



BOUTIQUE RETAIL/OFFICE SPACE

29 CENTRAL AT STONEFIELD | CHARLOTTESVILLE, VIRGINIA 22901

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Located on bottom floor of a mixed-use/multi-unit property with approx. 160 units (6 stories)
- Beneficial for retail/office use, or services that want access to local residents and households
- Great location with multiple walkable amenities including multiple apartments/hotels, Costco and The Shops at Stonefield

SUITE SIZE:

SUITE 2055: 1,650 SF ±

LOT SIZE:

2.73 ACRES ±

YEAR BUILT:

2022

STORIES:

6

PARKING:

STREET

ZONING:

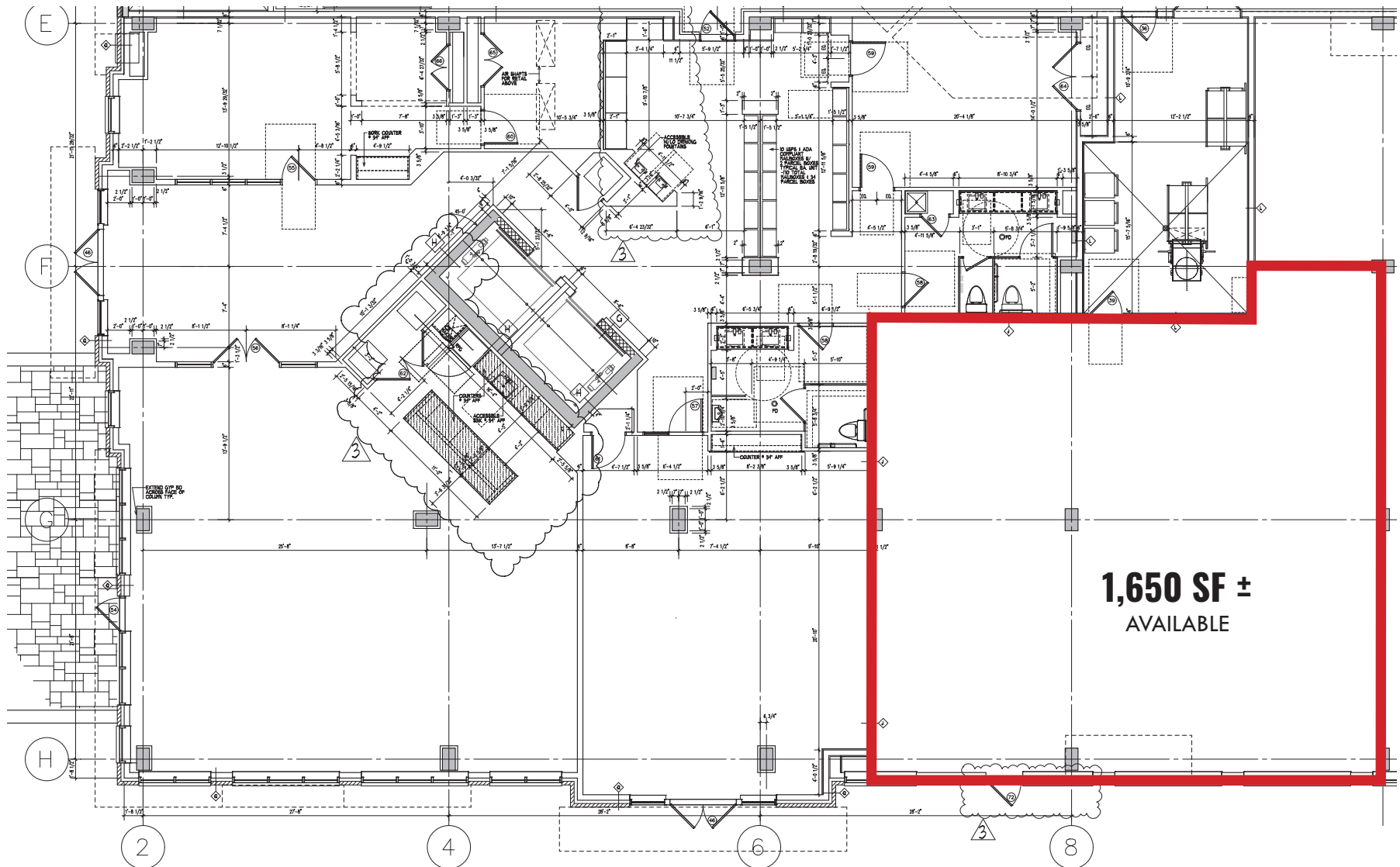
NEIGHBORHOOD MODEL

RENTAL RATE:

