



OFFICE SUITE

2120 IVY ROAD | CHARLOTTESVILLE, VIRGINIA 22903

FOR
LEASE

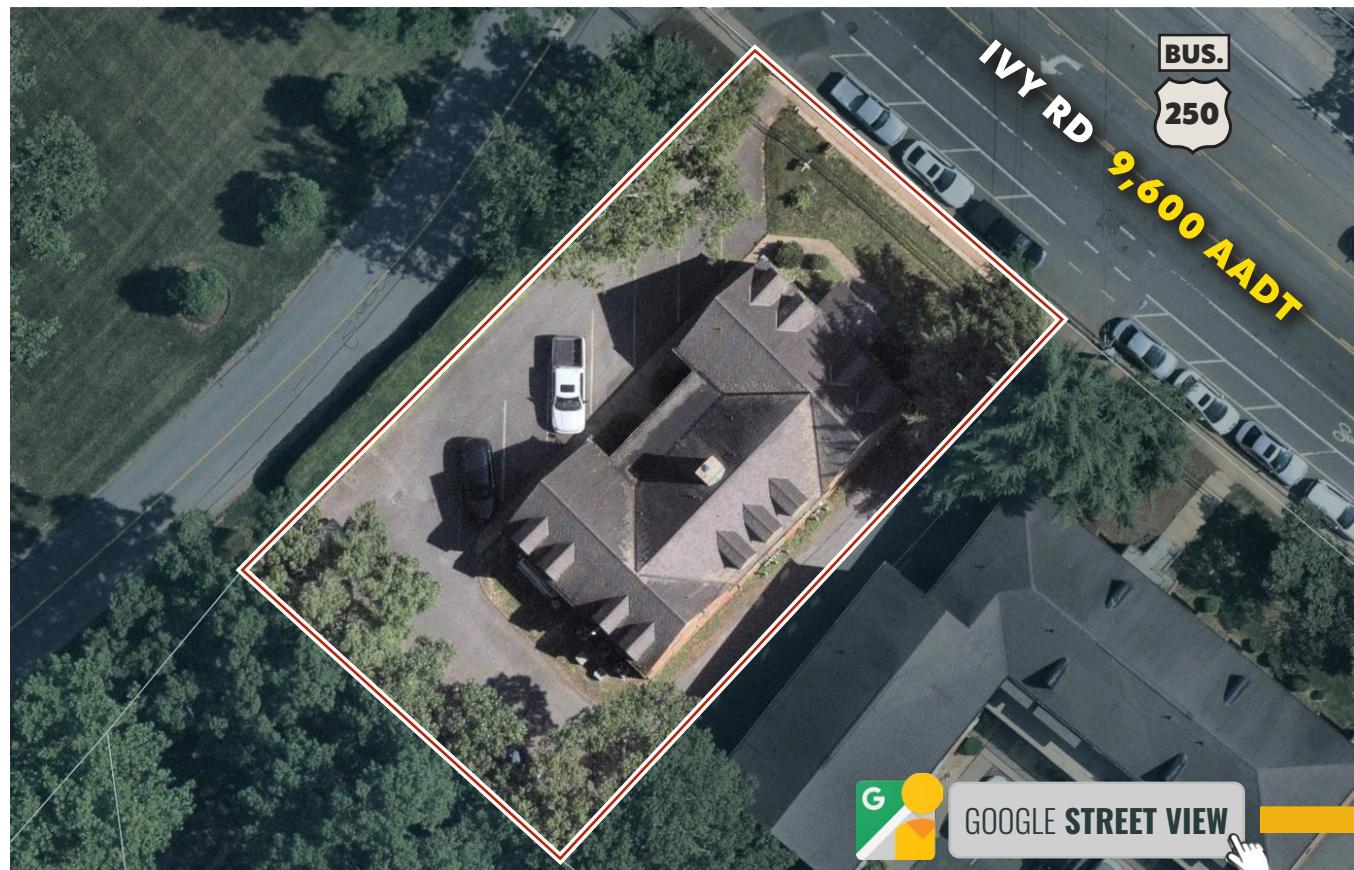


PROPERTY OVERVIEW

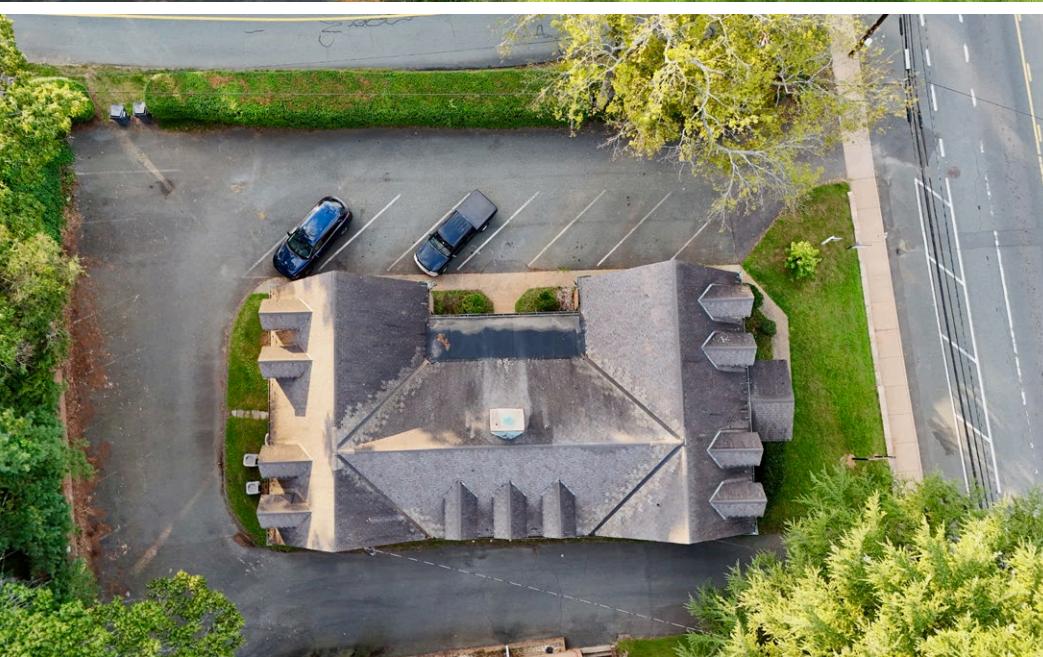
HIGHLIGHTS:

- 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



