



1,500 SF ± OFFICE SUITE

660 HUNTERS PLACE | CHARLOTTESVILLE, VIRGINIA 22911

FOR
LEASE



PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,500 SF \pm office space (Suite 202) in well maintained office building
- Perfect size for growing small to mid-sized business, providing an efficient footprint
- Situated within Hunter Business Park
- Excellent location with quick access to Rt. 250 and Rt. 64; Easy commutes for employees and seamless logistics for business operations
- Easily accessible to retail centers, restaurants and essential services
- Established business park with a diverse mix of office and industrial users
- Ample on-site parking

| | |
|----------------|----------------------------|
| BUILDING SIZE: | 1,500 SF \pm (SUITE 202) |
| LOT SIZE: | 2.46 ACRES \pm |
| YEAR BUILT: | 1993 |
| STORIES: | 3 |
| ZONING: | LI (LIGHT INDUSTRIAL) |
| RENTAL RATE: | \$17.50 PSF |



AERIAL



GOOGLE MAPS



INTERIOR PHOTOS



LOCAL BIRDSEYE



CHARLOTTESVILLE TRADE AREA



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



230

14,730

62,504

DAYTIME POPULATION



744

21,520

92,278

AVERAGE HOUSEHOLD INCOME



\$176,875

\$131,315

\$125,412

NUMBER OF HOUSEHOLDS



73

7,095

27,239

MEDIAN AGE

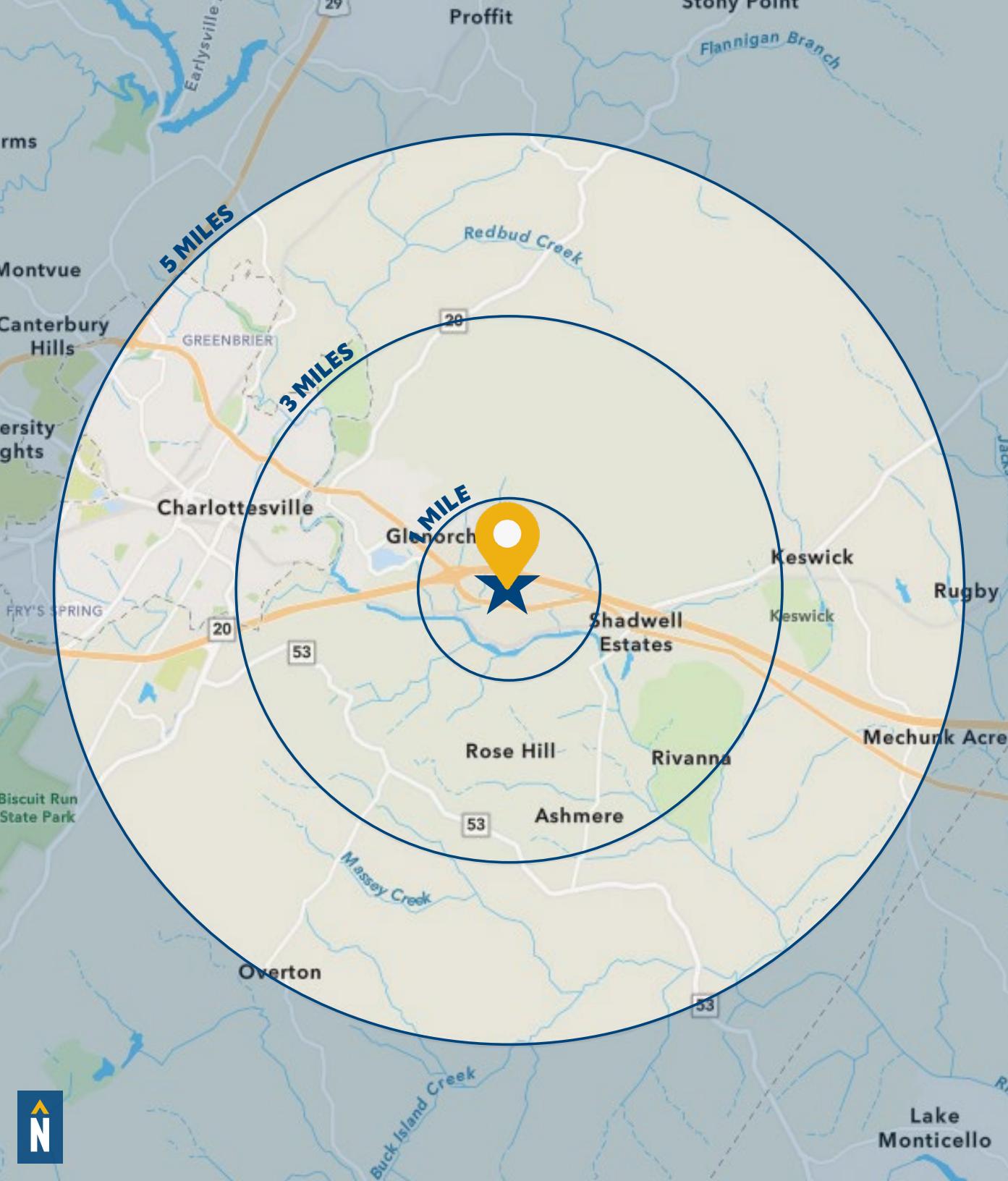


43.5

42.9

34.9

FULL DEMOS REPORT



FOR MORE INFO CONTACT:



