



AVAILABLE FOR LEASE

Bart McIntosh

Senior Associate

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2134 Berkmar Dr., Charlottesville, VA

Located right off Route 29 North and Seminole Trail

- 1,242 SF retail space with work areas, reception and private office
- \$18.00/NNN
- Rare retail and flex space in Charlottesville
- Great visibility and ample parking
- High ceilings with fully 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

Colliers

701 E. Water Street, Suite 301

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Charlottesville is centrally located in the eastern foothills of the Blue Ridge Mountains in Central Virginia

"#4 Top 50 best cities for entrepreneurs"



"10 hippest Mid-Sized Cities in America"



"Top 10 Best Places to Retire"



Charlottesville is strategically located just 40 miles south of the Washington D.C. MSA and under 60 miles west of the of Richmond's West End, and provides direct access to points across the nation through interstate, air and rail service.

"Top five destinations in the country"



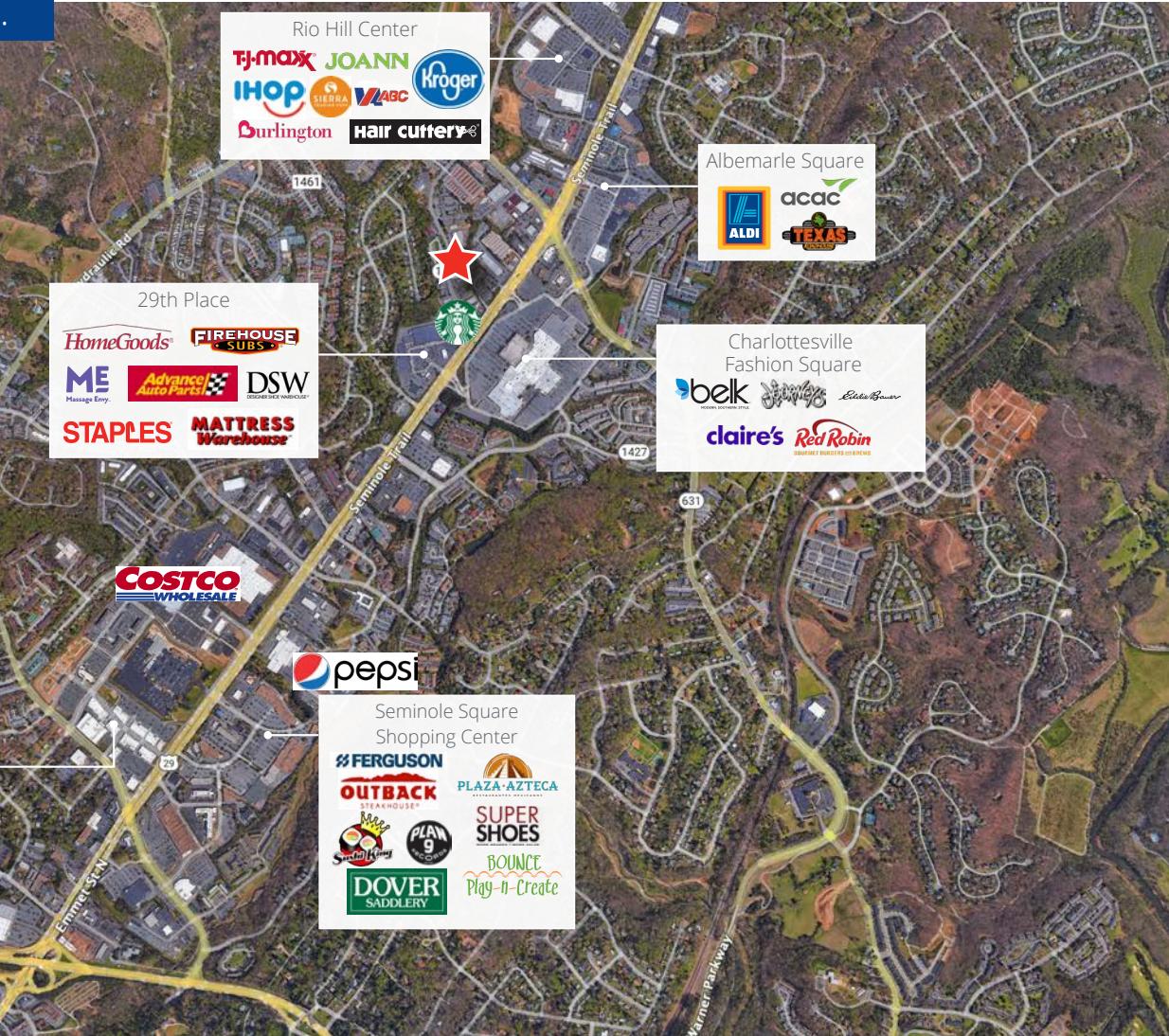
"One of the country's favorite mountain towns"



"One of the happiest and healthiest"



2134 Berkmar Dr.



Demographics



2025 population

9,673
(1 mile)

42,715
(3 miles)

100,637
(5 miles)



2025 Average Household Income

\$95,710
(1 mile)

\$127,997
(3 miles)

\$124,642
(5 miles)

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