

FORMER RESTAURANT SPACE FOR LEASE

120 10TH STREET NW

CHARLOTTESVILLE, VA 22903



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 PHOTOS



PROPERTY PHOTOS



PROPERTY LOCATION





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