

RETAIL/OFFICE FOR LEASE

188 ZAN ROAD

CHARLOTTESVILLE, VA



CUSHMAN &
WAKEFIELD

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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