



# 13,800 SF $\pm$ FLEX/RETAIL BUILDING

1389 RICHMOND ROAD | CHARLOTTESVILLE, VIRGINIA 22911

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 13,800 SF  $\pm$  flex/retail building (former automotive sales and service facility)
- 6 drive-ins/roll-up doors
- Potential for 1.75-2.25 Ac  $\pm$  of IOS/lay down yard
- Ample on-site parking (293  $\pm$  surface spaces)
- Pylon signage
- High visibility location on Richmond Road/Rt. 250 (35,000  $\pm$  vehicles per day)
- Ideal Charlottesville location (short drive to Downtown/Main Street)
- Easy access to Interstate 64

AVAILABLE:

13,800 SF  $\pm$

LOT SIZE:

3.73 ACRES  $\pm$

DRIVE-INS:

6

PARKING:

293 SURFACE SPACES  $\pm$

TRAFFIC COUNT:

35,000 AADT (RICHMOND RD)

ZONING:

HC (HIGHWAY COMMERCIAL)

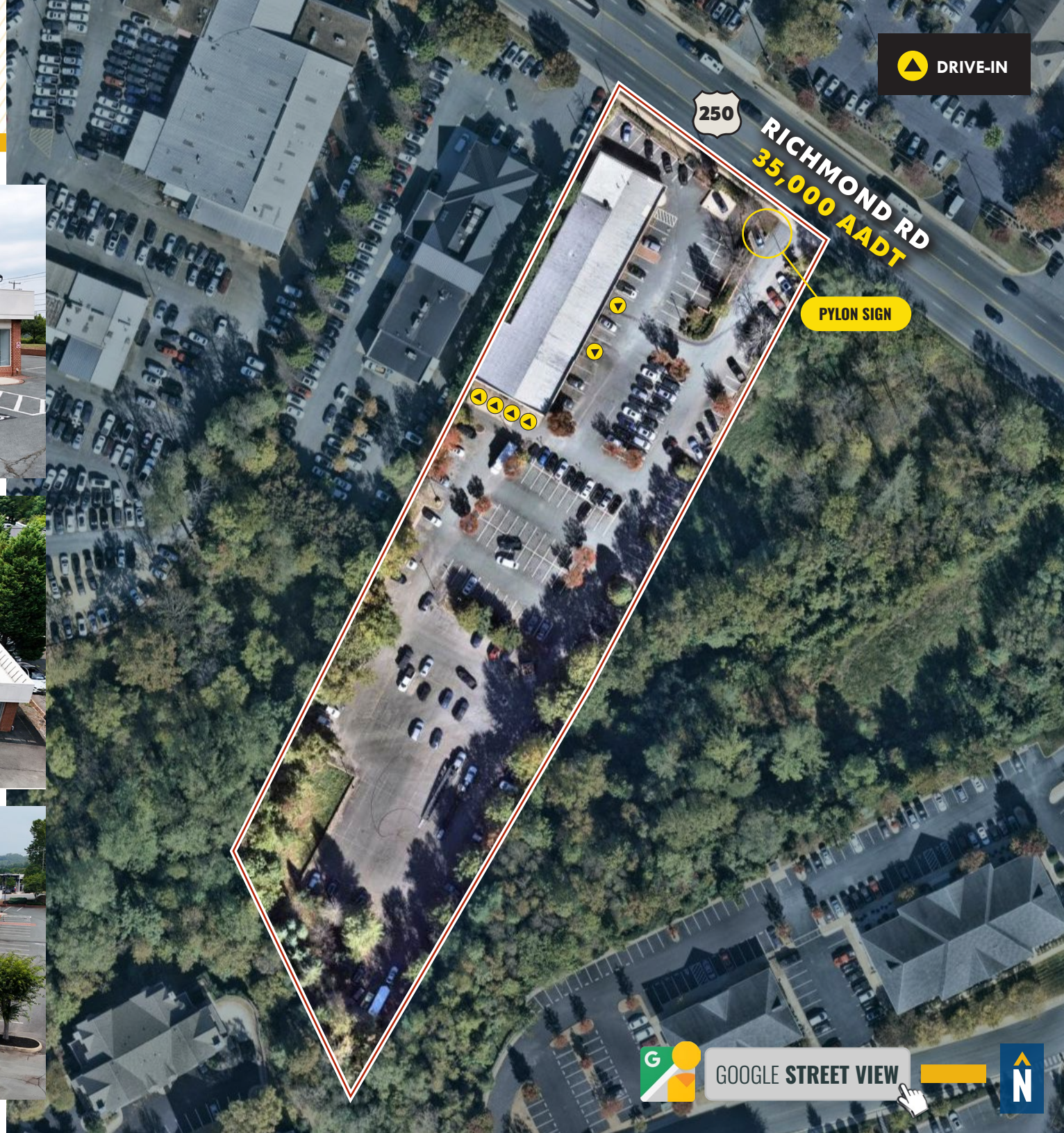
RENTAL RATE:

