



# 612 W. RIO ROAD

CHARLOTTESVILLE, VIRGINIA 22901

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

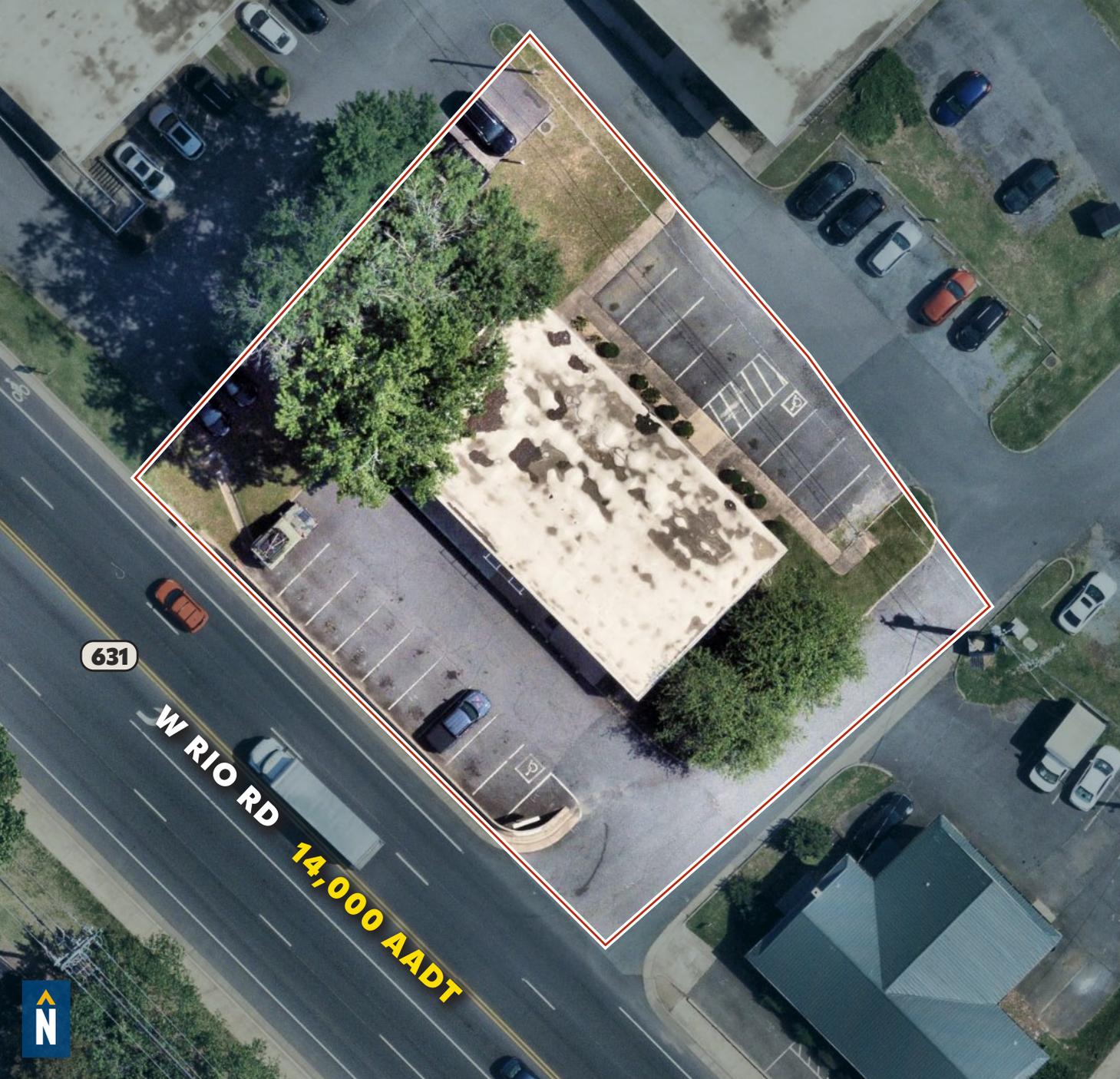
## HIGHLIGHTS:

