



THALHIMER

RETAIL & OFFICE SPACE FOR LEASE
Six Hundred West Main
Charlottesville, VA

SIX
HUNDRED
WEST
MAIN



Upscale Mixed-Use Development On West Main Street

For more information, contact:

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Brand New Mixed-Use Development!

Six Hundred West Main is the first development of its kind in Charlottesville. The six-story mixed-use project 53 modern, upscale residential apartments, an art gallery, meditative courtyard, bike sharing, and on-site parking, as well as an additional 4,700 square feet of street-front retail and office space anchored by the historically popular Blue Moon Diner. The development is a landmark project which fits seamlessly into the master plan to revitalize Charlottesville's historic West Main Street and will bring new life and vitality to one of the city's most important thoroughfares.

Proposed Specifications

AVAILABLE OFFICE SF 1,165 SF

AVAILABLE RETAIL SF 520 SF

Site Size ±0.36 acres

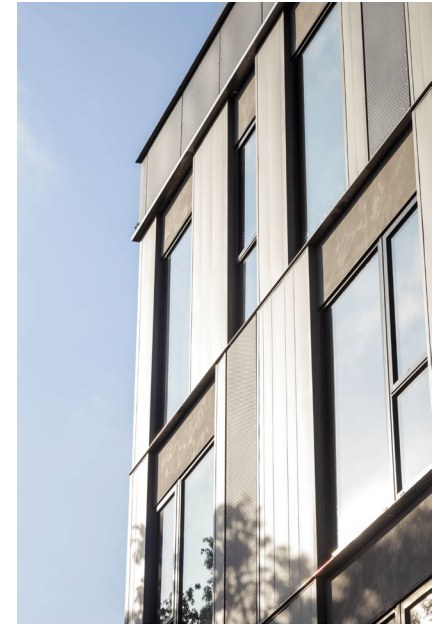
Timing Immediately

Visibility Frontage Along West Main Street

Nearby Amenities Walking distance to University of Virginia, Historic Downtown Mall, Quirk Hotel, and the shops and restaurants on West Main Street

“What's beautiful about this project is it's merging the heritage and the history of Charlottesville along with some forward and progressive thinking if you look at the design of the building.”

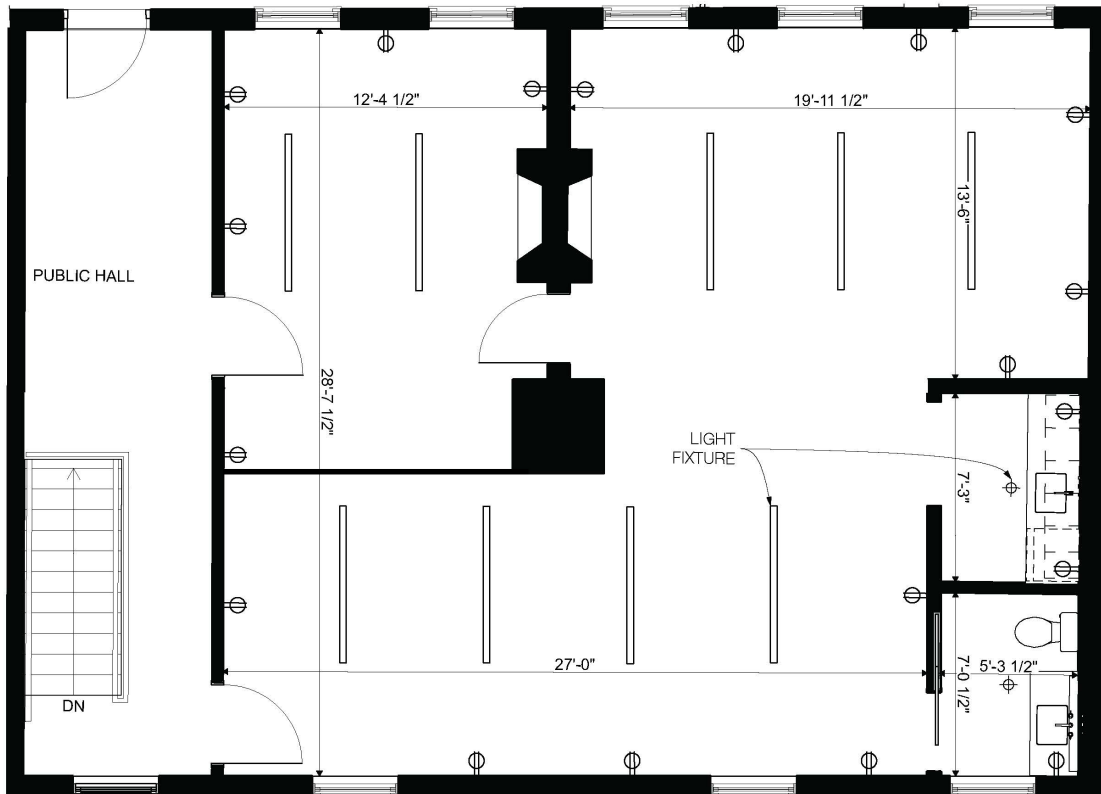
- Jeffrey Levien, Six Hundred West Main Developer



