



THALHIMER

JENNY STONER

Senior Vice President 434 234 8417 jenny.stoner@thalhimer.com

JOHN PRITZLAFF

Senior Vice President 434 234 8416 john.pritzlaff@thalhimer.com 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





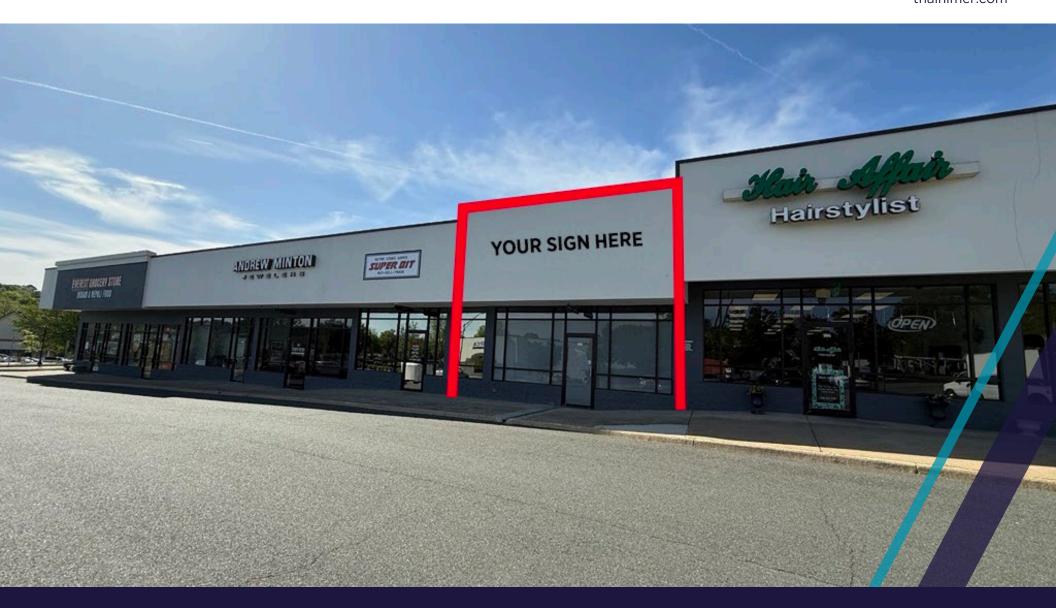
Demographics:	1 Mile	3 Mile	5 Mile
Total Population	12,219	70,751	106,442
Households	5,406	28,390	43,451
Average Household Income	\$102,323	\$111,426	\$122,175
Median Household Income	\$67,439	\$71,392	\$81,194
Daytime Population	12,611	109,176	144,460







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