



THALHIMER

JENNY STONER

Senior Vice President 434 234 8417 jenny.stoner@thalhimer.com

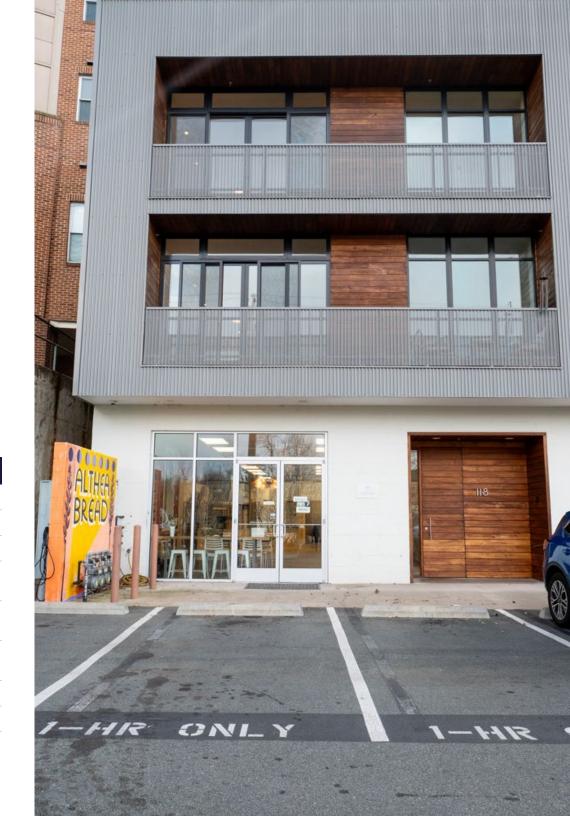
JOSI WILLIAMS

Associate 434 333 6991 josi.williams@thalhimer.com 1,385 SF AVAILABLE IMMEDIATELY!

PROPERTY **FEATURES**

- 1,385 SF AVAILABLE
- Currently configured as bakery space
- Perfect for restaurant or retail
- Close proximity to UVA, UVA Medical, West Main Street, and more
- 1,500+ student beds within 2 block radius
- Bright, turnkey space with fantastic local cotenants
- Possibility to obtain existing bakery equipment

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Total Population	22,956	82,386	100,495
2029 Projected Population	22,725	82,961	101,751
2024 Households	8,600	33,717	41,256
2024 Education Some College & Above	73.7%	78.8%	78.8%
2024 Average Household Income	\$95,884	\$111,720	\$118,575
2024 Median Household Income	\$52,775	\$73,531	\$78,867
2024 Daytime Population	42,074	116,904	140,955
2024 Median Age	24.2	30.7	32.1

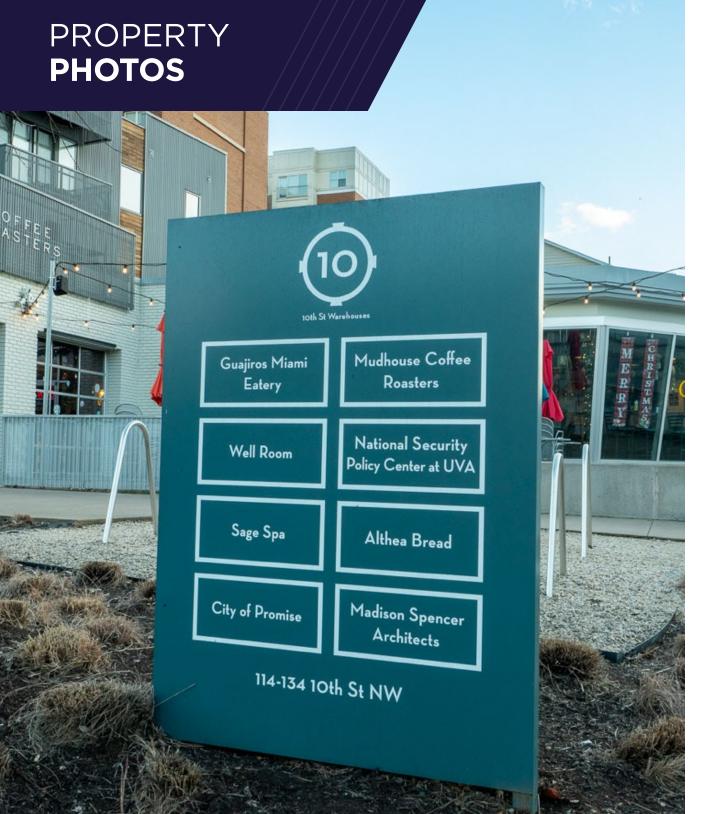










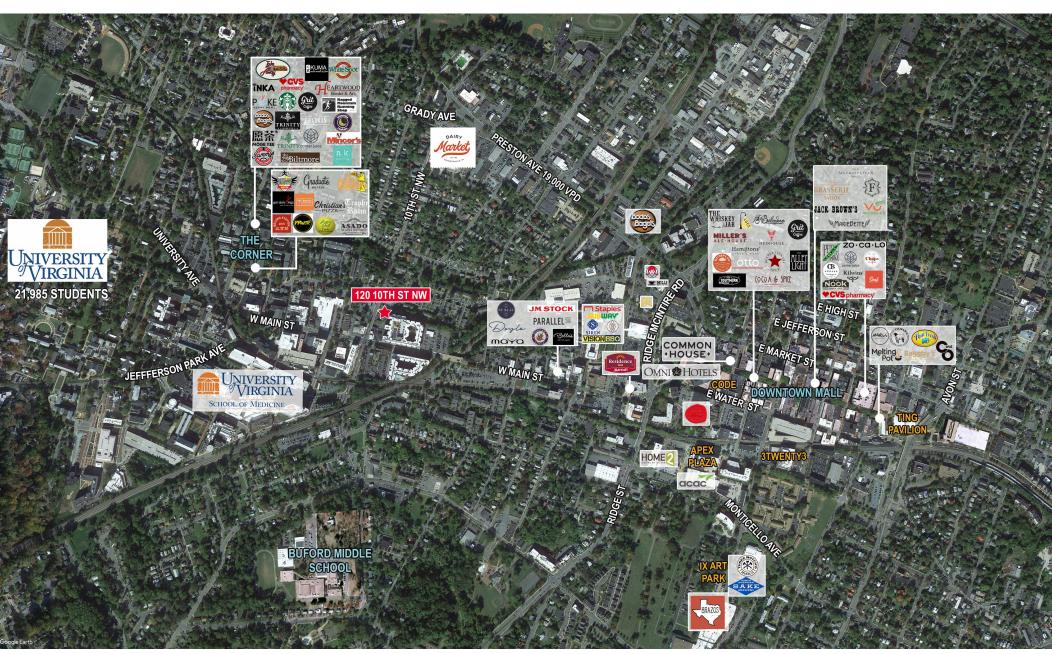








PROPERTY LOCATION







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.