

MEDICAL / OFFICE FOR LEASE

2701 Hydraulic Rd

Charlottesville, VA 22901



JENNY STONER  
Senior Vice President  
434 234 8417  
jenny.stoner@thalhimer.com

JOHN PRITZLAFF  
Senior Vice President  
434 234 8416  
john.pritzlaff@thalhimer.com

BRAND NEW  
CONSTRUCTION!



THALHIMER



## PROPERTY FEATURES

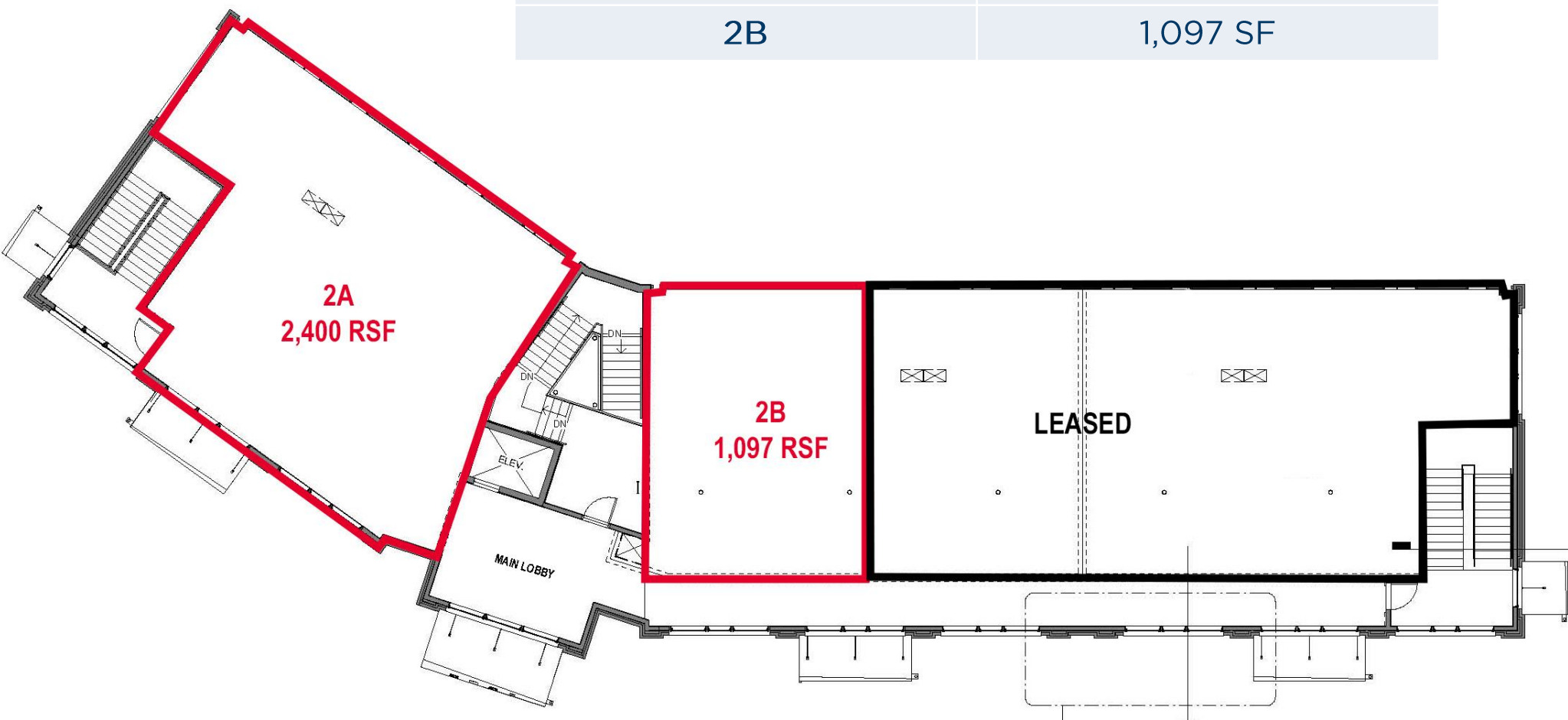
- 2,400 SF & 1,097 SF SUITES AVAILABLE ON FIRST FLOOR
- Brand new construction allows for customizable suites
- Options for covered parking at the site
- Medical or traditional office space
- Build to suit opportunities
- Well-appointed new building with thoughtful layout
- Just 10 minutes from Downtown Charlottesville
- Great visibility & signage at 40,000 VPD intersection
- Strong surrounding demographics