\$22.00 PSF, NNN





# AERIAL

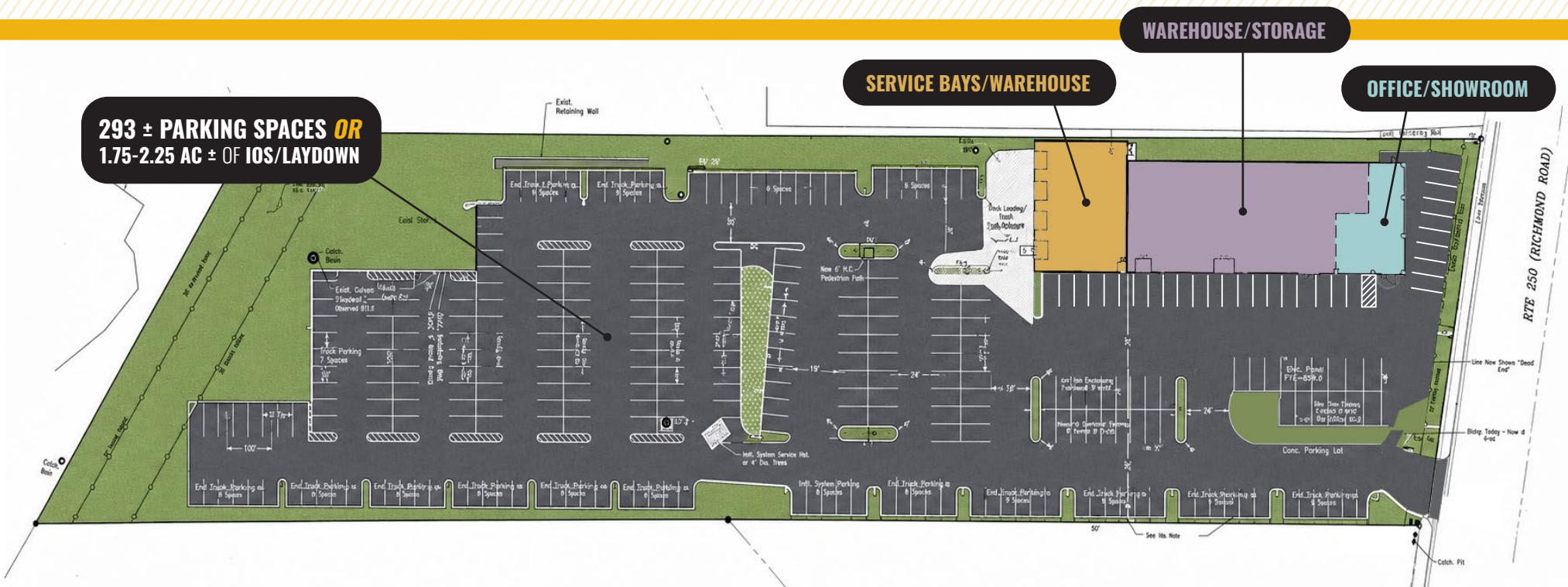


GOOGLE STREET VIEW



