

PREMIER MIXED-USE URBAN DISTRICT
CLASS A OFFICE & RETAIL FOR LEASE



DAIRY CENTRAL

946 GRADY AVE
CHARLOTTESVILLE, VA

**DAIRY
CENTRAL**

Contact

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**CUSHMAN &
WAKEFIELD**

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PROPERTY HIGHLIGHTS

Dairy Central

Dairy Central is an exciting, new mixed-use urban district within walking distance of downtown Charlottesville and the University of Virginia. Located at the corner of 10th Street and Preston Avenue, Dairy Central is Charlottesville's premier mixed-use urban district, whose centerpiece is the adaptive reuse of the historic 1937 Monticello Dairy facility. Phase 1 is now complete and boasts 50,000 SF of new Class A office as well as **Dairy Market**, Charlottesville's first **destination Market Hall**. Dairy Market features unique local and regional restaurateurs, retailers, and a craft brewery, and will serve as an amenity to onsite office and residential users, as well as Charlottesville and the surrounding region. Phase 2 will include 180 residential units with deck parking delivering in fall 2021.

Specifications - Phase 1

Total Size	±95,000 SF
Available SF	Approximately 3,202 office Retail Stall A - 612 SF
Location	At the corner of Preston, Grady and 10th Street - walking distance to UVA and Downtown via fast-growing Preston Ave
Timing	Now open
Parking	Ample onsite parking including 28 structured spaces and 179 surface spaces plus employee parking lot
Features	<ul style="list-style-type: none">• Class A office space• Onsite event space with catering capabilities• Street front retail• Destination Market Hall featuring unique local & regional offerings• 180 apartments



Brought to you by: **STONY POINT**
DEVELOPMENT GROUP



We are thrilled to announce this investment in our hometown of Charlottesville, VA. Dairy Central builds on our philosophy of creating great places and enhancing lives through the built environment. We look forward to creating a vibrant, healthy community and its related benefits including job creation, housing opportunities, and places for the community to recreate and connect.

RETAIL OVERVIEW

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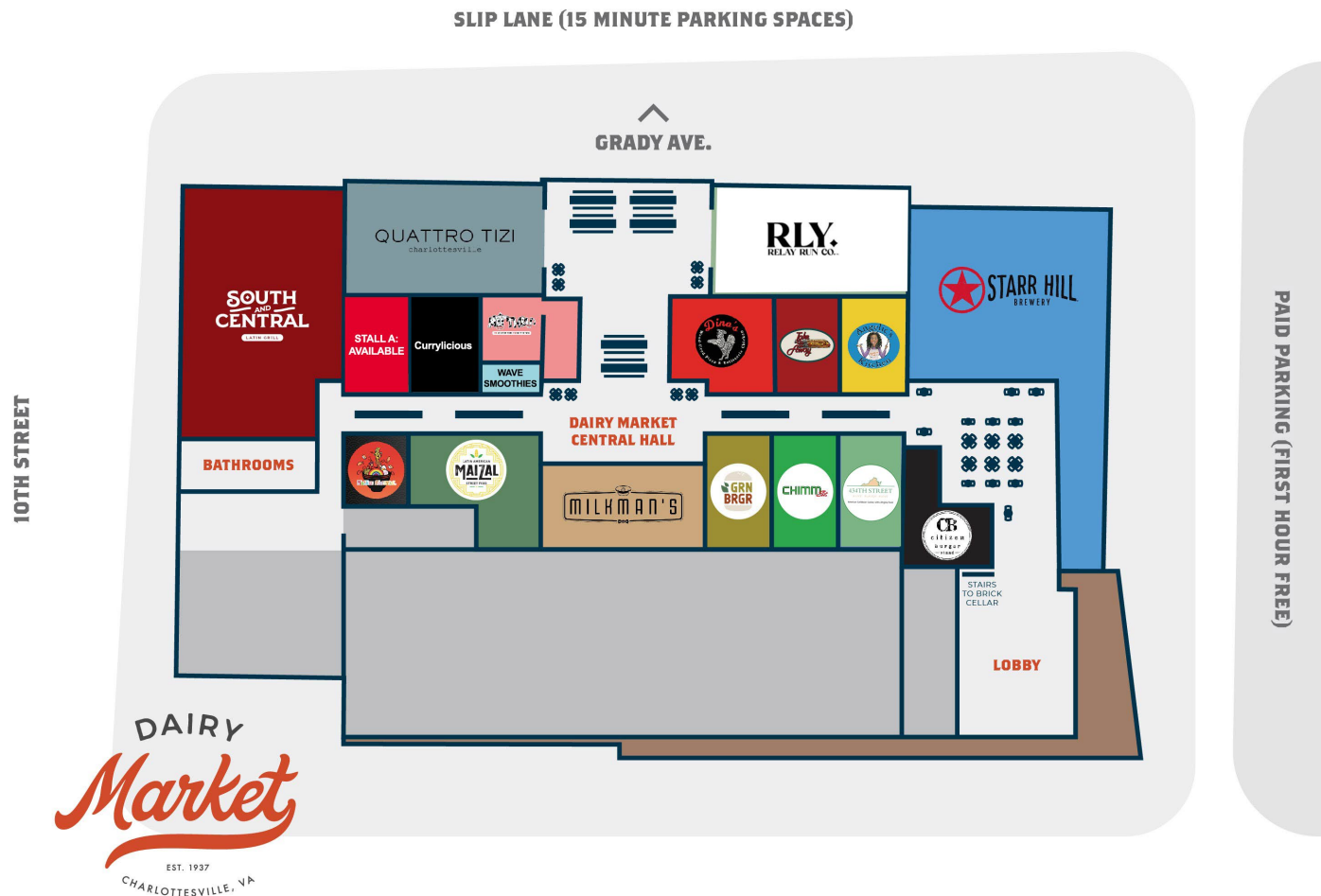
Dairy Market features street front retail & restaurant space as well as Virginia's first modern Market Hall, featuring local farm-to-table chefs, artisan merchants, and a craft brewery.