Office Space – 1,165 SF Available

- Ample natural light
- Secluded courtyard views
- Well appointed, convenient space
- Current layout features conference room and open work area with kitchenette and restroom

Floor Plan:

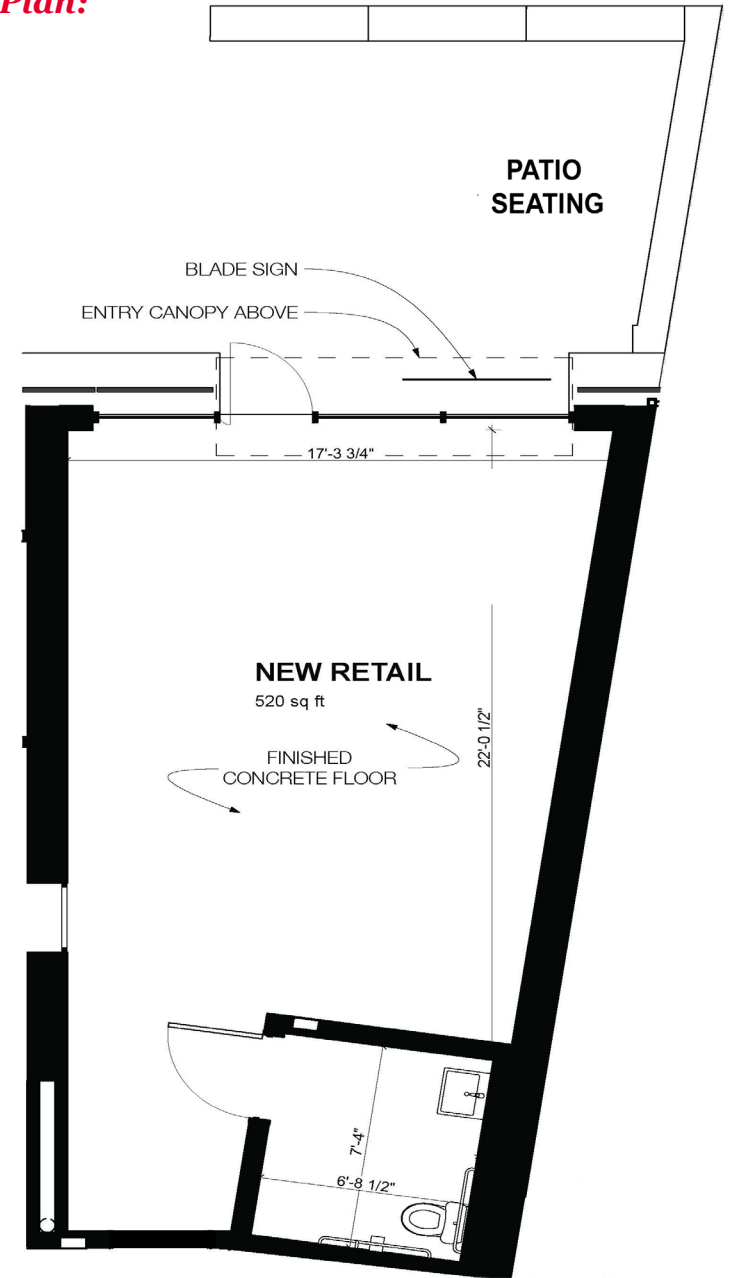


Retail Space – 520 SF Available

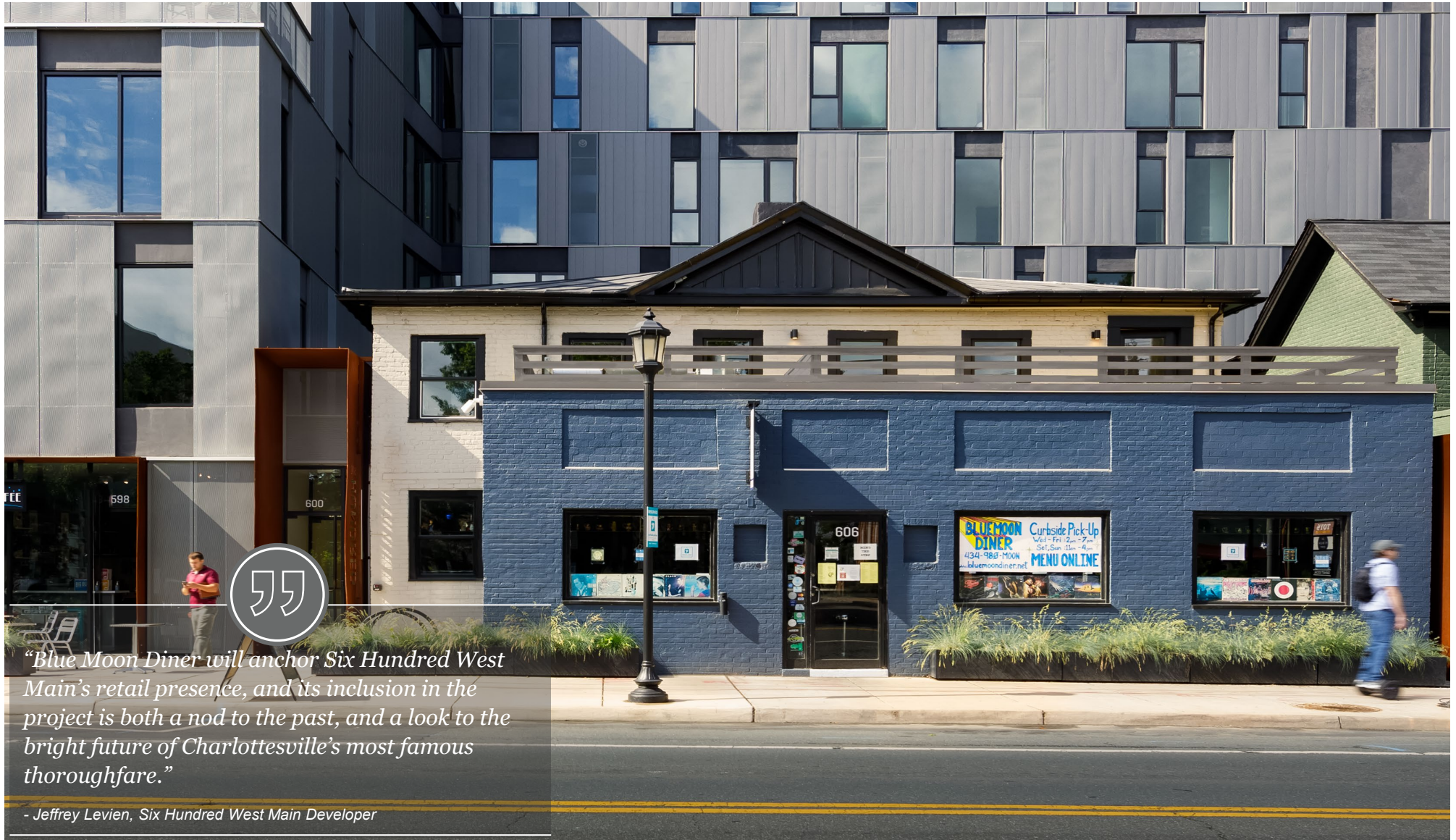
- Beautiful West Main Street storefront
- Patio seating
- Great visibility and signage
- Office or retail opportunity



Floor Plan:



Famous in Charlottesville and beyond for its all-day breakfasts and evening entertainment, Blue Moon Diner, an iconic Charlottesville staple, has expanded and returned to its original location at Six Hundred West Main.



“Blue Moon Diner will anchor Six Hundred West Main’s retail presence, and its inclusion in the project is both a nod to the past, and a look to the bright future of Charlottesville’s most famous thoroughfare.”

