



RETAIL FOR LEASE | LAST SPACE REMAINING

113-115 Maury Ave

Charlottesville, VA



CUSHMAN &
WAKEFIELD

THALHIMER

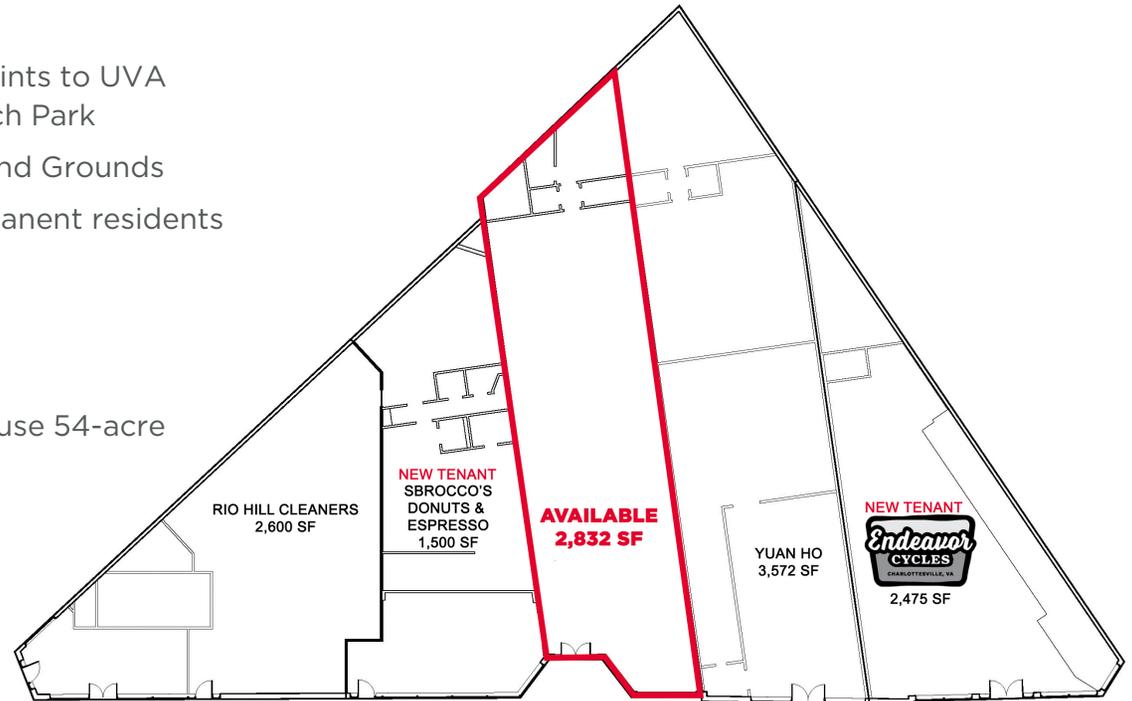
113-115 MAURY AVE

PROPERTY FEATURES

- **2,832 SF - Retail Space**
- Rare opportunity along on of the primary access points to UVA Grounds, UVA Health System, and Fontaine Research Park
- Walking distance to UVA's Scott Stadium, Dorms, and Grounds
- Strong surrounding population of student and permanent residents
- Façade/Exterior renovations completed in 2024
- Located in historic Fry's Spring neighborhood
- 13,000 VPD on Fontaine Ave
- Close Proximity to Fontaine Research Park, a multi-use 54-acre Research Park

- DEMOGRAPHICS -

	POPULATION	AVERAGE HH INCOME	DAYTIME POPULATION
2 Miles	45,938	\$106,878	74,561
3 Miles	67,659	\$113,968	97,736
5 Miles	99,635	\$118,721	137,222



113-115 MAURY AVE

INTERIOR PHOTOS



113-115 MAURY AVE

PROPERTY AERIAL



NORTHDRIDGE
MEDICAL
PARK

JOHN DEERE
Virginia
Tractor

BOAR'S HEAD
HENRY
WINERY



250

DAIRY
MARKET

SOUTH
CENTRAL MILKMAN'S
STARR HILL
CHIMM'S
GRN
BRGR



29

THE CORNER

ASADO
COURTYARD
MARRIOTT
Graduate
HOTELS
Starbucks



HISTORIC DOWNTOWN MALL

THE WHISKEY
JAR
COMMON
HOUSE
CVS
pharmacy
GRIT COFFEE
MUDHOUSE
Kilwins
BIZON
ZO-CQ-LO
Baggby's
MARLA
Melting
Pot
Nook
COGA & SPC
Chaps
corner juice

UNIVERSITY OF VIRGINIA
+ 17,000 STUDENTS

DONA
PIZZERIA



113-115 MAURY AVE

PI
NAPO

29

FONTAINE
RESEARCH
PARK

Dürty
Nelly's
GUADALAJARA
MEXICAN RESTAURANT

MASHUMEN
ATLAS
COFFEE

ORIGINAL
BRAZOS
TACOS



MERKLE



64

WILLOUGHBY SQUARE

CVS
pharmacy
FOOD LION
SUBWAY
FAMILY
DOLLAR



5TH STREET STATION

Wegmans
planet fitness
HAVERTYS
FURNITURE
DICK'S
SPORTING GOODS
FC
SALLY
BEAUTY SUPPLY
PET SMART
BURGERFI
Marshalls
ALAMO
DRY GOODS STORE
Great Clips
HAND & STONE
RESTAURANT





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