



Pantops Plaza

2040 Abbey Road, Charlottesville, VA 22911

Retail Space For Lease

RENAUD
CONSULTING
COMMERCIAL REAL ESTATE

Quick Facts

PROJECT SIZE

10,518 SF

AVAILABILITY

3,576 SF



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DEMOGRAPHICS

POPULATION AVG. INCOMEDAYTIME EMP

	POPULATION	AVG. INCOME	DAYTIME EMP
1 mile	5,448	\$100,407	10,947
3 mile	38,919	\$99,591	46,286
5 mile	98,433	\$97,844	77,045

- Top grossing Starbucks location in the region drives heavy traffic
- Located on one of Charlottesville's main artery roads (44,000 VPD on Route 250). Less than one mile from Route 64
- Close proximity to Martha Jefferson Hospital (176 beds and +/- 2,000 employees) and Peter Jefferson Place (500,000 SF office) as well as heavy residential

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Leasing Plan

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Tenants

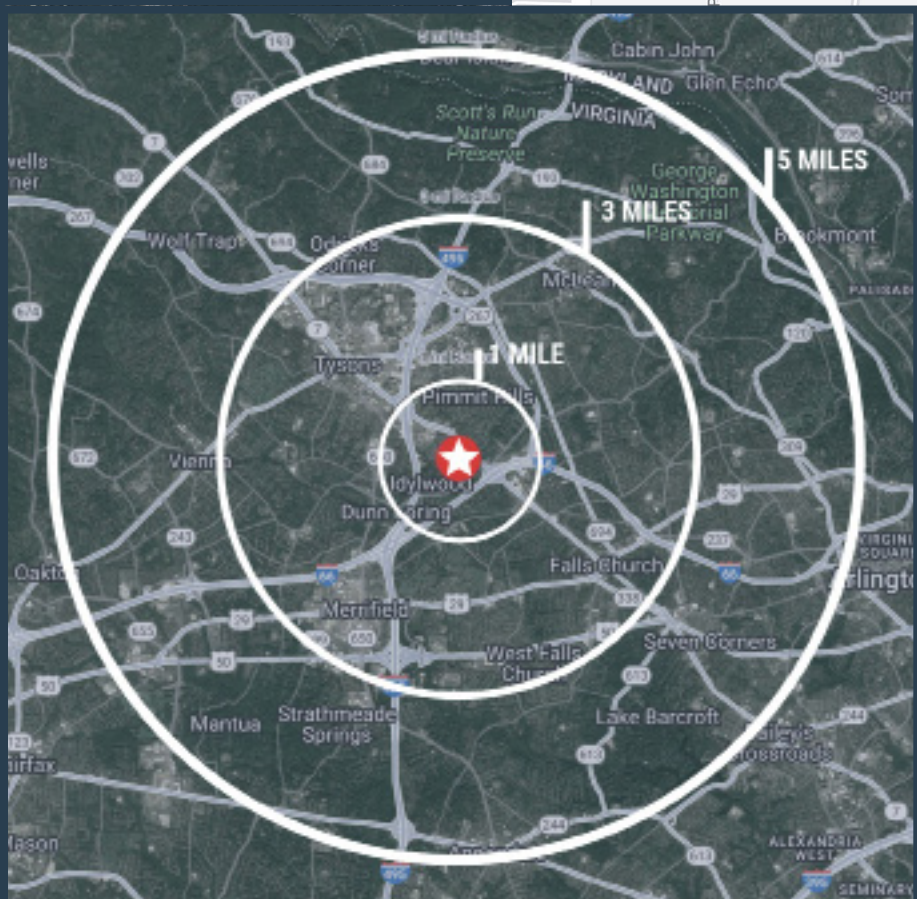
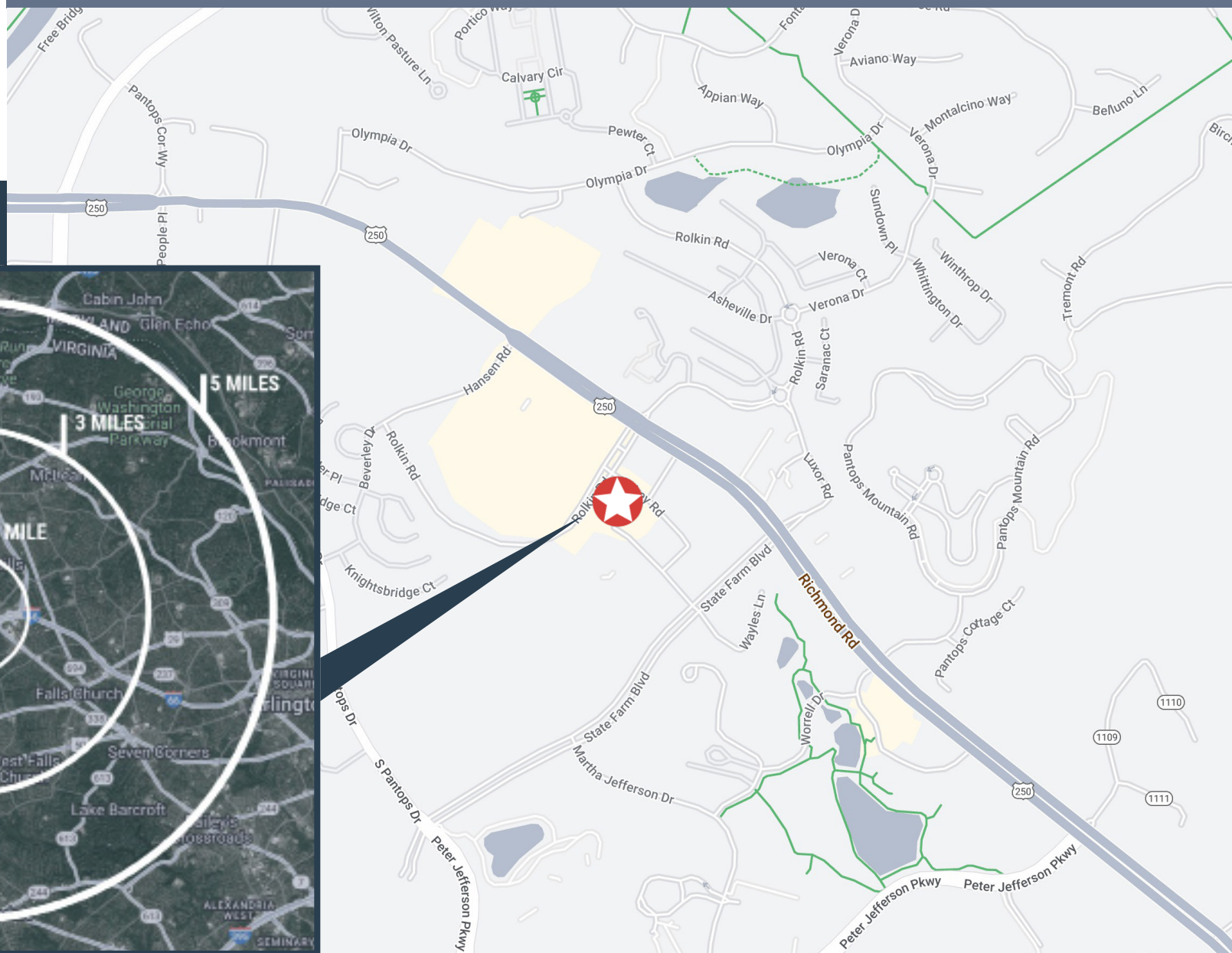
Unit	Tenant	SF
101	Chipotle	2,208
102	Visiting Angels	1,204
103	Available	3,576
104	Jersey Mike's Subs	1,680
105	Starbucks	1,850
Total		10,518





Location Map

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Competitive Map

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In The Area

NEARBY RETAILERS

- Giant
- Bojangles
- Sticks Kebob
- Applebee's
- Walgreens
- Anytime Fitness
- Wells Fargo
- Chick-Fil-A
- Carmax
- Wawa
- Food Lion
- Dollar Tree
- Aaron's
- Tractor Supply
- Tuesday Morning
- Roses
- CVS Pharmacy
- Wendy's

