



PREMIER MIXED-USE URBAN DISTRICT | RETAIL FOR LEASE

DAIRY MARKET

946 Grady Ave
Charlottesville, VA

DAIRY
Market
EST. 1937
CHARLOTTESVILLE, VA

600 E. Water Street, Suite C
Charlottesville, VA 22902
www.thalhimer.com



CUSHMAN &
WAKEFIELD

THALHIMER

DAIRY MARKET

PROPERTY HIGHLIGHTS

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. Dairy Central boasts 50,000 SF of new Class A Office space and 180 luxury apartments as well as Dairy Market, Charlottesville's first destination Market Hall. Dairy Market features unique local and regional restaurateurs, retailers, a craft brewery, and exciting experiential retail. It serves as an amenity to onsite office and residential users, as well as Charlottesville and the surrounding region.



JOIN EXISTING MERCHANTS:



DAIRY MARKET

RETAIL OVERVIEW



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



DAIRY MARKET

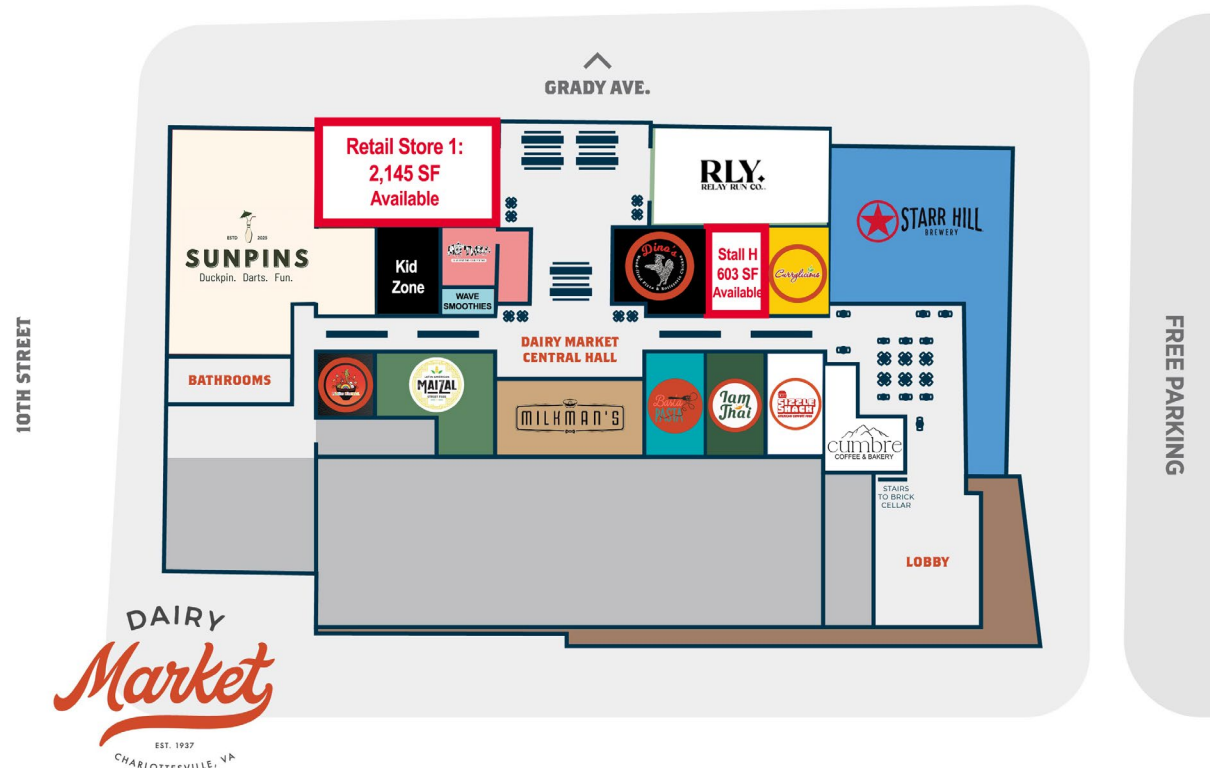
RETAIL AVAILABILITY

Dairy Market | Virginia's Finest Market Hall

STALL/ SUITE	SF/ TENANT
Retail Store 1	2,145 SF AVAILABLE
Retail Store 2	Relay Run Co.
Endcap 1	SunPins
Endcap 2	Starr Hill Brewery
Stall A	SunPins
Stall B	Kid Zone
Stall C	Moo Thru
Stall D	Wave Smoothies
Stall F	Dino's Pizza and Rotisserie Chicken
Stall G	
Stall H	603 SF AVAILABLE
Stall I	Currylicious
Stall J	Mashu Festival
Stall K	
Stall L	Maizal
Stall M	Milkman's Bar
Stall N	Basta Pasta
Stall O	Iam Thai
Stall P	Sizzle Shack
Stall Q	Cumbre Coffee & Bakery



SLIP LANE (15 MINUTE PARKING SPACES)



DAIRY MARKET

DISTRICT HIGHLIGHTS

District Highlights and On-Site Amenities

Dairy Central:

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.

On-Site Residential:

10th & Dairy Apartments offers 180 luxury units just steps from Dairy Market. Built in 2022, the 140,000 SF building features structured parking and a fantastic amenities package. Residents can find a place to unwind around the community with several outdoor courtyards, grilling stations, fire pits, seating nooks, lounges, game tables, TV areas, pool, sundeck and more!



Visit Dairy Market's Website



DAIRY MARKET

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

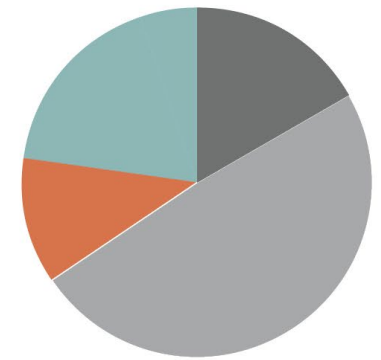
#3 BEST PUBLIC
NATIONAL UNIVERSITY
U.S. NEWS & WORLD REPORT, 2023

#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

- 49.1% | PATIENT SERVICES
- 17.2% | TUITION & FEES
- 22.6% | OTHER OPERATING REVENUES
- 11.1% | FEDERAL/STATE GRANTS & CONTRACTS

17,000
UNDERGRADUATE
STUDENTS
(ON GROUNDS)

8,700
GRADUATE &
PROFESSIONAL
STUDENTS
(ON GROUNDS)

17,000
TOTAL STAFF

WWW.VIRGINIA.EDU/FACTS

LOCATION OVERVIEW





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