RETAIL AVAILABILITY

Dairy Market | Virginia's Finest Market Hall

STALL/ SUITE	SF/ TENANT
Retail Store 1	Quattro Tizi
Retail Store 2	Relay Run Co.
Endcap 1	South and Central
Endcap 2	Starr Hill Brewery
Stall A	612 SF AVAILABLE
Stall B	Currylicious
Stall C	Moo Thru
Stall D	Wave Smoothies
Stall F	Dino's Pizza and Rotisserie Chicken
Stall G	
Stall H	Take it Away
Stall I	Angelics Kitchen
Stall J	Mashu Festival
Stall K	
Stall L	Maizal
Stall M	Milkman's Bar
Stall N	GRN Burger
Stall O	Chimm St
Stall P	434 th Street Catering
Stall Q	Citizen Burger Stand



OFFICE OVERVIEW

50,000 square feet of brand new, Class A Office space with an exceptional location in the heart of downtown Charlottesville, Virginia. Office Tenants will be within walking distance of Preston Avenue retailers and in close proximity to the historic Downtown Mall and UVA, as well as have direct lobby access to the Dairy Market. Ample onsite parking, with designated VIP parking spaces under the building available.



OFFICE AVAILABILITY

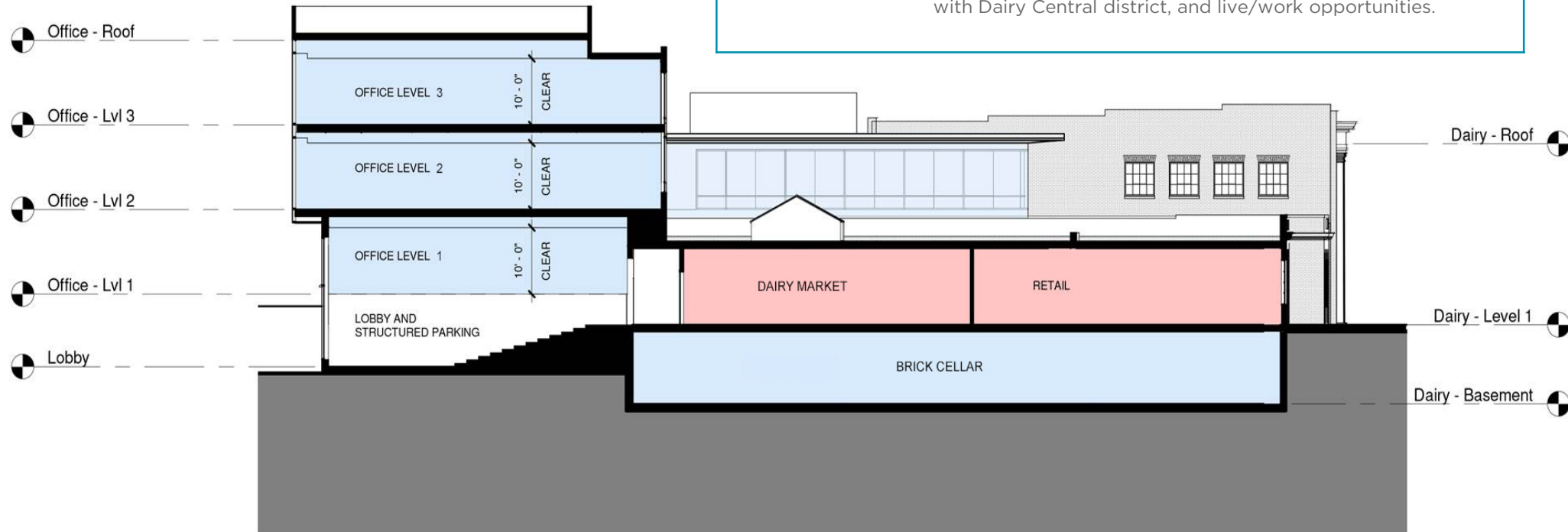
LEED Certified - Class A Office Space

AVAILABILITIES

Level 1	Leased
Level 2	Leased
Level 3	3,202 RSF remaining

OFFICE SPECIFICATIONS

Available SF	3,202 SF Remaining
Elevators	2 passenger
Construction	Type 2a construction with glass curtain wall, pre-patinated copper and rhinezink exterior skin - construction now complete
Ceiling Heights	13' clear with open ceiling and 10' clear with a drop ceiling
Parking	Convenient and ample parking including 28 structured spaces and 179 surface spaces