- Retail/office suites available
  - » 3,011 SF ± (upper/street level)
- Recently built out interior; move-in ready
- Upper level suite comes with 9 parking spaces (more available upon request)
- Situated just off of US Route 29/Seminole Trail (major retail traffic area; 45,000 cars per day)
- 10 min. drive to Downtown Charlottesville
- Close proximity to the Charlottesville Airport (CHO), UVA Research Park, North Fork (a UVA Discovery Park), U.S. Army's National Ground Intelligence Center and Defense Intelligence Agency, the Downtown Charlottesville Mall and The University of Virginia

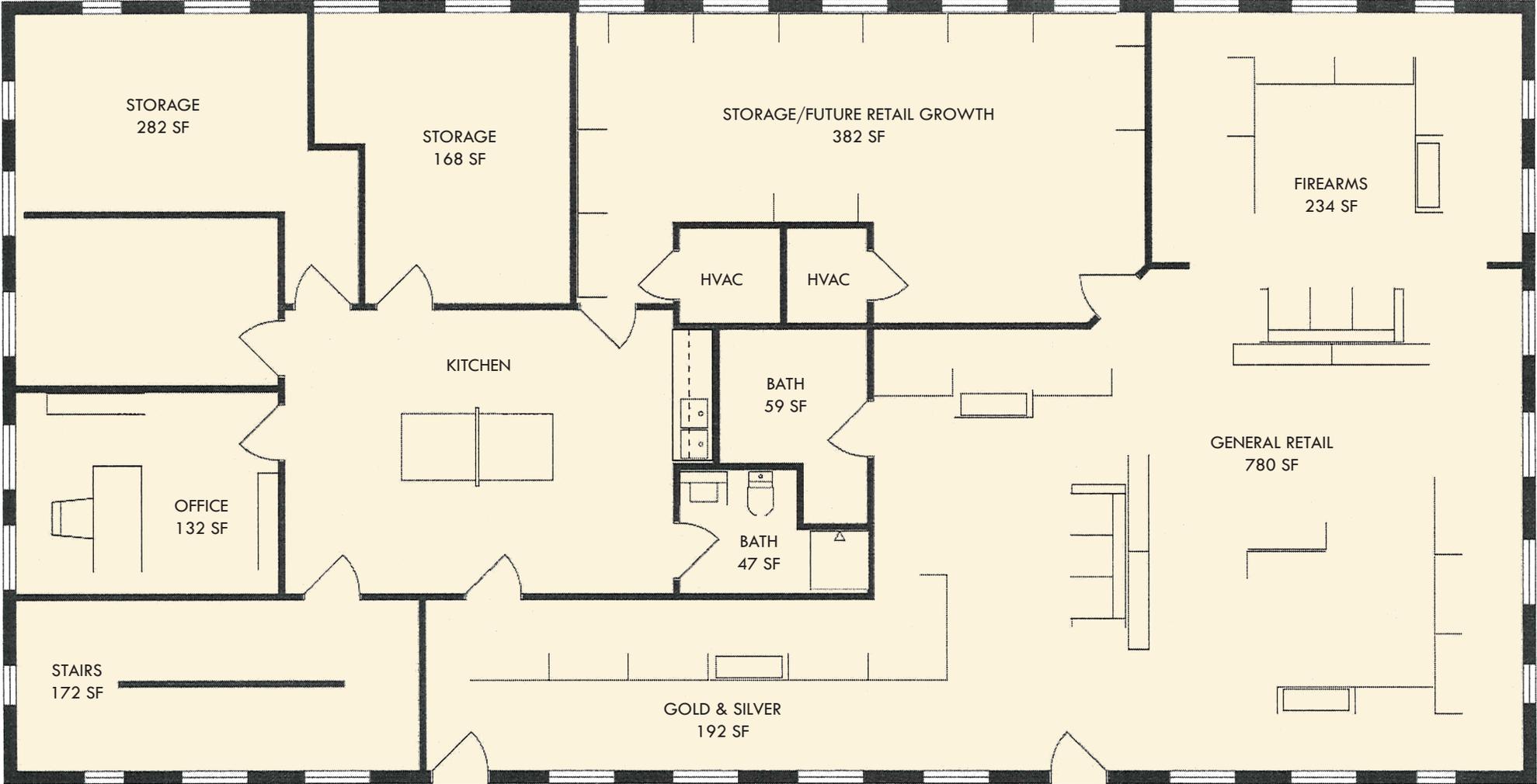
AVAILABLE:	3,011 SF ± (UPPER LEVEL)
STORIES:	2
ZONING:	CO (COMMERCIAL OFFICE)
RENTAL RATE:	NEGOTIABLE