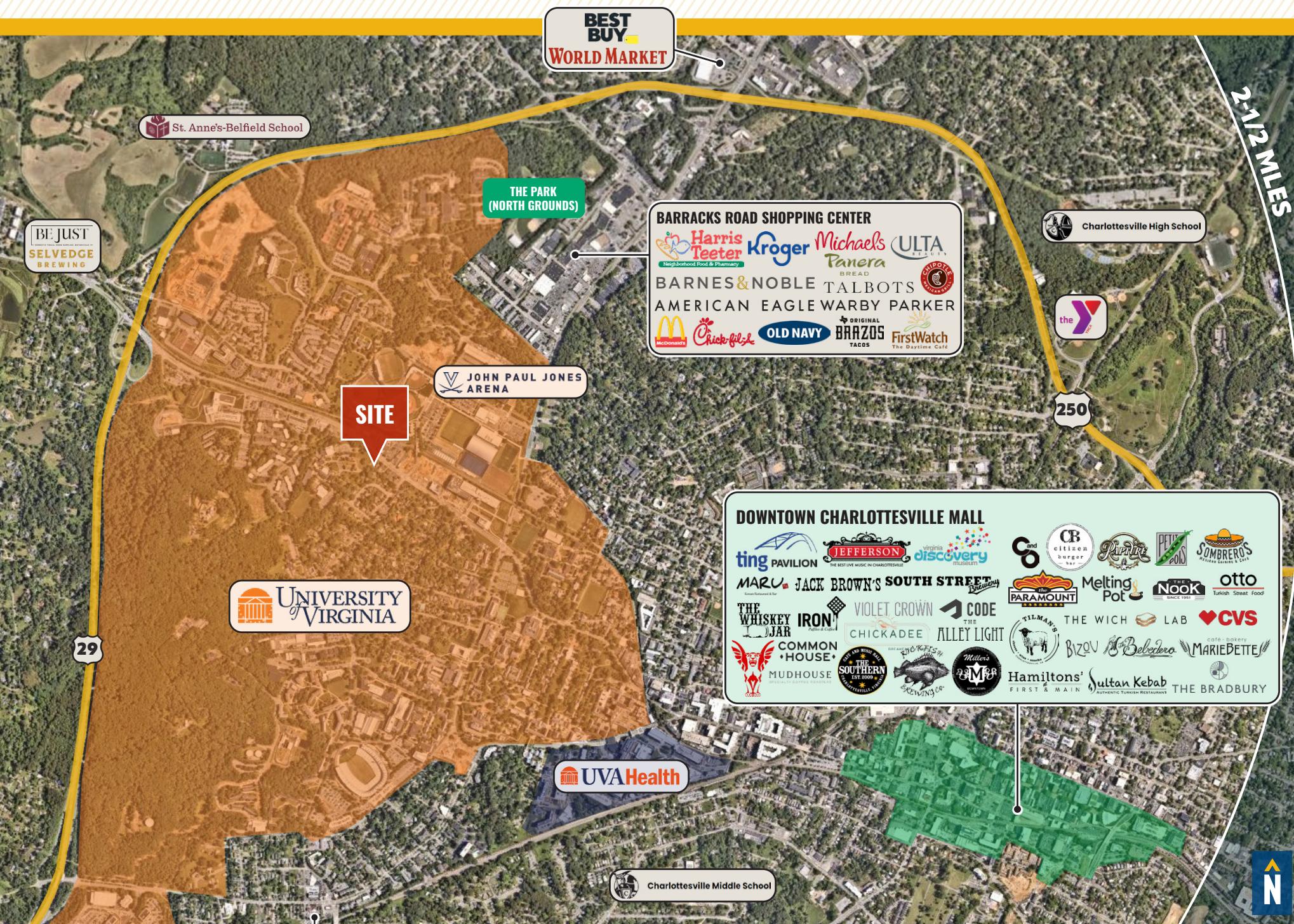
ADDITIONAL PHOTOS



LOCAL BIRDSEYE



MARKET AERIAL



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

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.

FULL DEMOS REPORT



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