Features	<p>Certified LEED for Core & Shell</p> <p>Well appointed lobby and common areas</p> <p>Strong Class A Tenant Mix</p> <p>Dedicated structured parking for key office tenants and on-site bike racks</p> <p>Project amenities include direct access to Dairy Market and retail, access to common areas and event spaces associated with Dairy Central district, and live/work opportunities.</p>



FUN FACTS & ACCOLADES - UVA



ROTUNDA AT UVA

#1 HOSPITAL IN
VIRGINIA
NEWSWEEK, 2022

#1 BEST COLLEGE IN
VIRGINIA
MONEY MAGAZINE, 2022

#1 BEST VALUE PUBLIC
COLLEGE
PRINCETON REVIEW, 2022

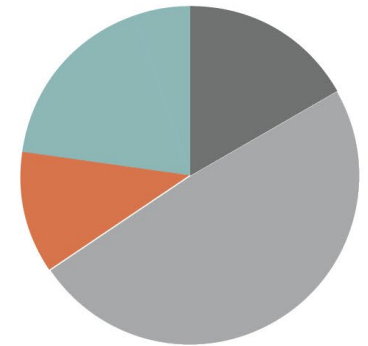
#3 BEST PUBLIC
NATIONAL UNIVERSITY
U.S. NEWS & WORLD REPORT, 2023

#1 BEST LAW
SCHOOL
U.S. NEWS & WORLD REPORT, 2023



CHARLOTTESVILLE OVERVIEW

Charlottesville is the economic anchor for the Central Virginia region and powered by the strength of top-ranked University of Virginia. Bordered by the Blue Ridge Mountains to the west, Charlottesville is home to an exceptionally skilled and educated workforce, due to the presence of two community colleges and the University of Virginia. Nearly 40% of the Charlottesville MSA's population has at least a Bachelor's degree and the quality of the workforce has attracted both startups and major businesses to the region, creating a vibrant and diverse economy. A city deep in historic value, Charlottesville has raised three Presidents and is the home of the University of Virginia, founded by Thomas Jefferson in 1825 and consistently listed as one of the top five public universities in the country. Economic growth has been strong in the area over the last 20 years and with continued expansion of the University and the area's larger healthcare facilities, further commercial and residential growth has continued to expand outward from the core of the city.