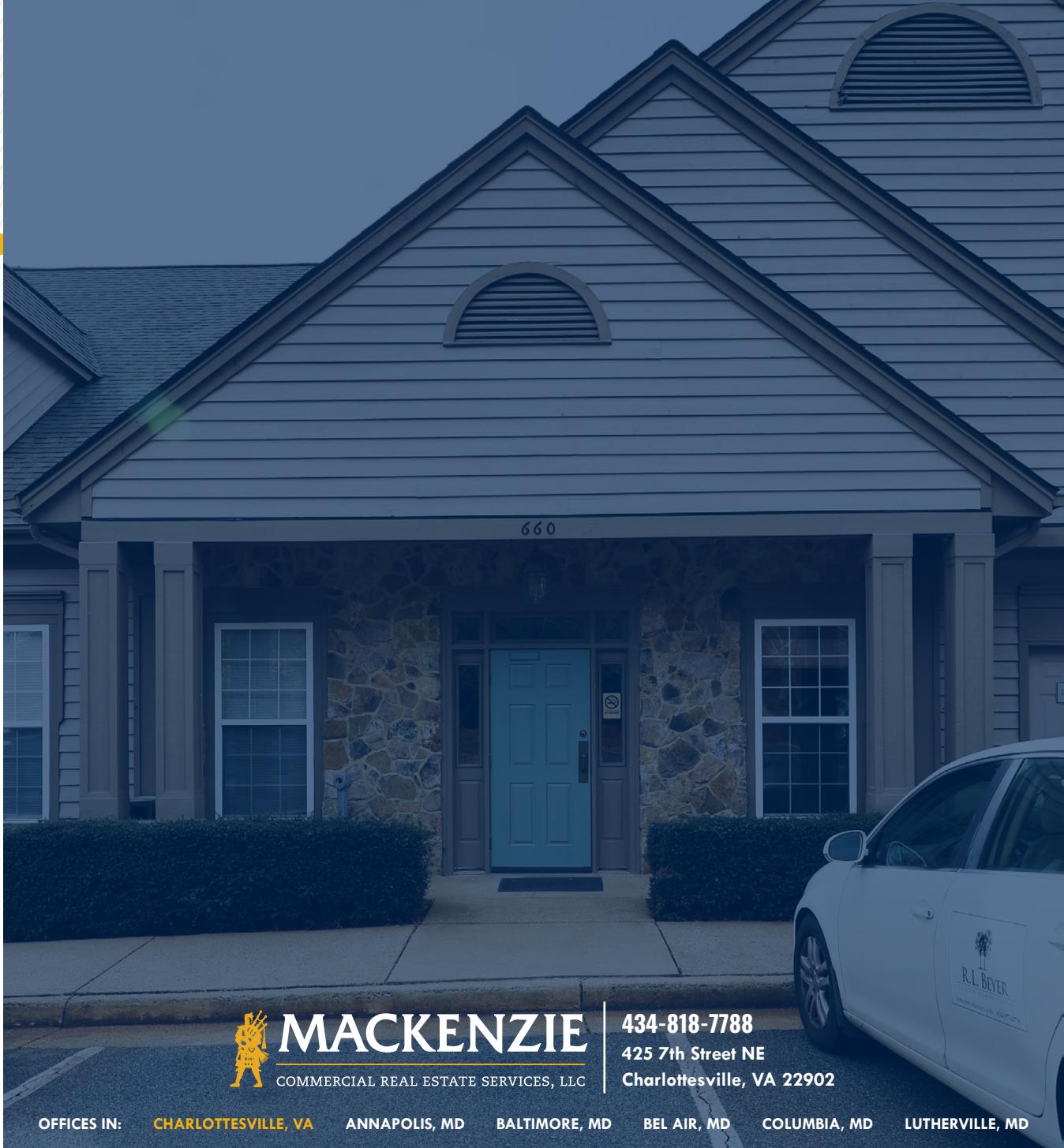
SAM ORR
EXECUTIVE VICE PRESIDENT
202.345.8394
SAM.ORR@mackenziecommercial.com



BRIAN THOMAS
REAL ESTATE ADVISOR
202.734.9726
BTHOMAS@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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

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.