



OFFICE SUITE

2120 IVY ROAD | CHARLOTTESVILLE, VIRGINIA 22903

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,650 SF office space available 12/1/25
- Located on Ivy Road, a major corridor in Charlottesville, providing high visibility and easy access for clients and employees
- Conveniently positioned near major transportation routes, including Route 250 and US 29, ensuring a quick commute from various parts of Charlottesville and the surrounding counties
- Walking distance or a short drive to a variety of restaurants, cafes and retail shops, providing convenience for employees (also located near the University of Virginia and UVA Medical Center)
- Ample on-site parking
- Great visibility/signage opportunity on Rt. 250
- The space offers flexible layouts that can be customized to suit the needs of a variety of businesses

AVAILABLE:

2,650 SF ±

OCCUPANCY:

DEC. 1, 2025

WALK SCORE:

71 (VERY WALKABLE)

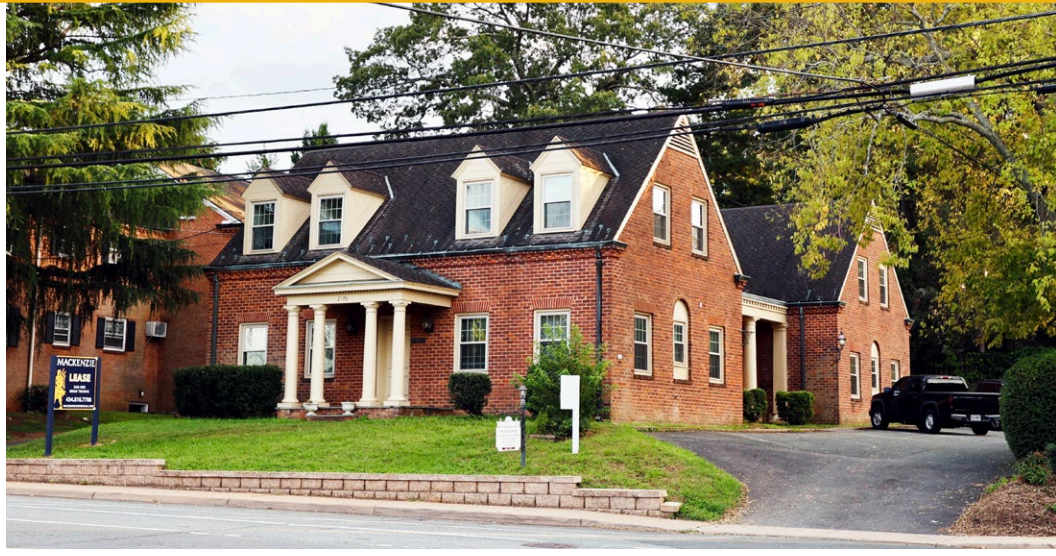
RENTAL RATE:

NEGOTIABLE



GOOGLE STREET VIEW

ADDITIONAL PHOTOS



LOCAL BIRDSEYE



UNIVERSITY
of VIRGINIA

COPELEY RD

BUS.
250

WELLS
FARGO

ALDERMAN RD



Moe's Original
EST | BBQ | 88

IVY RD 9,600 AADT

SITE



MARKET AERIAL



**BEST
BUY**
WORLD MARKET

St. Anne's-Belfield School

BE JUST
SELVEDGE
BREWING

**THE PARK
(NORTH GROUNDS)**

BARRACKS ROAD SHOPPING CENTER
Harris Teeter **Kroger** **Michael's** **ULTA**
Panera
BARNES & NOBLE **TALBOTS**
AMERICAN EAGLE **WARBY PARKER**
McDonald's **Chick-fil-A** **OLD NAVY** **BRAZOS** **First Watch**

Charlottesville High School

the Y

**JOHN PAUL JONES
ARENA**

SITE

**UNIVERSITY
of VIRGINIA**

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** **Millie's**
Hamilton's **Sultan Kebab** **THE BRADBURY**

