



RETAIL FOR LEASE | 4,400 SF AVAILABLE

# RIVANNA PLAZA

315 Rivanna Plaza Drive  
Charlottesville, VA



CUSHMAN &  
WAKEFIELD

THALHIMER

# RIVANNA PLAZA

## PROPERTY FEATURES

- Current Fitness Space - 4,400 SF
- Prime U.S. Route 29 frontage
- Just south of new surgery center and future Brookhill Development
- Adjacent to AMF Bowling
- Strong traffic counts - 55,000 VPD

## DEMOGRAPHICS

	POPULATION	MEDIAN HH INCOME	DAYTIME POPULATION
<b>1 Mile</b>	3,955	\$101,669	8,715
<b>3 Miles</b>	35,735	\$87,190	37,733
<b>5 Miles</b>	90,302	\$81,924	131,068

## JOIN TENANTS & NEARBY RETAILERS



# RIVANNA PLAZA

## 4,400 SF CURRENT FITNESS SPACE



# RIVANNA PLAZA PROPERTY AERIAL





**FOR MORE INFORMATION, CONTACT:**

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