Budget



17,000
UNDERGRADUATE
STUDENTS
(ON GROUNDS)

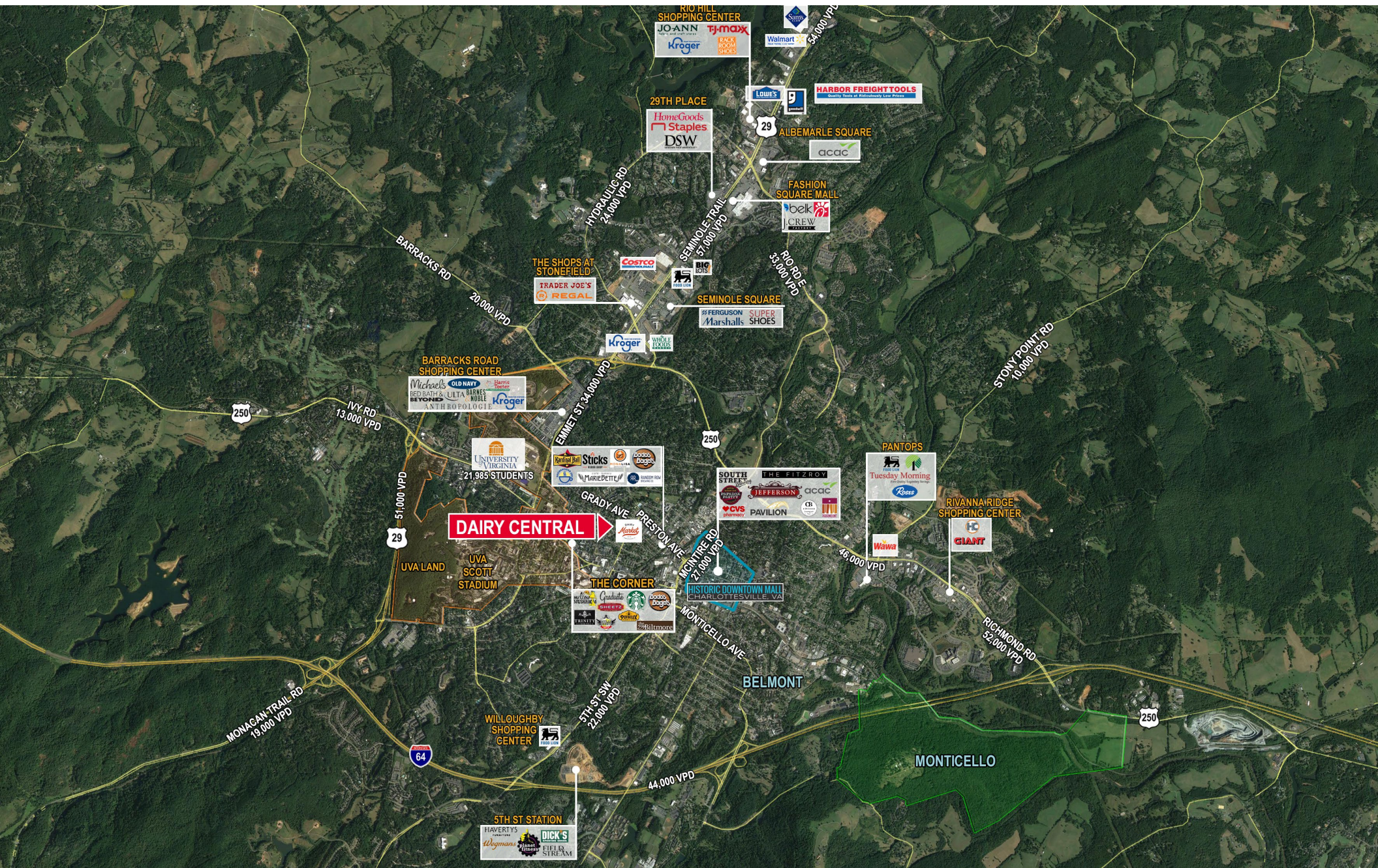
8,700
GRADUATE &
PROFESSIONAL
STUDENTS
(ON GROUNDS)

17,000
TOTAL STAFF

LOCATION OVERVIEW



LOCATION OVERVIEW





CONTACT INFORMATION

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