



# OFFICE FOR LEASE

375 GREENBRIER DRIVE | CHARLOTTESVILLE, VIRGINIA 22901

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Just off Route 29 (Seminole Trail) with excellent visibility and access
- Minutes to UVA and North Fork Discovery Park
- Under 10 minutes to the Downtown Mall and key administrative centers
- Quick drive to The Shops at Stonefield
- Modern, move-in-ready offices: 4,500 SF (1st floor) and 8,000 SF (3rd floor)
- Open layouts with perimeter private offices
- Competitive full-service rental rates
- 100+ surface parking spaces
- 24/7 secure building access

AVAILABLE SPACE:	4,500 SF ± (1ST FLOOR) 8,000 SF ± (3RD FLOOR)
YEAR BUILT:	1974
STORIES:	3
PARKING:	4.50/1,000 SF
ZONING:	C1
RENTAL RATE:	NEGOTIABLE



# PHOTOS - FIRST FLOOR



# PHOTOS - THIRD FLOOR



# LOCAL BIRDSEYE



# LOCAL BIRDSEYE

**SITE**

54,000 AADT

EXXON

Wawa

AutoZone

Shell

29

Super 8  
BY WYNDHAM

greenbrier  
EMERGENCY  
ANIMAL HOSPITAL

vca  
animal  
hospitals

ADAPT

WESTFIELD RD

GREENBRIER DR

Classic Furniture  
ESSENTIALS

UNITED STATES  
POSTAL SERVICE

PLAZA AZTECA

OUTBACK  
STEAKHOUSE

JARED

BJ's  
RESTAURANT  
BREWHOUSE

MISSION BBQ

CLEAN  
JUICE

NORTHROP  
GRUMMAN

COSTCO  
WHOLESALE

HOME  
SUITE

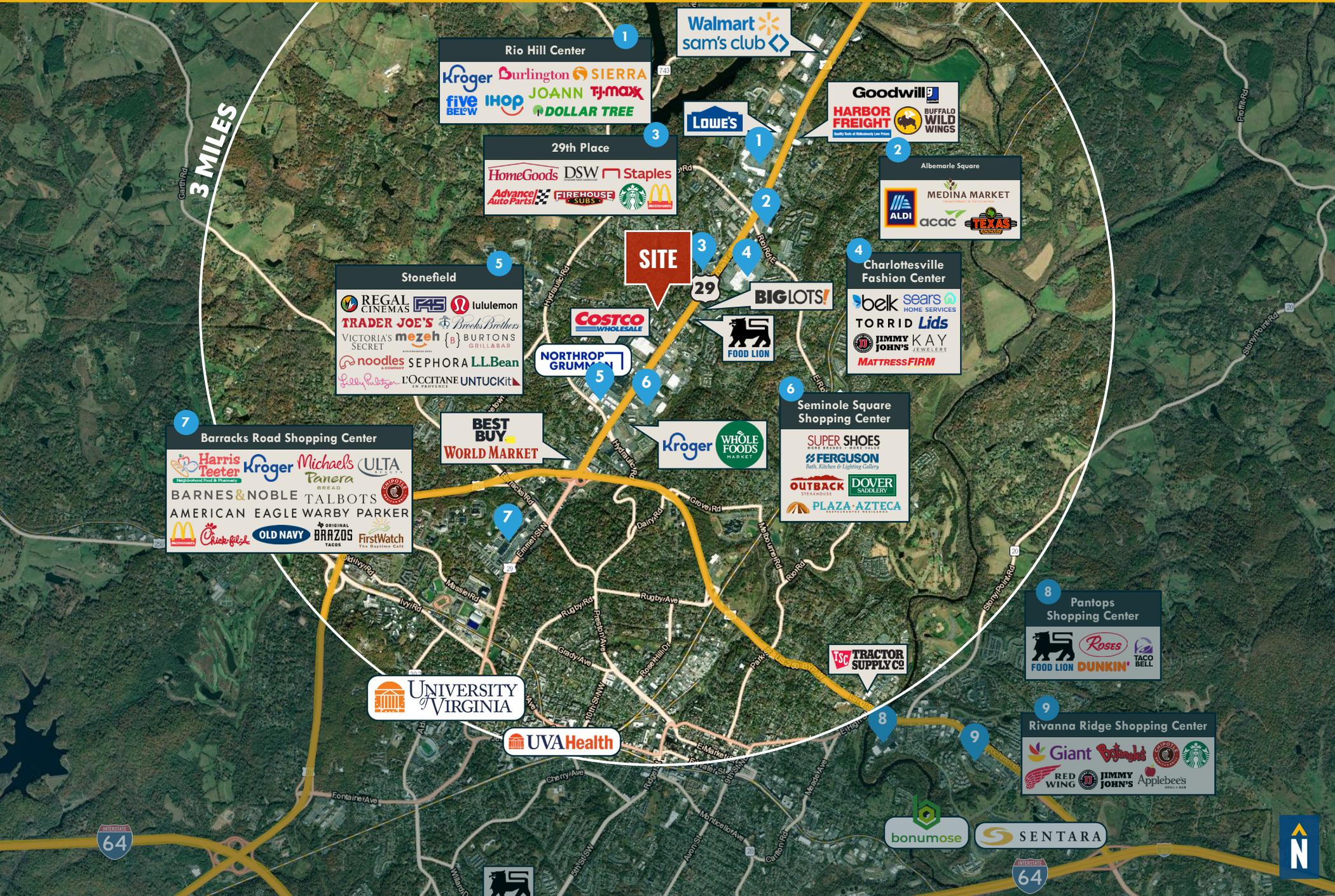
Hampton  
INN

BUERGER  
KING

COMMONWEALTH DR

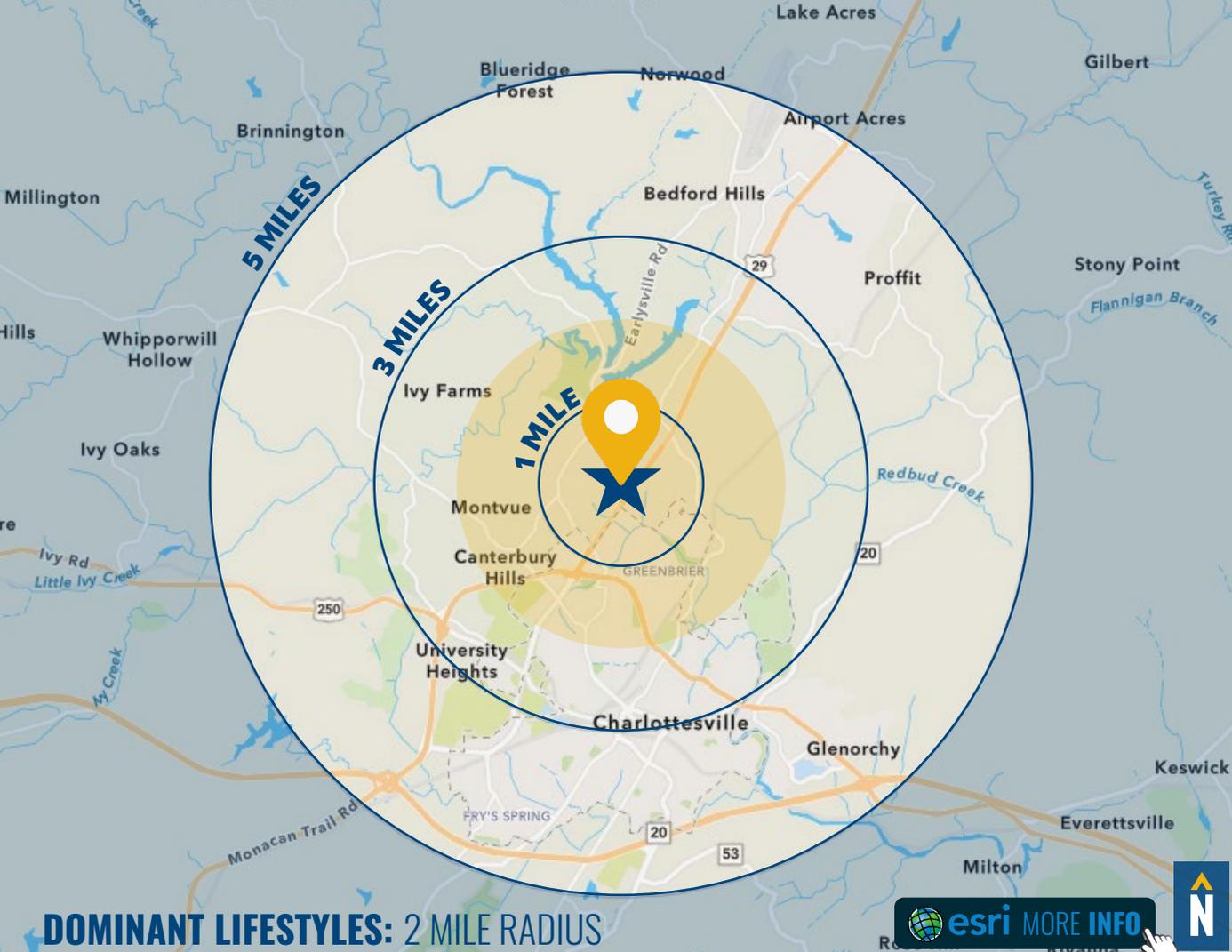


# CHARLOTTESVILLE TRADE AREA



# DEMOGRAPHICS

2025



[MORE INFO](#)