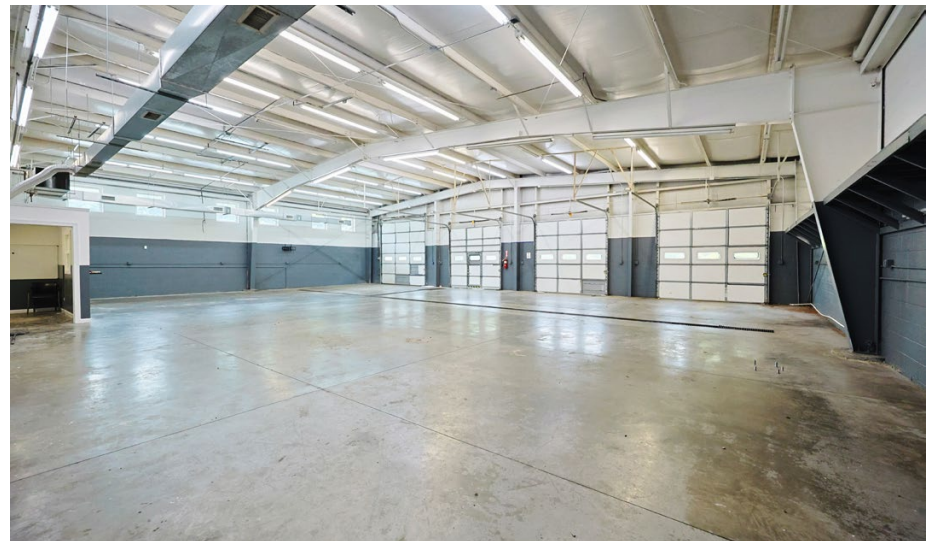
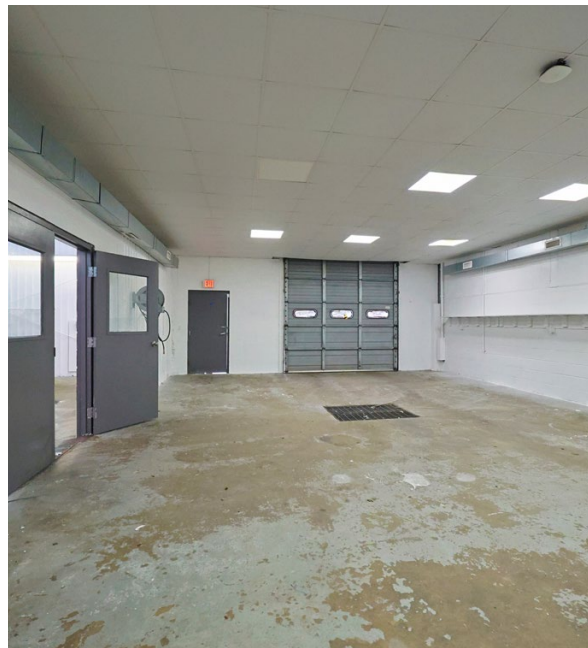


