



**THALHIMER**

RETAIL FOR LEASE

**113-115 Maury Ave**

Charlottesville, VA

*LAST REMAINING SPACE*



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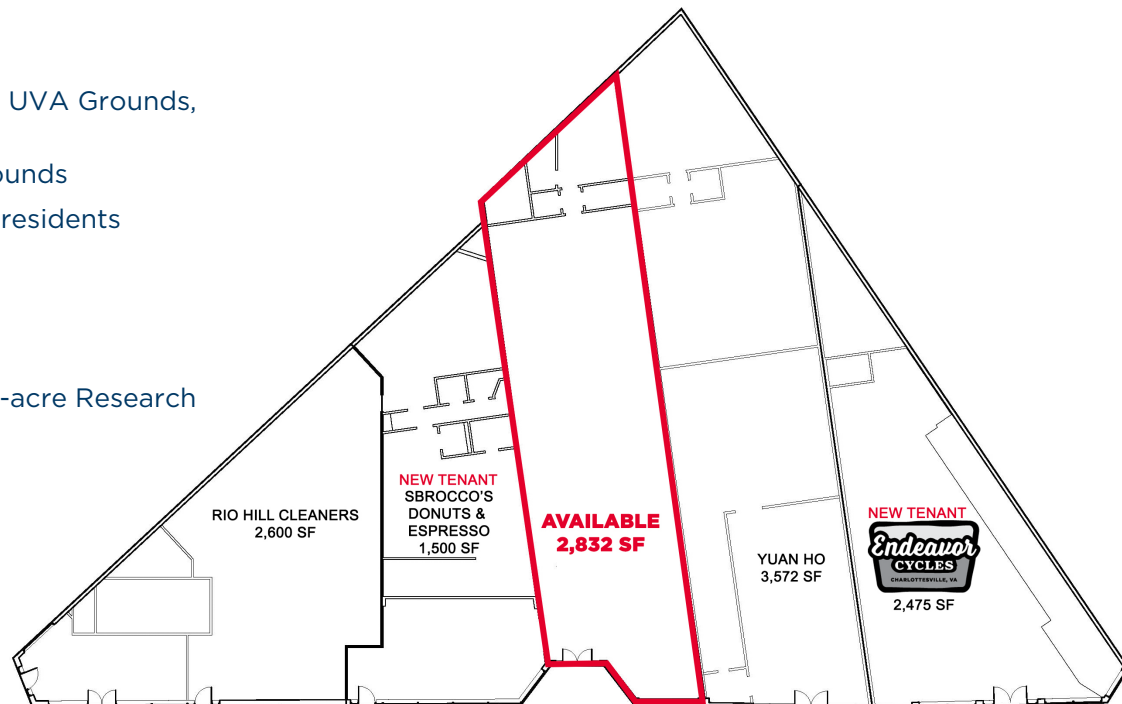


## - PROPERTY FEATURES -

- 2,832 SF - Retail Space
- Rare opportunity along on of the primary access points to UVA Grounds, UVA Health System, and Fontaine Research Park
- Walking distance to UVA's Scott Stadium, Dorms, and Grounds
- Strong surrounding population of student and permanent residents
- Façade/ Exterior renovations completed in 2024
- Located in historic Fry's Spring neighborhood
- 13,000 VPD on Fontaine Ave
- Close Proximity to Fontaine Research Park, a multi-use 54-acre Research Park

## - DEMOGRAPHICS -

	POPULATION	AVERAGE HH INCOME	DAYTIME POPULATION
<b>2 Mile</b>	45,938	\$106,878	74,561
<b>3 Miles</b>	67,659	\$113,968	97,736
<b>5 Miles</b>	99,635	\$118,721	137,222







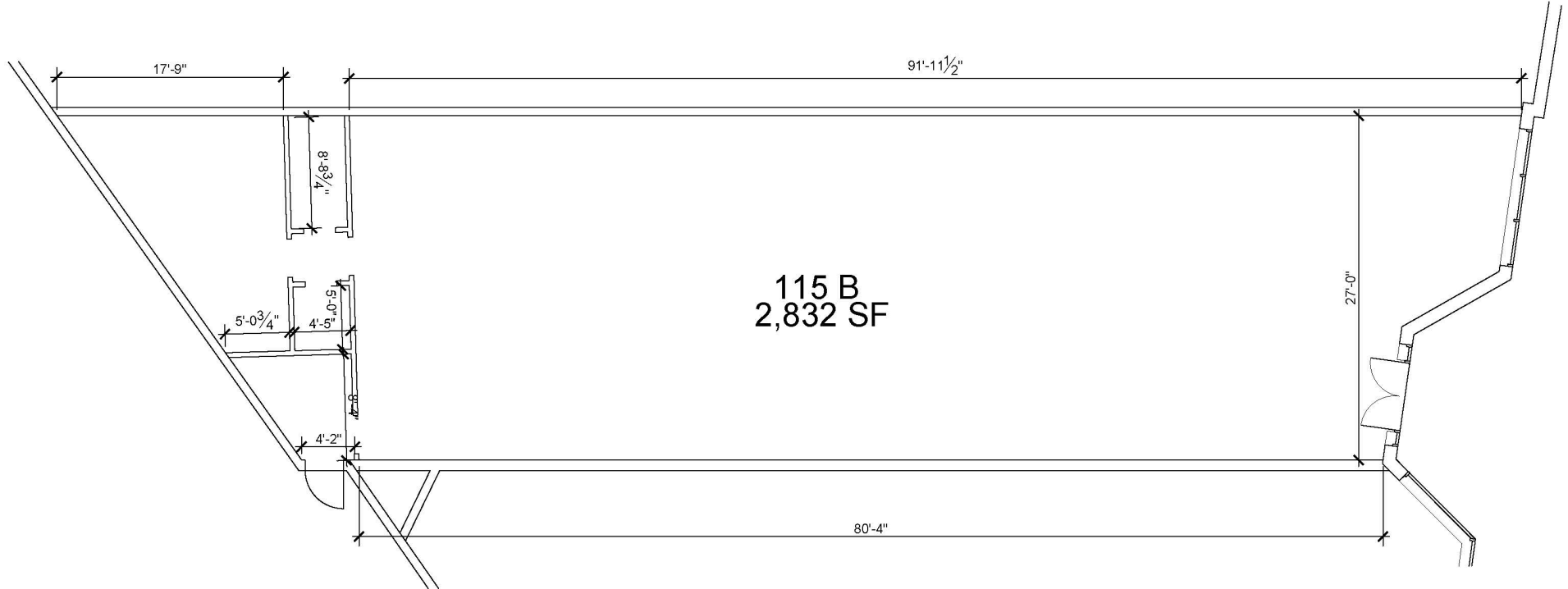
## - INTERIOR PHOTOS -







- FLOOR PLAN -











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