

Rivanna Ridge Shopping Center

1900 Abbey Road, Charlottesville, VA



CUSHMAN &
WAKEFIELD

THALHIMER

2,800 SF - 4,200 SF AVAILABLE

2 SPACES REMAINING

RETAIL
FOR LEASE

AERIAL OVERVIEW



AVEMORE
APARTMENT
HOMES

CVS

McDonald's

Wendy's

STONY POINT RD - 9400

Wawa

Audi

MATTRESS FIRM
tropical CAFE

GUADALAJARA
MEXICAN RESTAURANT

CHASE

BMW

HYUNDAI

TOYOTA

Mercedes-Benz

KL

TIPIOP
RESTAURANT

CARMAX

TACO BELL

DUNKIN'

RICHMOND RD (RTE 250) - 38,000 VPD

PANTOPS SHOPPING CENTER





SPANTOS DR

RIVANNA RIVER

CARRIAGE HILL
APARTMENTS

HANSEN RD



RIVANNA RIDGE SHOPPING CENTER



W

WELLS FARGO

ANY FIT

DMV

Atlantic Union Bank



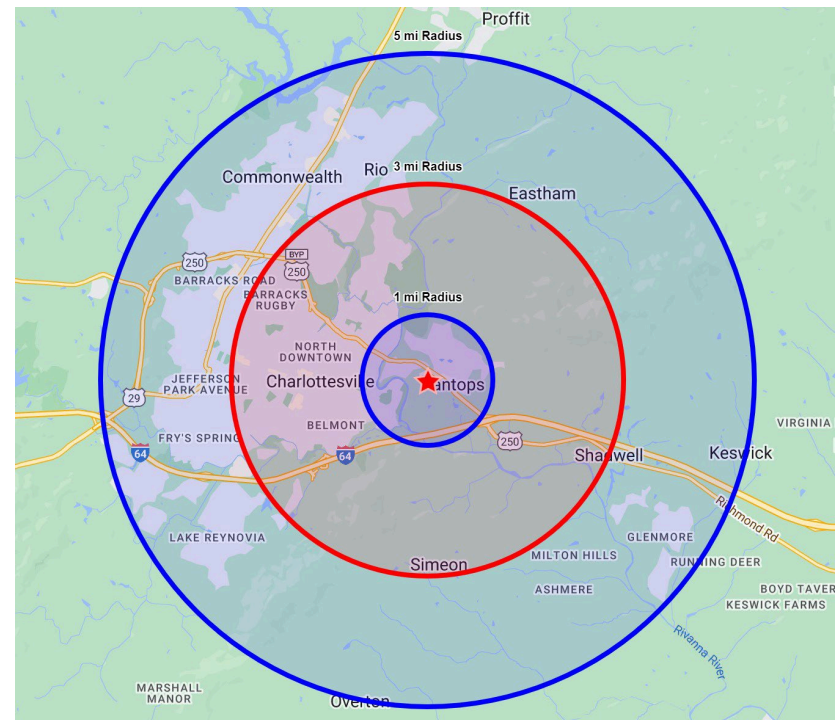
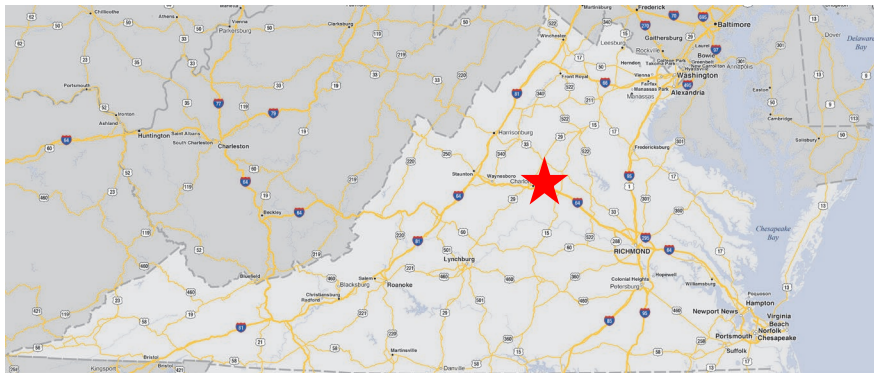
STATE FARM BLVD - 5,200

PROPERTY PHOTOGRAPHS



PROPERTY OVERVIEW

- 2,800 SF - 4,200 SF AVAILABLE
- Giant anchored center
- 38,000 VPD
- Signalized Access
- Close proximity to Route 64 (43,000 VPD) and downtown Charlottesville