\$35.00 FULL SERVICE
LL WILL OFFER AGGRESSIVE TI PACKAGE



FLOOR PLAN

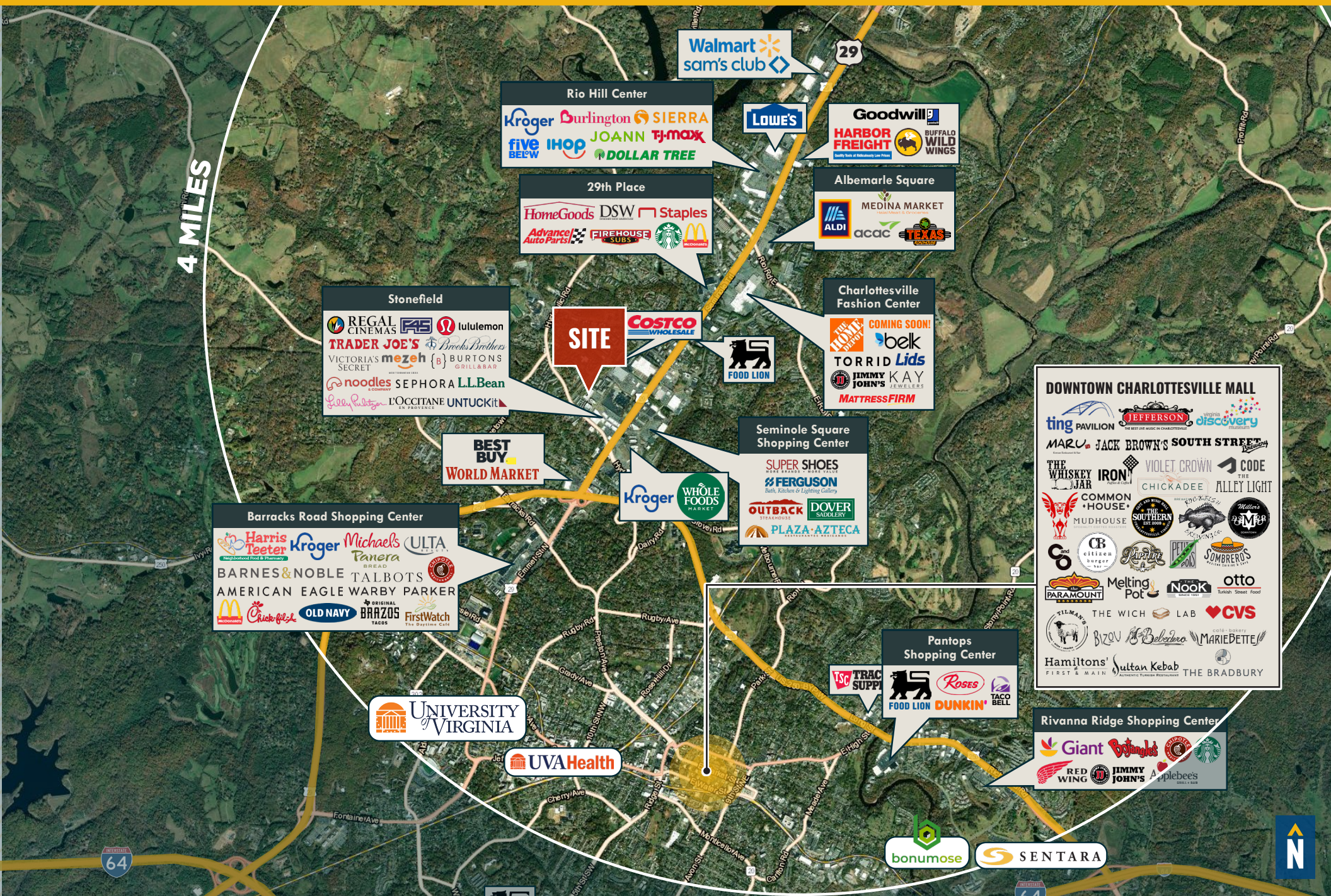


AMENITY AREA PLAN
1/4" = 1'-0"