RADIUS: **1 MILE** **3 MILES** **5 MILES**

## TOTAL POPULATION



13,518	57,215	104,850
--------	--------	---------

## DAYTIME POPULATION



17,910	96,820	144,785
--------	--------	---------

## AVERAGE HOUSEHOLD INCOME



\$87,426	\$116,538	\$123,386
----------	-----------	-----------

## NUMBER OF HOUSEHOLDS



5,984	23,625	43,075
-------	--------	--------

## MEDIAN AGE



37.4	31.0	32.6
------	------	------

[FULL DEMOS REPORT](#)

**16%** URBAN CHIC



MEDIAN  
AGE: 41.9  
HH INCOME: \$144,754

These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

**12%** CITY GREENS



MEDIAN  
AGE: 41.4  
HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

**11%** YOUNG AND RESTLESS



MEDIAN  
AGE: 31.4  
HH INCOME: \$56,258

These predominantly young residents tend to live alone, with roommates, or as cohabiting couples without children. The majority earn middle-tier incomes. They frequent convenient stores and often order take-out.

# FOR MORE INFO CONTACT:



**BRIAN THOMAS**

REAL ESTATE ADVISOR

**202.734.9726**

**BTHOMAS@mackenziecommercial.com**



**SAM ORR**

EXECUTIVE VICE PRESIDENT

**202.345.8394**

**SAM.ORR@mackenziecommercial.com**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**434-818-7788**

425 7th Street NE

Charlottesville, VA 22902

OFFICES IN: **CHARLOTTESVILLE, VA**

ANNAPOLIS, MD

BALTIMORE, MD

BEL AIR, MD

COLUMBIA, MD

LUTHERVILLE, MD

[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.