



RETAIL FOR LEASE | LAST SPACE REMAINING

113-115 Maury Ave

Charlottesville, VA



CUSHMAN &  
WAKEFIELD

THALHIMER



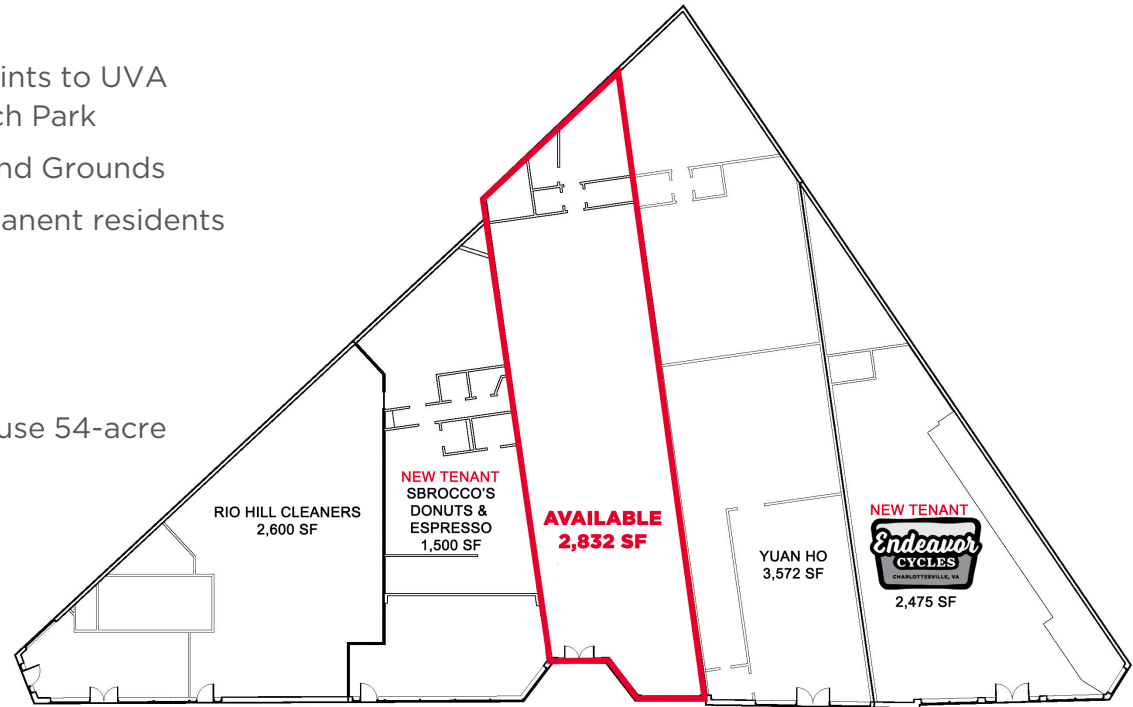
# 113-115 MAURY AVE

## PROPERTY FEATURES

- **2,832 SF – Retail Space**
- Rare opportunity along one of the primary access points to UVA Grounds, UVA Health System, and Fontaine Research Park
- Walking distance to UVA's Scott Stadium, Dorms, and Grounds
- Strong surrounding population of student and permanent residents
- Façade/Exterior renovations completed in 2024
- Located in historic Fry's Spring neighborhood
- 13,000 VPD on Fontaine Ave
- Close Proximity to Fontaine Research Park, a multi-use 54-acre Research Park

### - DEMOGRAPHICS -

	POPULATION	AVERAGE HH INCOME	DAYTIME POPULATION
<b>2 Miles</b>	45,938	\$106,878	74,561
<b>3 Miles</b>	67,659	\$113,968	97,736
<b>5 Miles</b>	99,635	\$118,721	137,222





# 113-115 MAURY AVE

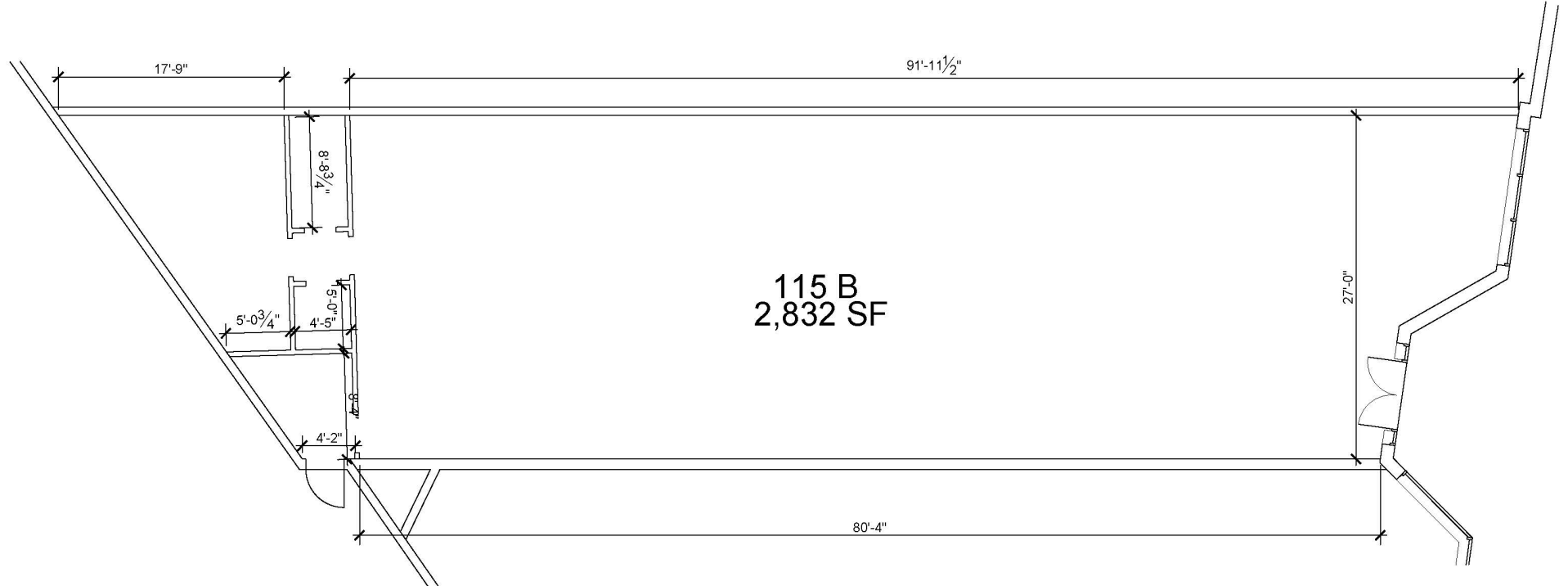
## INTERIOR PHOTOS





# 113-115 MAURY AVE

## FLOOR PLAN





# 113-115 MAURY AVE

## PROPERTY AERIAL







## FOR MORE INFORMATION, CONTACT:

### **JOHN PRITZLAFF**

Senior Vice President

434 234 8416

[john.pritzlaff@thalhimer.com](mailto:john.pritzlaff@thalhimer.com)

### **JENNY STONER**

Senior Vice President

434 234 8417

[jenny.stoner@thalhimer.com](mailto:jenny.stoner@thalhimer.com)

### **JOSI WILLIAMS**

Associate

434 333 6991

[josi.williams@thalhimer.com](mailto:josi.williams@thalhimer.com)

600 E. Water Street, Suite C.  
Charlottesville, VA 22902  
[thalhimer.com](http://thalhimer.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness 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 special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**