



For Lease

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## 2146 Berkmar Dr Charlottesville, VA

Berkmar Park offers space that can be office,  
retail and warehouse

- 2,405 SF retail and private office set up with kitchen and private offices. Downstairs has an open industrial work area with a garage door
- Garage door and loading area in back
- Newly updated retail office area upstairs
- \$18.00/SF NNN
- High ceilings with conditioned spaces
- Wonderful opportunity to open new business, relocate existing one, or just find well-priced space, convenient to UVA and Downtown Charlottesville

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## Demographics



2024  
population

**9,631**

(1 mile)

**41,961**

(3 miles)

**100,643**

(5 miles)



2024 Average  
Household Income

**\$87,924**

(1 mile)

**\$124,933**

(3 miles)

**\$122,903**

(5 miles)

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