

# CHARLOTTESVILLE RETAIL CENTER

Route 250 Pantops (adjacent to Guadalajara Restaurant)  
Charlottesville, VA

(540) 849-9020  
www.trianglerealtors.net

**ONLY 1 SPACE REMAINING!!!**



**2,978 SF**



- Available: Suite 107/108: 2,978 SF (Can be subdivided)
- Join Tropical Smoothie, Marco's Pizza, Mattress Firm, Buffalo Wild Wings Go, and Quest Diagnostics

**High Demand, High Growth  
Route 250 Pantops**

## MORE INFORMATION

Triangle  
Realtors,

Triangle Realtors  
Peter H. Wray, *Principal Broker*

2903 N. Augusta Street  
Staunton, VA 24401

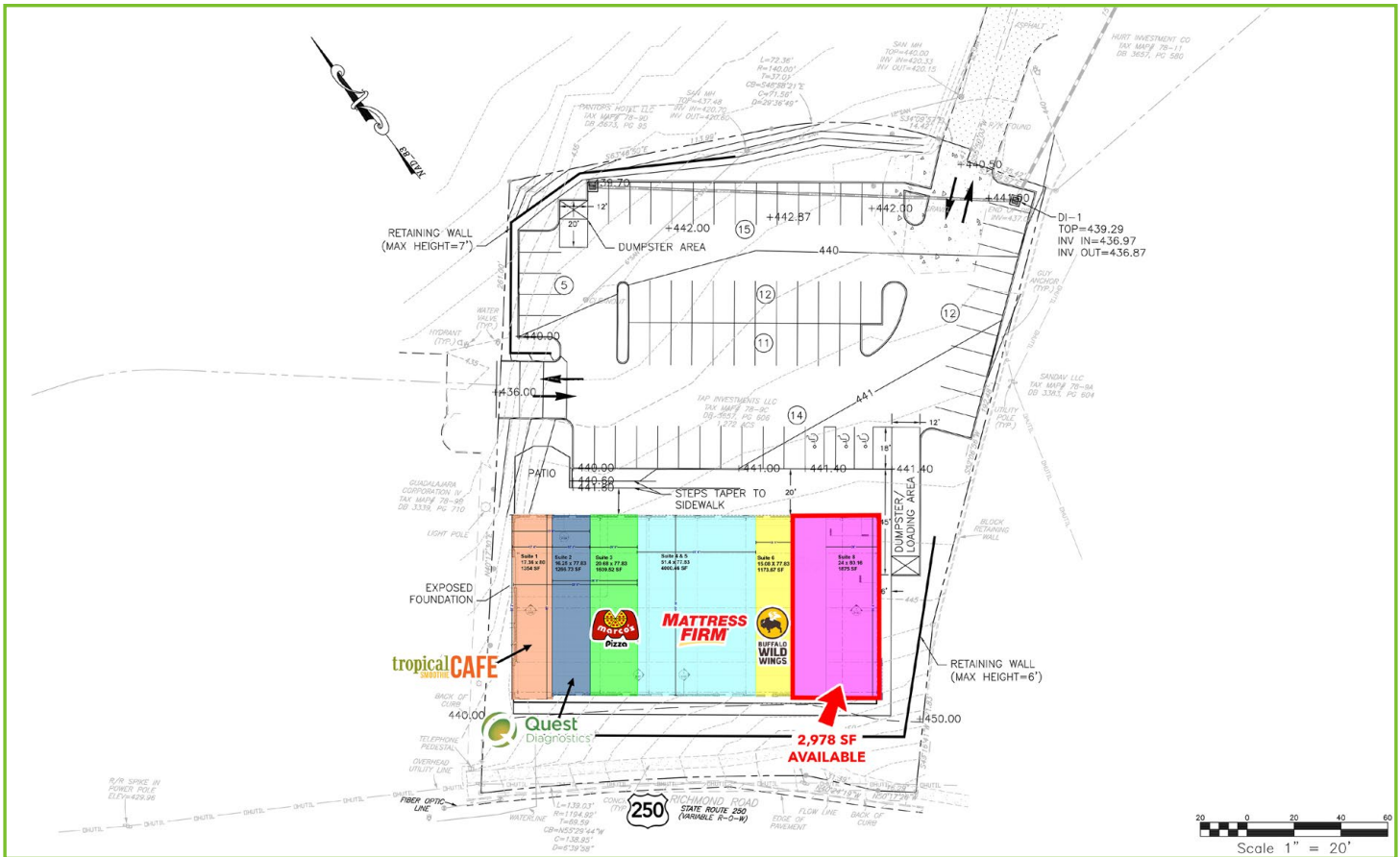
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## PROPERTY HIGHLIGHTS

- New connector roads to adjacent housing
- Booming new residential construction
- Between Interstate 64 and Downtown Charlottesville
- #1 Best City to Live in America
- “Top 5 American Foodie Cities” – Wine Enthusiast Magazine
- Close to \$305 Million Martha Jefferson Hospital that was ranked #1 Most Beautiful Hospital in the US
- Over 2500 employees between Peter Jefferson Place, Martha Jefferson Hospital, and State Farm Operation Center alone
- Zoned HC, Highway Commercial
- One of the last parcels on Route 250 Pantops to be developed
- University of Virginia is consistently ranked one of the top Universities in the country
- Owner/Agent

## DEMOGRAPHICS

	3 miles	5 miles	10 miles
Population	46,386	94,392	127,610
Households	19,684	37,834	50,650
Avg Income	\$75,437	\$77,305	\$90,782

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