 Faculty and Staff

EST. POPULATION

1 mi **22,360**
 2 mi **82,995**
 3 mi **81,341**

EST. EMPLOYEES

1 mi **50,605**
 2 mi **72,886**
 3 mi **91,958**

EST. AVG HH INCOME

1 mi **\$85,555**
 2 mi **\$94,905**
 3 mi **\$99,882**

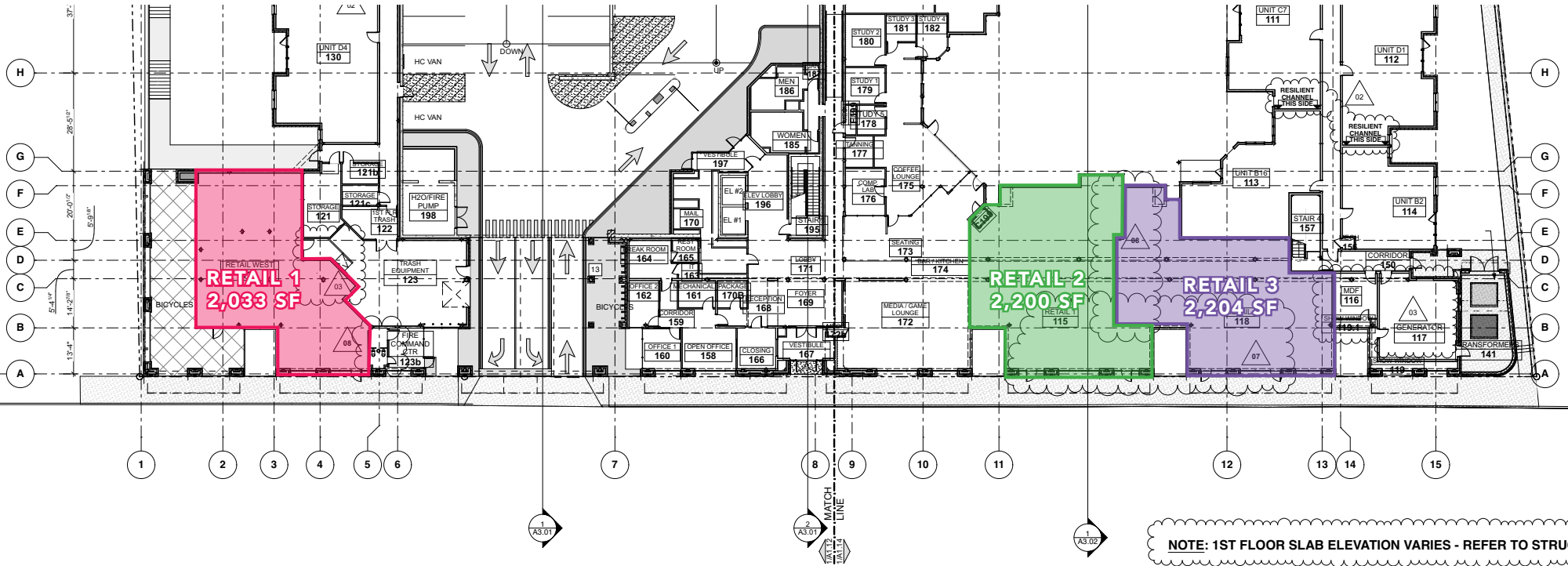
EST. MEDIAN AGE

1 mi **26.9**
 2 mi **28.8**
 3 mi **31.3**

TRAFFIC

> ±13,029 VPD ON MAIN STREET

SITE PLAN



**CAN BE
COMBINED
FOR 4,404 SF**

SPACE	SIZE
1	2,033 SF
2	2,200 SF
3	2,204 SF

ZOOMED AERIAL



AERIAL



BARRACKS ROW SHOPPING CENTER

- Starbucks
- SEDONA TAP HOUSE
- Chick-fil-de
- McDonald's
- FIRST WATCH
- Harris Teeter
- CHOPT
- ULTA
- Panera BREAD
- Michaels
- WARBY PARKER
- Madewell
- BARNES & NOBLE
- OLD NAVY
- Anthropologie
- Kroger
- FIVE GUYS
- OrangeTheory

DAIRY MARKET

- cumbre
- MILKMAN'S
- Pasta PASTA
- STARR HILL BREWERY
- QUATTRO TIZI

THE CORNER

- CVS
- UVA Health
- Roots
- Graduate

SITE

THE STANDARD
CHARLOTTESVILLE

UNIVERSITY OF VIRGINIA

HISTORIC DOWNTOWN MALL

- MILLER'S ALE-HOUSE
- CVS
- HAMILTONS' FIRST & MAIN
- CB
- TEN
- MUDHOUSE
- THE WHISKEY JJAR
- ZO-CO-LO
- Kilwins
- ALLEY LIGHT
- CAFÉ FRANK
- Nook

5TH STREET STATION

- Wegmans
- HAIR CUTTERY
- HAVERTYS
- Marshalls
- Panera BREAD
- DOLLAR TREE
- verizon
- PET SMART
- Jordan Albee
- DICK'S SPORTING GOODS
- WABC
- COLD STONE
- Krupa Krone
- planet fitness
- ALAMO
- SALLY BEAUTY

MSC
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MATTHEW COOPER

mcooper@hellomsc.com

215.883.7388

MATTHEW STEIN

mstein@hellomsc.com

215.883.7407