UVA Health

Charlottesville Middle School



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



15,778

75,325

101,432

DAYTIME POPULATION



23,677

107,802

141,940

AVERAGE HOUSEHOLD INCOME



\$89,562

\$111,942

\$121,974

NUMBER OF HOUSEHOLDS



4,052

30,324

41,715

MEDIAN AGE

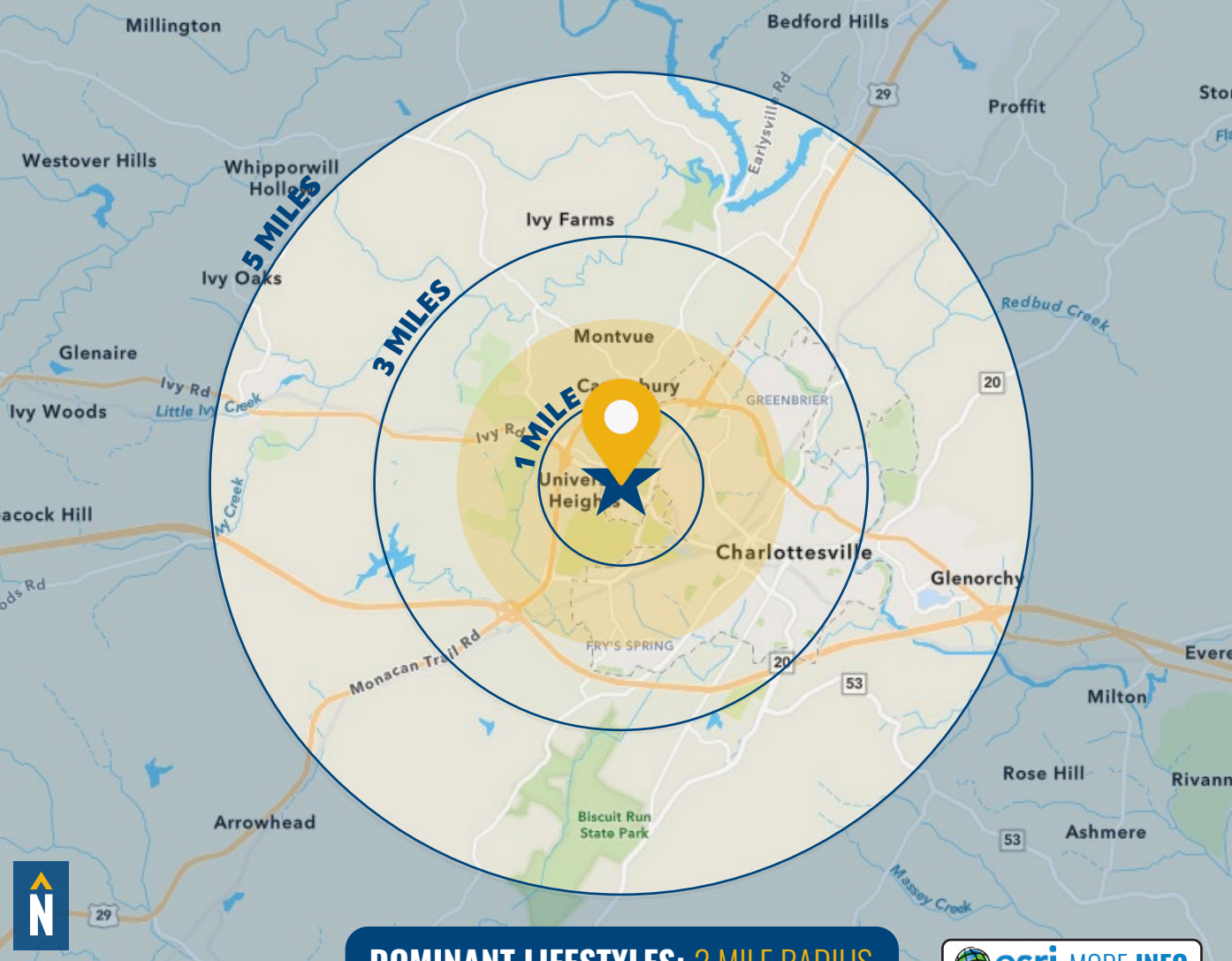


22.3

29.6

32.2

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

26%

DORMS TO
DIPLOMAS

MEDIAN

AGE: 21.8

HH INCOME: \$29,081

17%

COLLEGE TOWNS

MEDIAN

AGE: 24.6

HH INCOME: \$46,253

13%

EMERGING HUB

MEDIAN

AGE: 36.0

HH INCOME: \$70,456

These young residents are pursuing bachelor's and graduate degrees, and are mostly unmarried and in their late teens to early 20s. They frequent movies, bars and beaches, and like to watch and play sports.

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.

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.

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