# SITE PLAN





# INTERIOR PHOTOS





# LOCAL BIRDSEYE



CHARLOTTESVILLE



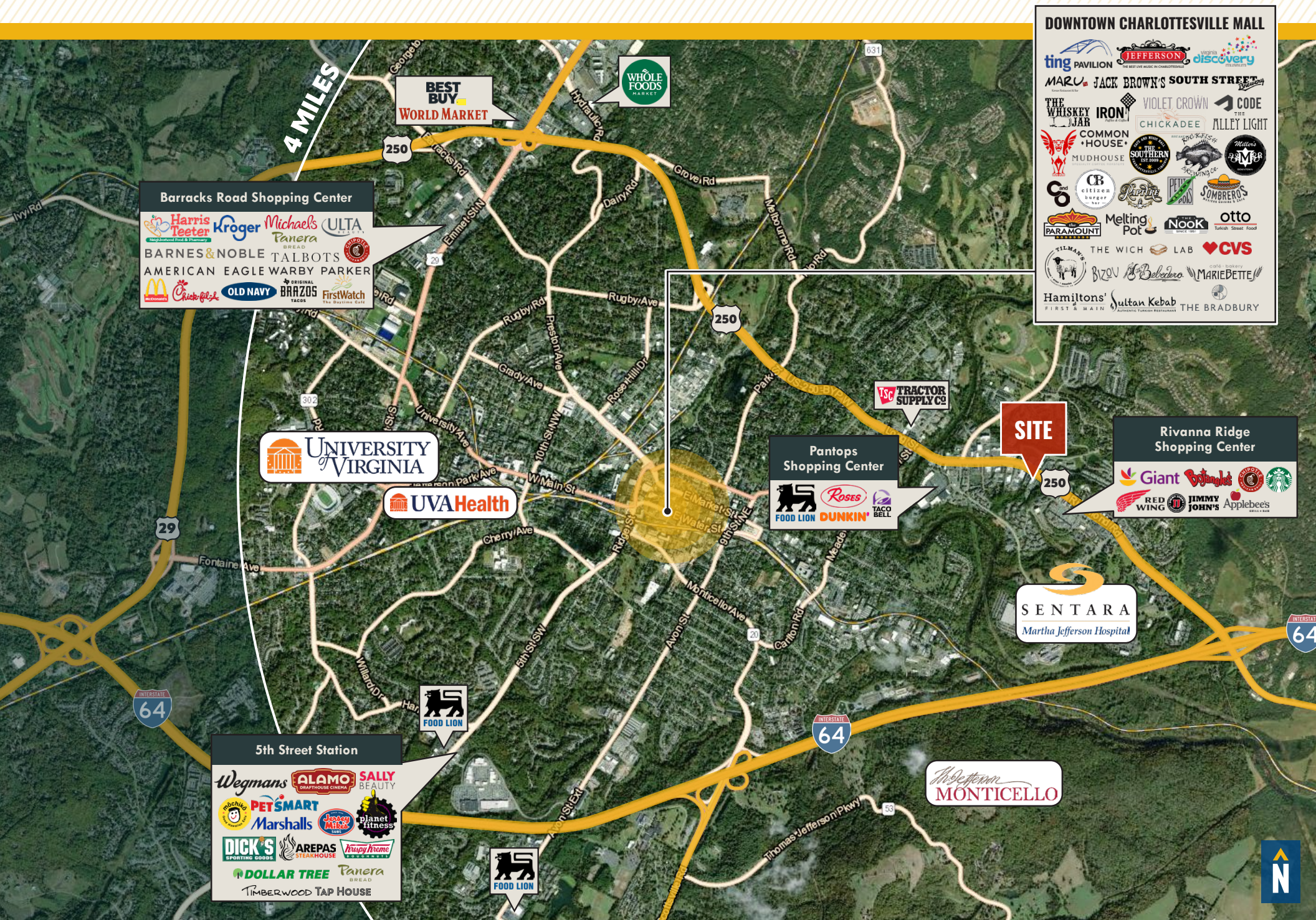
**SITE**

Mercedes-Benz





# CHARLOTTESVILLE TRADE AREA





# DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



7,189

46,737

102,017

## DAYTIME POPULATION



12,822

74,788

139,882

## AVERAGE HOUSEHOLD INCOME



\$136,982

\$125,310

\$123,504

## NUMBER OF HOUSEHOLDS



3,621

21,313

42,221

## MEDIAN AGE



42.9

35.4

32.5

FULL DEMOS REPORT



## DOMINANT LIFESTYLES: 2 MILE RADIUS

 [esri MORE INFO](#)

### 30% 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.

### 24% EMERGING HUB

MEDIAN

AGE: 36.0

HH INCOME: \$70,456



Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

### 9% LAPTOPS AND LATTES

MEDIAN

AGE: 36.2

HH INCOME: \$145,759



These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.



# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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