INTERIOR PHOTOS



CHARLOTTESVILLE TRADE AREA



DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



4,854

15,766

31,319

DAYTIME POPULATION



14,398

40,718

102,042

AVERAGE HOUSEHOLD INCOME



\$90,595

\$108,312

\$112,649

NUMBER OF HOUSEHOLDS



5,336

13,944

25,347

MEDIAN AGE

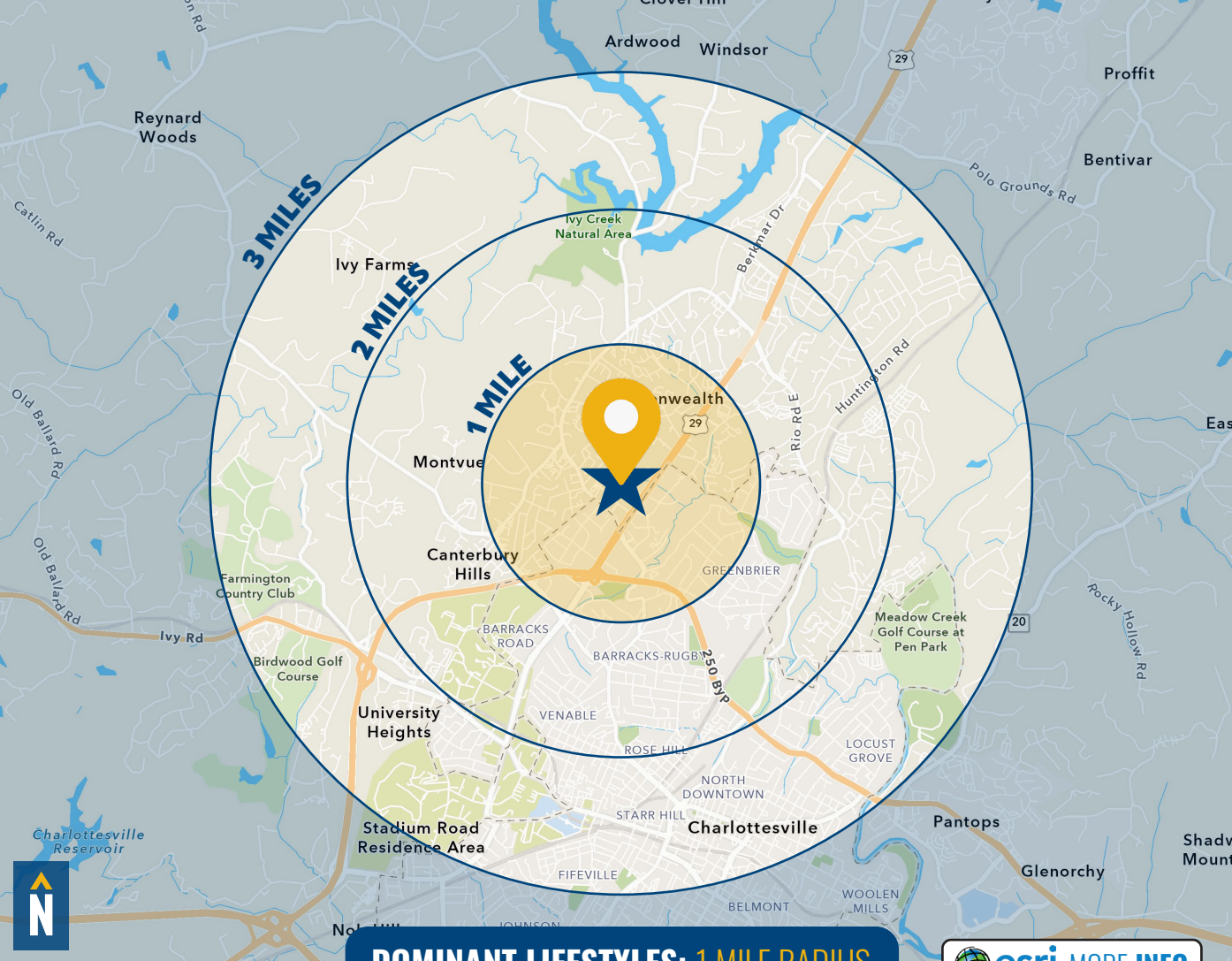


35.0

33.2

29.3

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 1 MILE RADIUS

esri MORE INFO

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.

19%

YOUNG AND RESTLESS

MEDIAN

AGE: 31.4

HH INCOME: \$56,258



These predominantly young residents tend to live alone, with roommates, or as cohabiting couples without children. The majority earn middle-tier incomes. They frequent convenient stores and often order take-out.

18%

METRO FUSION

MEDIAN

AGE: 32.8

HH INCOME: \$55,443



This segment varies from young householders under the age of 35 with preschool-aged children to renters living alone or as couples without children. They tend to shop close to home, in addition to online.

FOR MORE INFO **CONTACT:**



SAM ORR

EXECUTIVE VICE PRESIDENT

202.345.8394

SAM.ORR@mackenziecommercial.com



BRIAN THOMAS

REAL ESTATE ADVISOR

202.734.9726

BTHOMAS@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

434-818-7788

425 7th Street NE

Charlottesville, VA 22902

OFFICES IN:

CHARLOTTESVILLE, VA

ANNAPOLIS, MD

BALTIMORE, MD

BEL AIR, MD

COLUMBIA, MD

LUTHERVILLE, MD

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.