- Jeffrey Levien, Six Hundred West Main Developer

College Town Stability



The University of Virginia is a significant driver of the economies of the communities it serves and of the Commonwealth as a whole.
- Patrick Hogan, UVA Executive Vice President and Chief Operating Officer



#1

HOSPITAL IN VIRGINIA

#1

BEST COLLEGE IN VIRGINIA

#1

BEST VALUE PUBLIC COLLEGE

28,000 people employed at the university including approximately **17,000** faculty and staff and approximately **7,000** Health System employees

17,000 undergraduate students

8,700 graduate and professional students

\$196 Million in philanthropic support



Demographics



101,136

POPULATION (5-MILES)



134,817

DAYTIME POPULATION (5-MILES)



41,359

HOUSEHOLDS (5-MILES)



\$116,369

AVERAGE HOUSEHOLD INCOME (5-MILES)



32.2

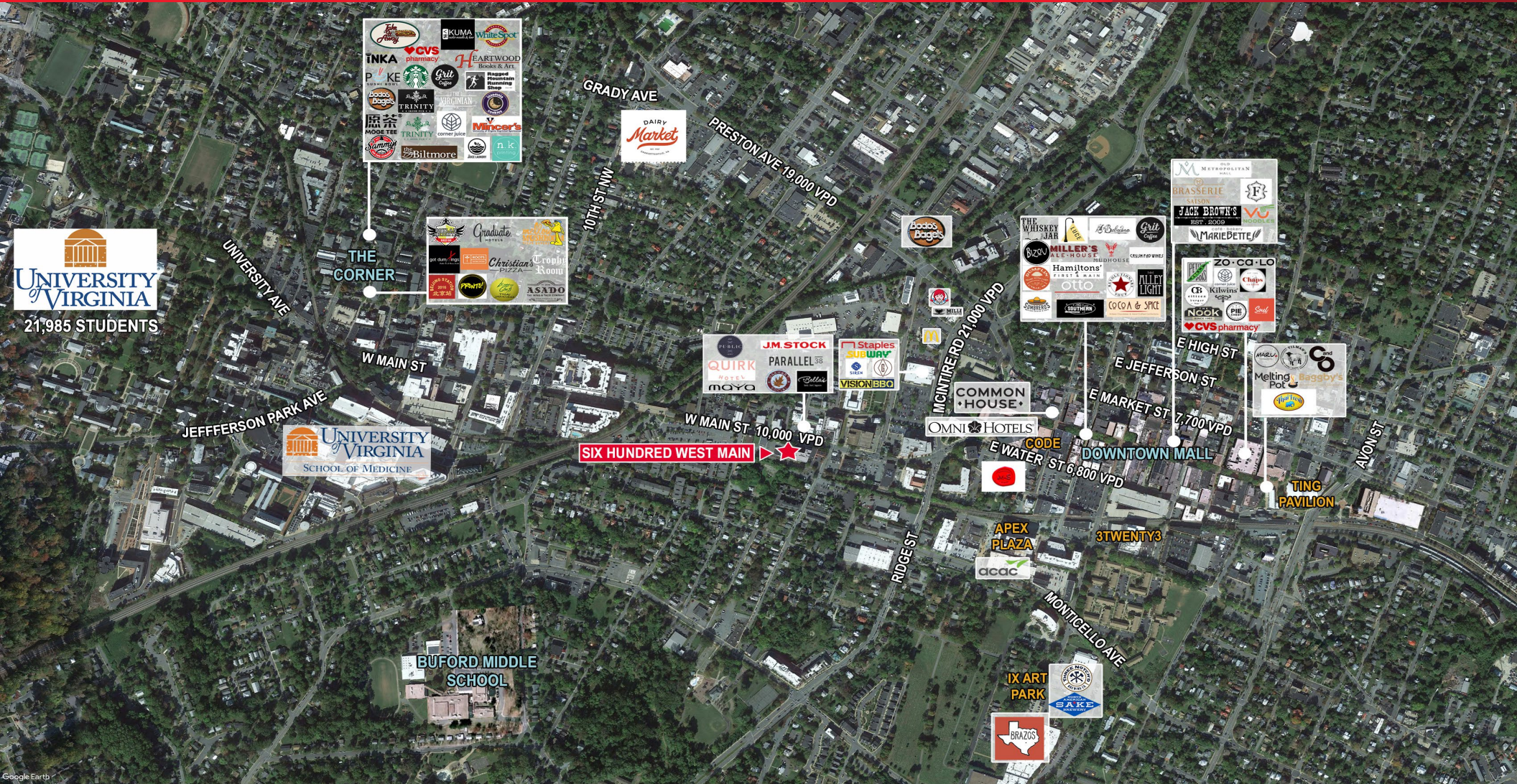
MEDIAN AGE (5-MILES)



79.8%

SOME COLLEGE + (5-MILES)

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