

RETAIL/OFFICE FOR LEASE

188 ZAN ROAD

CHARLOTTESVILLE, VA



THALHIMER

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Located in the Heart
of the Charlottesville
Market!

PROPERTY FEATURES

- Suite 188 - 1,680 SF AVAILABLE
- Available August 1, 2025
- Space features: bright, open space with rear storage area
- Easy to refinish to retail or office use
- Easy access from Route 29 (53,000 VPD) and Hillsdale Drive
- Join strong, local tenant mix
- Ample onsite parking



Join Tenants & Nearby Retailers:



Demographics:	1 Mile	3 Mile	5 Mile
Total Population	12,219	70,751	106,442
Households	5,406	28,390	43,451
Average Household Income	\$102,323	\$111,426	\$122,175
Median Household Income	\$67,439	\$71,392	\$81,194
Daytime Population	12,611	109,176	144,460



PROPERTY AERIAL



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THE SHOPS AT STONEFIELD

VICTORIA'S SECRET	TRADER JOE'S	Brooks Brothers	Grit Coffee	mezeh	KENDRA SCOTT
BURTONS GRILL & BAR	BJS RESTAURANT BREWHOUSE	JARED The Galleria Of Jewelry	MISSION BBQ	UNTUCKit SHIRTS DESIGNED TO BE WORN UNTUCKED	
Lilly Pulitzer	L.L.Bean	L'OCCITANE EN PROVENCE	TESLA	TORCHYS	noodles & COMPANY
ALTAR'D STATE	matchbox	pure barre	Schwarzschild Jewelers	REGAL	ORVIS
bluemercury	POTTERY BARN	SEPHORA	COSTCO WHOLESALE		

CAVALIER CENTER

WORLD MARKET	POPEYES
Starbucks	KFC
petco	CVS
BJ's	Holiday Inn

BARRACKS RD SHOPPING CENTER

Harris Teeter	ULTA	TALBOTS	SHOE FLY
Starbucks	SEDONA TAPROOMS	KE	BARNES & NOBLE
LOFT	CHOPT	BLISSBERRY'S	JPS A BANK
Kroger	Michael's	ATHLETA	WALMART
FIRST WATCH THE DAYTIME CAFE	NIKE	SMOOTHIE KING	FIVE GUYS
Madewell	ANTHROPOLOGIE	Chick-fil-A	

JOHN PAUL JONES ARENA

UVA GROUNDS ↓

DAIRY Market

RIO HILL

Kroger	tropical CAFE	SIERRA	TJ-maxx
five BELOW	PLATOS	Durlington	
WZABC	IHOP	Chick-fil-A	JOANN

RIVANNA PLAZA

Bowlers	DUNKIN'
Walmart	Schewels
LOWE'S	Ford
VOLVO	GMC
Cadillac	NISSAN

29TH PLACE

Starbucks	HomeGoods	Staples	McDonald's
AT&T	Advance Auto Parts	DSW	
Red Lobster	MATTRESS Warehouse	FIREHOUSE SUBS	
W	ME	LIDL	

ALBEMARLE SQUARE

ALDI	acac	TEXAS
TRUIST		

FASHION SQUARE

beek	Red Robin	Red Lobster	Bath & Body Works
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SEMINOLE SQUARE

FERGUSON	Kid & Kid	SNAP
SUPER SHOES	ME MedExpress	OUTBACK STEAKHOUSE
UP UPTOWN COOPERATE	South King	AZTECA

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