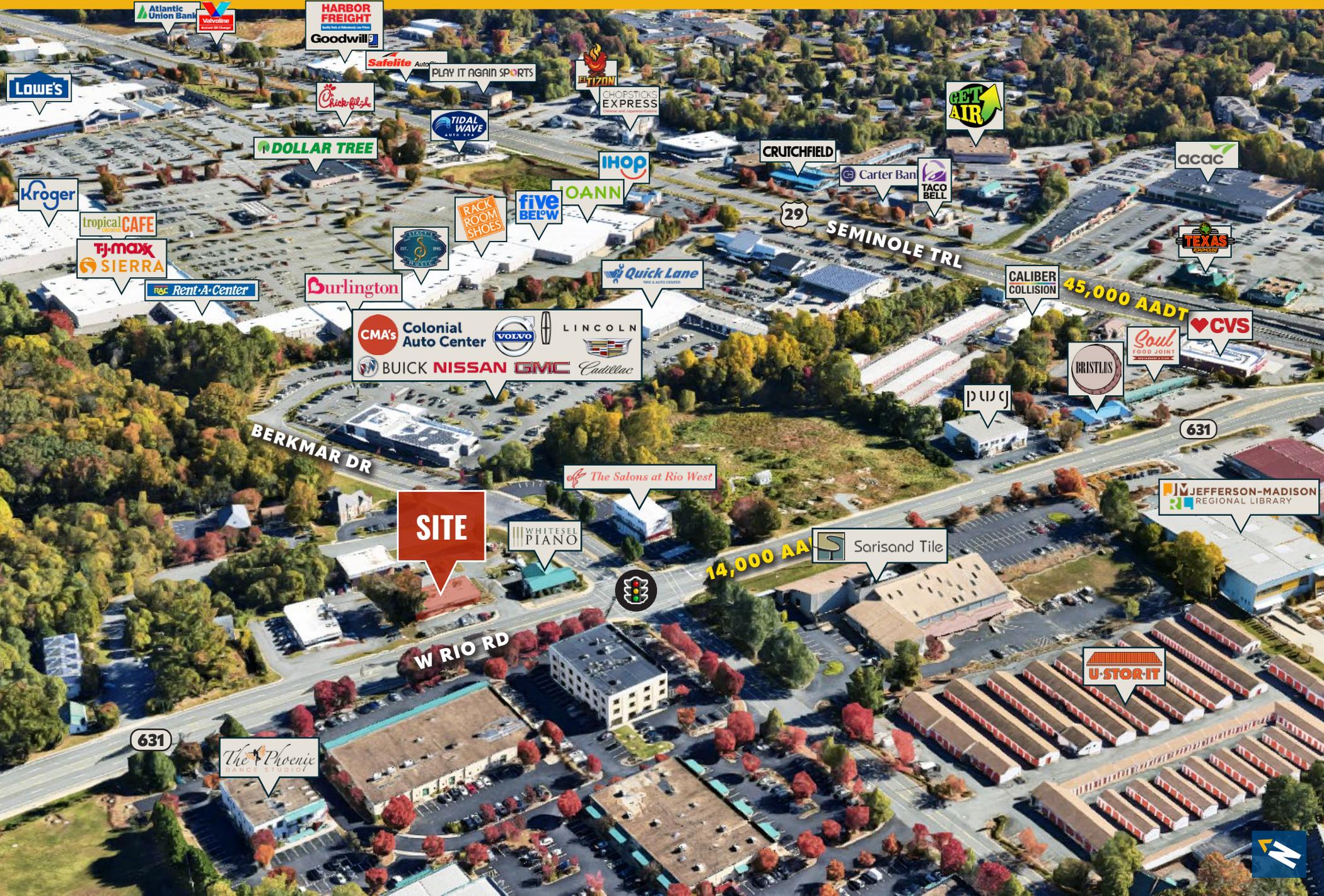
# AERIAL



# FLOOR PLAN: UPPER LEVEL

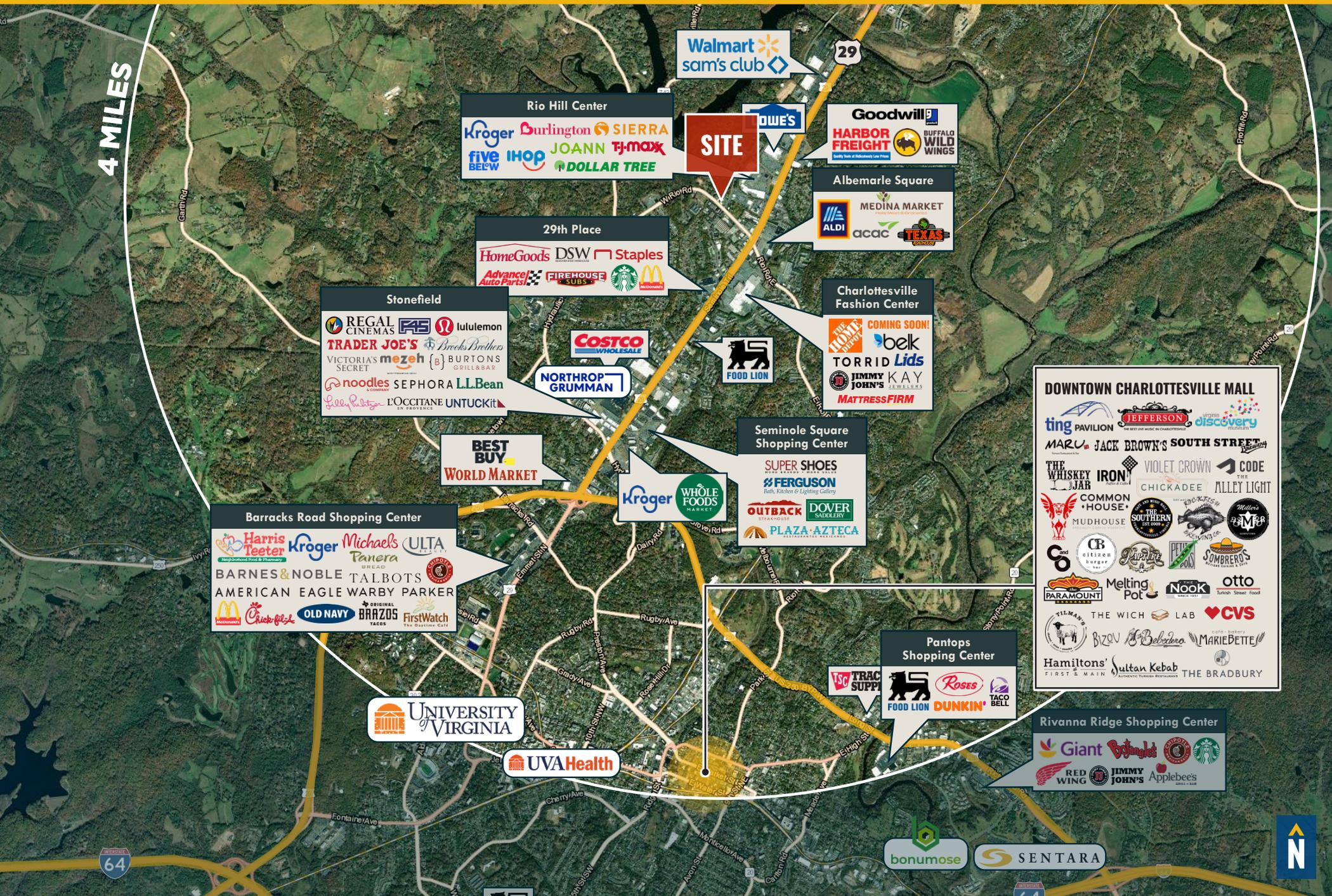


# LOCAL BIRDSEYE



# CHARLOTTESVILLE TRADE AREA

4 MILES



Walmart  
sam's club

Rio Hill Center  
 Kroger Burlington SIERRA  
 five BELOW IHOP JOANN TJ-maxx  
 DOLLAR TREE

SITE

LOWE'S

Goodwill  
 HARBOR FREIGHT BUFFALO WILD WINGS

Albemarle Square  
 ALDI MEDINA MARKET  
 acac TEXAS

29th Place  
 HomeGoods DSW Staples  
 Advance Auto Parts FIREHOUSE SUBS Starbucks McDonalds

Stonefield  
 REGAL CINEMAS F5 lululemon  
 TRADER JOE'S Brooks Brothers  
 VICTORIA'S SECRET meze BURTONS GRILL & BAR  
