



JOIN **verizon**



NEARBY *Walgreens*



RETAIL FOR SUBLEASE

- Rare Opportunity In Charlottesville's Affluent and Desirable Pantops Corridor.
- Strong Co-Tenancy Including Chipotle, Starbucks, Jersey Mike's and Verizon.
- Close Proximity To Martha Jefferson Hospital (1,600 employees and 176 beds).
- Easy access to Richmond Rd (35,100 ADT) and Rt. 64 (49,521 ADT).

ALEX WILLNER

awillner@klnb.com | 703-268-2718

MASON BERNSTEIN

mbernstein@klnb.com | 443-632-2089

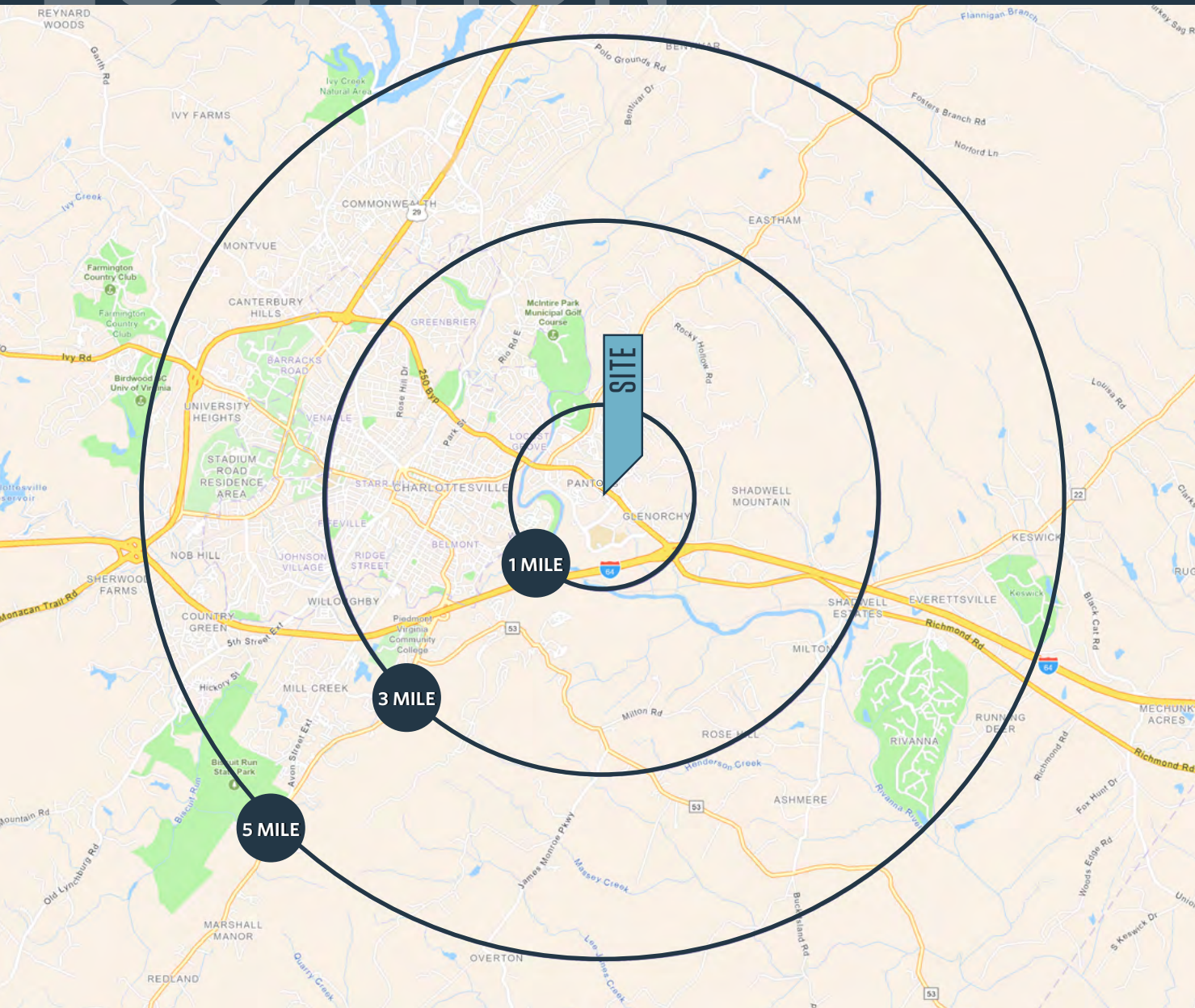
JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

LOCATION

PANTOPS PLAZA

2040 ABBEY ROAD, CHARLOTTESVILLE, VA 22911, CHARLOTTESVILLE COUNTY



DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
5,390	39,940	100,407
Daytime Population		
7,901	28,525	93,384
Households		
2,683	18,619	41,348
Average HH Income		
\$120,583	\$119,442	\$116,499

