



FOR LEASE

FREESTANDING RETAIL/RESTAURANT

105 NEW HOUSE DRIVE | CHARLOTTESVILLE, VIRGINIA 22911



PROPERTY OVERVIEW

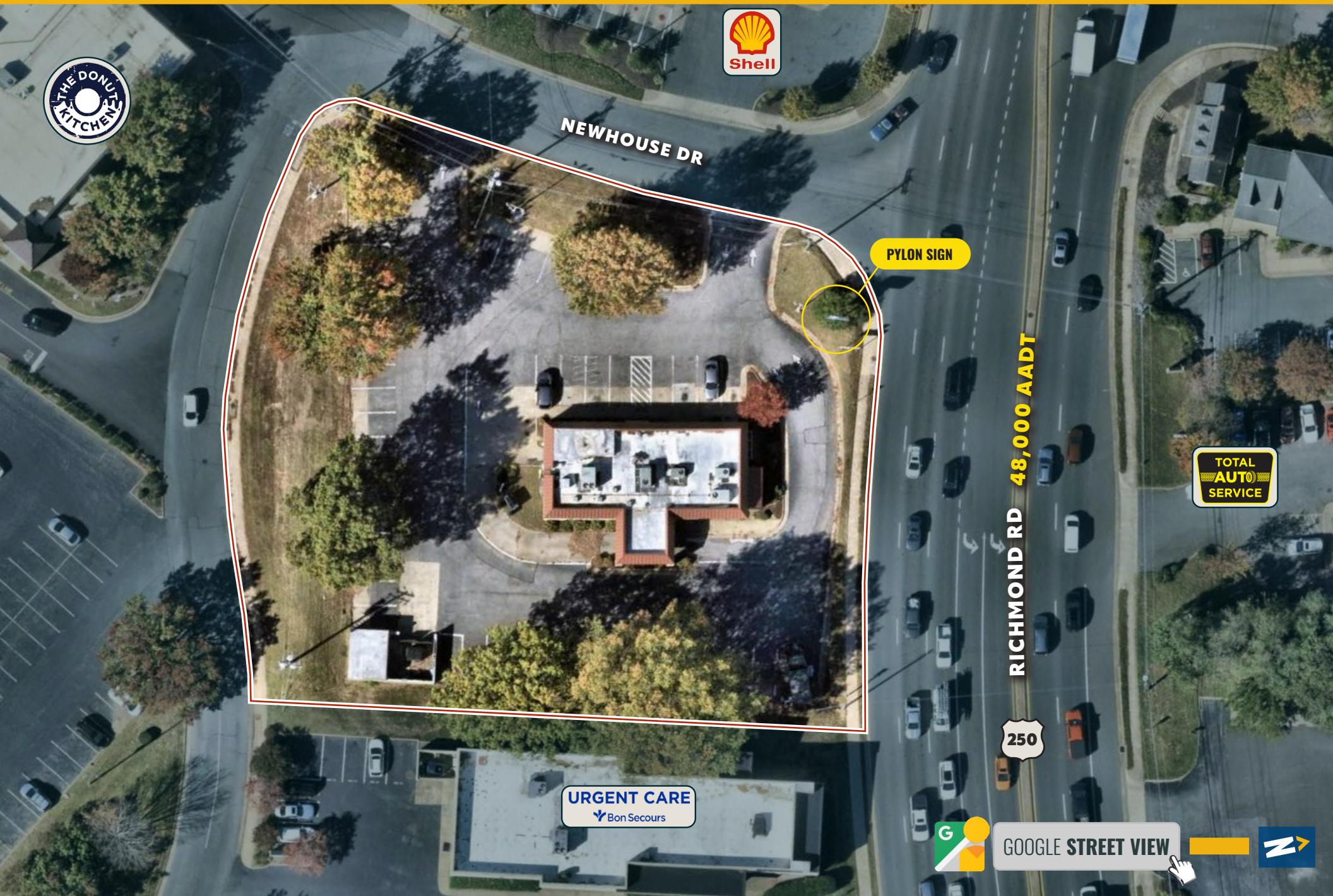
HIGHLIGHTS:

- 3,187 SF \pm freestanding building designed for a variety of uses, including retail, a service-oriented business, or food service
- High visibility site with excellent signage opportunities facing Route 250/Richmond Road (48,000 \pm vehicles per day)
- Equipped with a walk-in refrigerator and freezer
- Drive-thru window
- Ample parking with 45 spaces accommodating high-volume customer traffic
- Recent renovations offer a modern shell for specific build-out requirements
- Conveniently located just minutes from I-64 and the historic Downtown Mall
- Surrounded by national brands, professional offices, and dense residential developments, ensuring a steady stream of potential customers

BUILDING SIZE:	3,187 SF \pm
OCCUPANCY:	IMMEDIATE
TRAFFIC COUNT:	48,000 AADT (ROUTE 250)
ZONING:	C-1 (COMMERCIAL)
RENTAL RATE:	\$39.00 PSF, NNN



AERIAL



INTERIOR PHOTOS



BIRDSEYE



CHARLOTTESVILLE TRADE AREA

4 MILES



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



8,215

58,848

101,801

DAYTIME POPULATION



14,458

94,770

142,092

AVERAGE HOUSEHOLD INCOME



\$116,588

\$116,327

\$119,755

NUMBER OF HOUSEHOLDS



4,065

25,358

42,114

MEDIAN AGE



40.2

32.2

32.4

DOMINANT LIFESTYLES: 2 MILE RADIUS



esri MORE INFO

28%

CITY GREENS



MEDIAN

AGE: 41.4

HH INCOME: \$97,516

19%

EMERGING HUB

MEDIAN

AGE: 36.0

HH INCOME: \$70,456



10%

COLLEGE TOWNS



MEDIAN

AGE: 24.6

HH INCOME: \$46,253

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

These residents are a mix of students and individuals affiliated with universities. Part-time work is common. They participate in sports, subscribe to digital newspapers, and tend to opt for organic products.

FULL DEMOS REPORT

FOR MORE INFO CONTACT:



SAM ORR
EXECUTIVE VICE PRESIDENT
202.345.8394
SAM.ORR@mackenziecommercial.com



BRIAN THOMAS
REAL ESTATE ADVISOR
202.734.9726
BTHOMAS@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

434-818-7788
425 7th Street NE
Charlottesville, VA 22902

OFFICES IN: **CHARLOTTESVILLE, VA** **ANNAPOLIS, MD** **BALTIMORE, MD** **BEL AIR, MD** **COLUMBIA, MD** **LUTHERVILLE, MD**

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.