 noodles SEPHORA L.L.Bean  
 Lilly Pulitzer L'OCCITANE UNTUCKIT

COSTCO WHOLESALE

FOOD LION

Charlottesville Fashion Center  
 COMING SOON!  
 belk  
 TORRID Lids  
 JIMMY JOHN'S KAY JEWELERS  
 MATTRESS FIRM

BEST BUY  
 WORLD MARKET

Kroger WHOLE FOODS MARKET

Seminole Square Shopping Center  
 SUPER SHOES  
 FERGUSON  
 OUTBACK STEAKHOUSE DOVER SADDLERY  
 PLAZA-AZTECA RESTAURANTES MEXICANAS

Barracks Road Shopping Center  
 Harris Teeter Kroger Michaels ULTA  
 Panera BREAD  
 BARNES & NOBLE TALBOTS  
 AMERICAN EAGLE WARBY PARKER  
 McDonalds Chick-fil-ah OLD NAVY BRAZZOS TACOS FirstWatch

UNIVERSITY OF VIRGINIA

UVA Health

Pantops Shopping Center  
 TRAC SUPPLY  
 FOOD LION DUNKIN' TACO BELL

DOWNTOWN CHARLOTTESVILLE MALL  
 ting PAVILION JEFFERSON discovery  
 MARU JACK BROWN'S SOUTH STREET  
 THE WHISKEY JAR IRON VIOLET CROWN CODE  
 COMMON HOUSE CHICKADEE ALLEY LIGHT  
 MUDHOUSE THE SOUTHERN  
 THE WHISKEY JAR IRON VIOLET CROWN CODE  
 COMMON HOUSE CHICKADEE ALLEY LIGHT  
 MUDHOUSE THE SOUTHERN  
 Melting Pot Nook otto  
 THE WICH LAB CVS  
 BIZOU B.B. Beldiceva MARIEPETTE  
 Hamiltons' Sultan Kebab THE BRADBURY

Rivanna Ridge Shopping Center  
 Giant Botolph Starbucks  
 RED WING JIMMY JOHN'S Applebees