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

I-64	49,521 ADT
Richmond Rd	35,100 ADT
Rolkin Rd	8,663 ADT
State Farm Blvd	3,242 ADT

ALEX WILLNER

awillner@klnb.com | 703-268-2718

MASON BERNSTEIN

mbernstein@klnb.com | 443-632-2089

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

klnb

PANTOPS PLAZA

2040 ABBEY ROAD, CHARLOTTESVILLE, VA 22911, CHARLOTTESVILLE COUNTY



ALEX WILLNER

awillner@klnb.com | 703-268-2718

MASON BERNSTEIN

mbernstein@klnb.com | 443-632-2089

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708



ALEX WILLNER

awillner@klnb.com | 703-268-2718

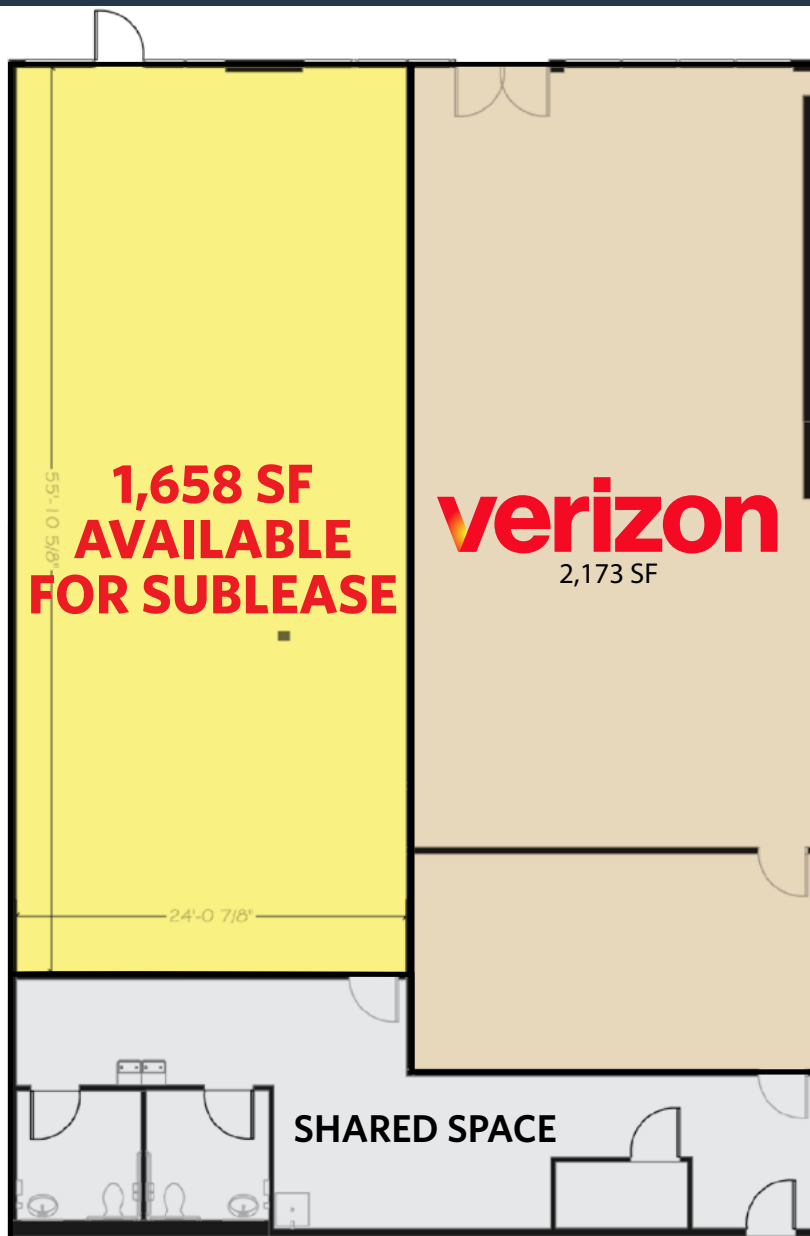
MASON BERNSTEIN

mbernstein@klnb.com | 443-632-2089

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708



**ALEX WILLNER**

awillner@klnb.com | 703-268-2718

MASON BERNSTEIN

mbernstein@klnb.com | 443-632-2089

JOE FLEISCHMANN

joef@klnb.com | 703-268-2708



PANTOPS PLAZA

2040 ABBEY ROAD, CHARLOTTESVILLE, VA 22911 CHARLOTTESVILLE COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

ALEX WILLNER

awillner@klnb.com
703-268-2718

MASON BERNSTEIN

mbernstein@klnb.com
443-632-2089

JOE FLEISCHMANN

joef@klnb.com
703-268-2708

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.