



For Lease

**Bart McIntosh**

Associate  
+1 434 284 4005  
bart.mcintosh@colliers.com

**Colliers**

701 E. Water Street, Suite 301  
Charlottesville, VA 22902  
P: +1 434 974 7377  
colliers.com

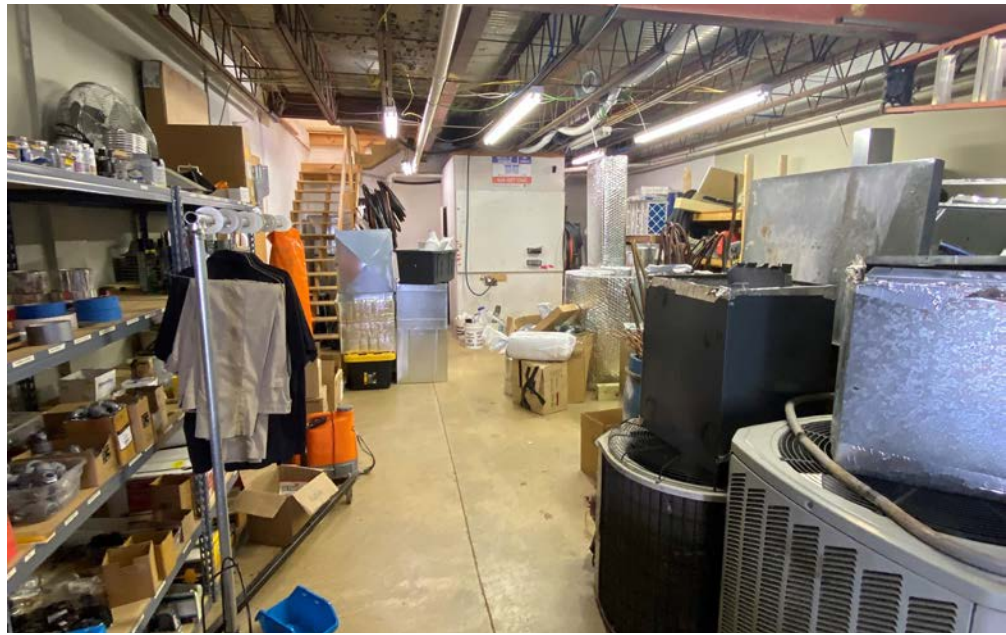
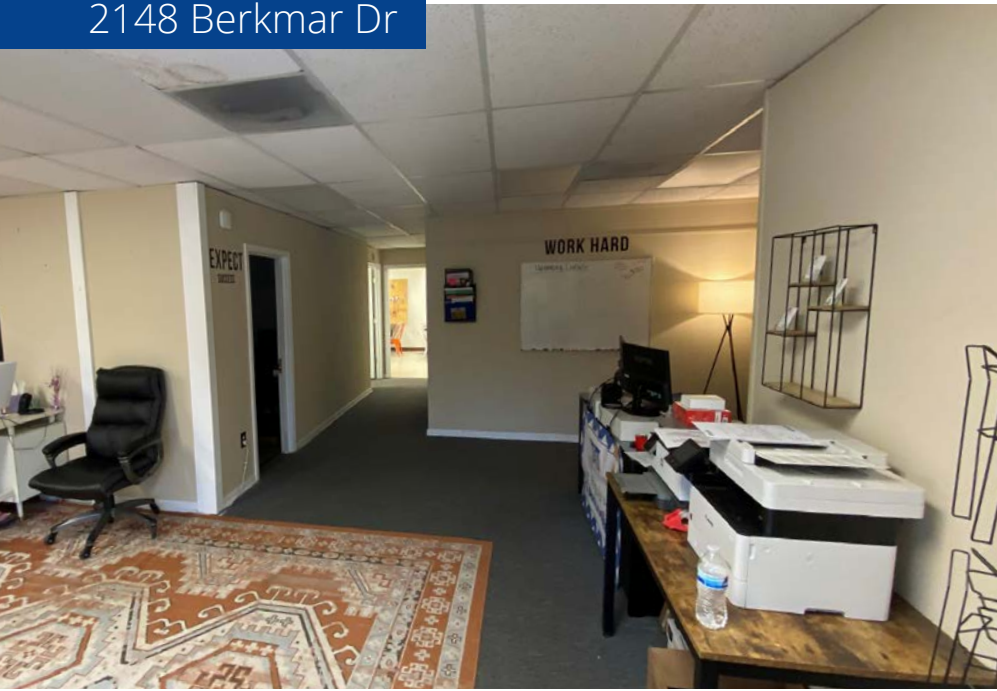
## 2148 Berkmar Dr Charlottesville, VA

### Rare retail and industrial space in Charlottesville

- Suite 2148: 2,070 SF retail and private office set up with kitchen and breakroom. Downstairs has open industrial work area with garage door
- Garage door and loading area in back
- Retail store front and separate entrance on main level
- \$18.00/SF NNN
- Berkmar Park offers spaces that can be office, retail and industrial
- High ceilings with conditioned spaces
- Wonderful opportunity to open new business, relocate existing one, or just find well priced space, convenient to UVA, Downtown Charlottesville and Rte 29N

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## Demographics



2023  
population

**9,631**

(1 mile)

**41,961**

(3 miles)

**100,643**

(5 miles)



2023 Average  
Household Income

**\$87,924**

(1 mile)

**\$124,933**

(3 miles)

**\$122,903**

(5 miles)

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