bonumose SENTARA



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



7,072

38,197

99,178

## DAYTIME POPULATION



13,675

45,154

140,418

## AVERAGE HOUSEHOLD INCOME



\$96,423

\$130,588

\$124,577

## NUMBER OF HOUSEHOLDS



3,0124

16,174

40,553

## MEDIAN AGE

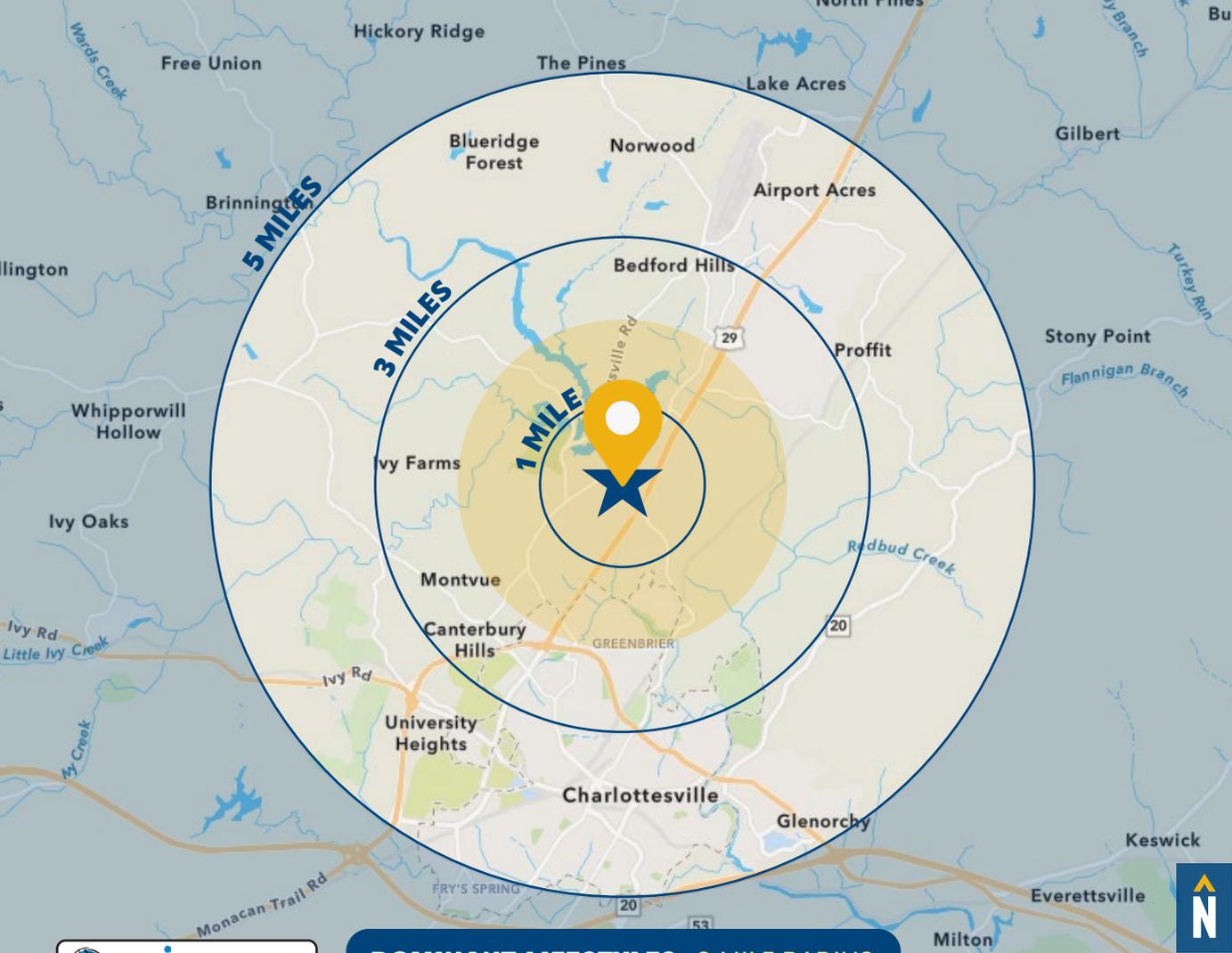


38.1

38.9

33.1

FULL DEMOS REPORT



esri MORE INFO

## DOMINANT LIFESTYLES: 2 MILE RADIUS

18%

SAVVY  
SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696

15%

YOUNG AND  
RESTLESS

MEDIAN

AGE: 31.4

HH INCOME: \$56,258

15%

URBAN CHIC

MEDIAN

AGE: 41.9

HH INCOME: \$144,754

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

These predominantly young residents tend to live alone, with roommates, or as cohabiting couples without children. The majority earn middle-tier incomes. They frequent convenient stores and often order take-out.

These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

# FOR MORE INFO CONTACT:



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