



For Lease

Bart McIntosh

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3010-3012 Berkmar Dr.,
Charlottesville, VA

Excellent location convenient to UVA,
Downtown Charlottesville and Rte 29N

- 1,071- 2,337 SF retail and flex space with open floor area supported by private office and breakroom areas.
- Rare retail and flex space in Charlottesville
- Newly updated retail, meeting room, and kitchen.
- Spaces can be leased separately or together
- Wonderful opportunity to open new business, relocate existing one, or just find well priced space, convenient to UVA, Downtown Charlottesville and Rte 29N
- **\$18.00 PSF NNN**

Colliers

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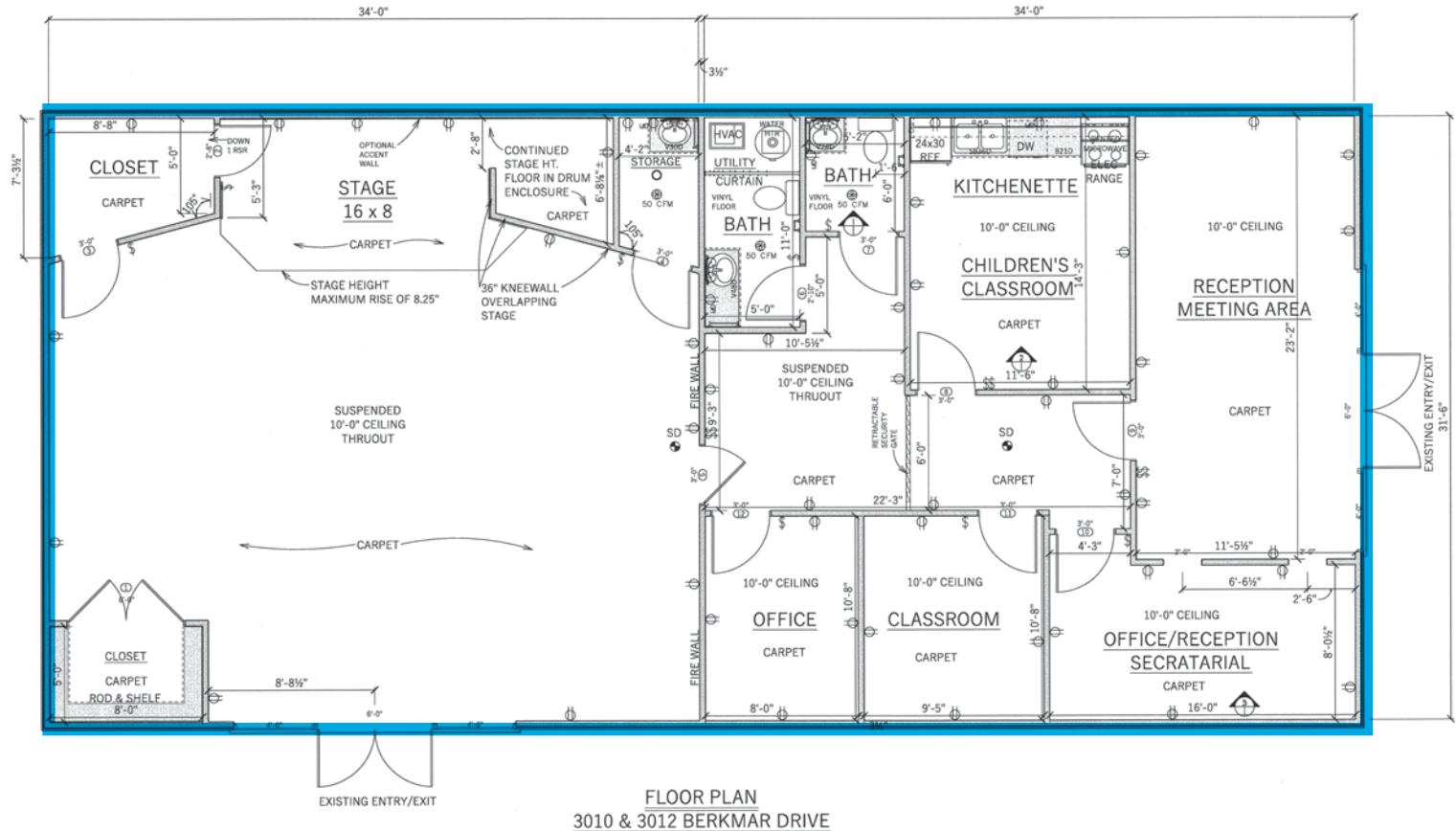
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1,071- 2,337 SF



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Demographics

2024 population
9,327 (1 mile)
41,344 (3 miles)
100,107 (5 miles)

2024 Average Household Income
\$87,293 (1 mile)
\$125,443 (3 miles)
\$122,866 (5 miles)

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