Demographics

	1 Mile	3 Miles	5 Miles
Population	6,306	41,574	99,587
No. of Households	3,174	19,444	42,184
Avg. HH Income	\$123,912	\$123,731	\$123,600
Daytime Population	6,059	42,263	99,657

HIGHLIGHTS



41,574

Population
(3 Miles)



\$123,731

Average Household Income
(3 Miles)



35

Median Age
(5 Miles)

Join nearby retailers:



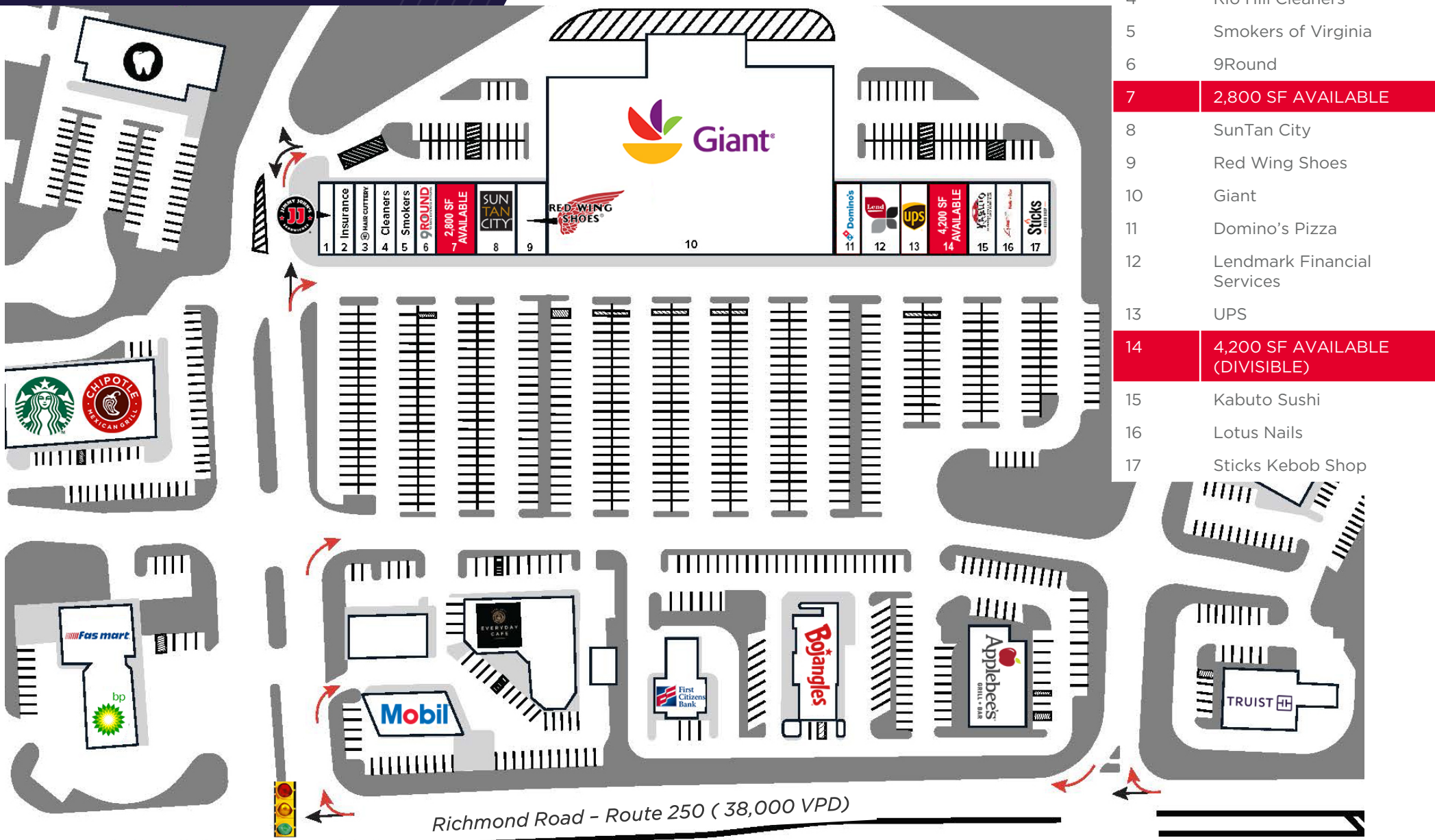
Giant®



HAIR CUTTERY®



PROPERTY SITE PLAN





THALHIMER

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