# FIRST FLOOR AVAILABILITY

## SUITE OPTIONS

SUITE	RSF
2A	2,400 SF
2B	1,097 SF



# PROPERTY AERIAL

2701 HYDRAULIC RD

40,000 VPD

19,000 VPD

44,000 VPD

24,000 VPD

MARY CARR GREER  
ELEMENTARY SCHOOL  
JACK JOUETT  
MIDDLE SCHOOL  
ALBEMARLE  
HIGH SCHOOL

HYDRAULIC RD

RIO HILL

ALBEMARLE  
SQUARE

29TH PLACE

CHARLOTTESVILLE  
FASHION SQUARE

STONEFIELD  
COMMONS

THE SHOPS AT  
STONEFIELD

SEMINOLE TRAIL

CAVALIER CENTER

37,000 VPD

GEORGETOWN RD

RIVANNA  
PLAZA



# SITE DEMOGRAPHICS



**73.4%**

3 MILE EDUCATION SOME COLLEGE & ABOVE



**125,281**

5 MILE DAYTIME POPULATION



**69,699**

10 MINUTE TOTAL POPULATION



**\$326,909**

1 MILE AVERAGE HOME VALUE



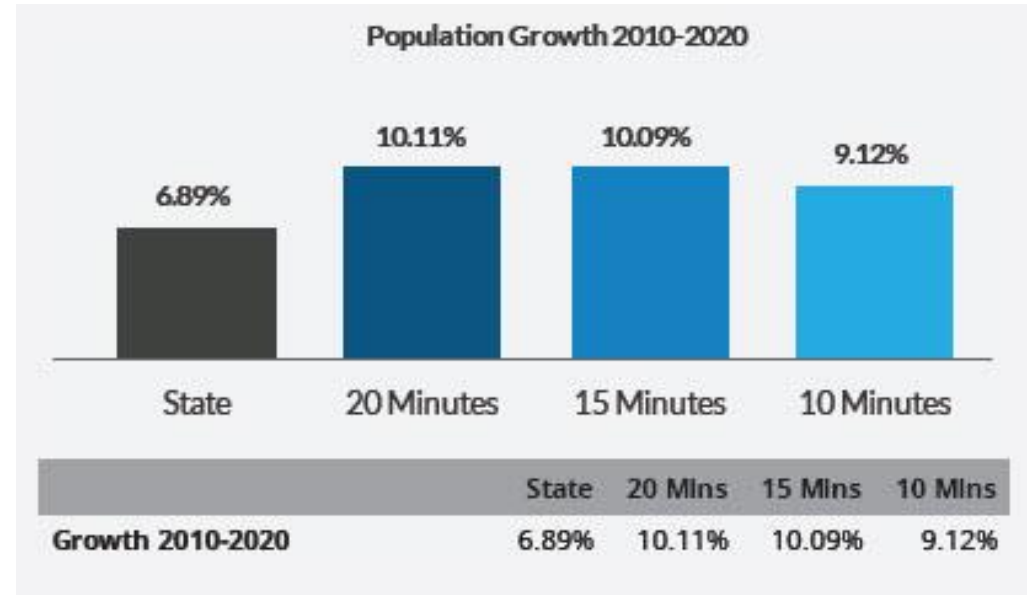
**\$81,753**

10 MILE MEDIAN HOUSEHOLD INCOME



**28**

10 MINUTE MEDIAN AGE





**THALHIMER**

600 E Water Street  
Suite C  
Charlottesville, VA 22902  
[www.thalhimer.com](http://www.thalhimer.com)



**JENNY STONER**  
Senior Vice President  
434 234 8417  
[jenny.stoner@thalhimer.com](mailto:jenny.stoner@thalhimer.com)

**JOHN PRITZLAFF**  
Senior Vice President  
434 234 8416  
[john.pritzlaff@thalhimer.com](mailto:john.pritzlaff@thalhimer.com)

Another Project By:



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

*Cushman Wakefield | Thalhimer ©2024. No warranty or representation, express or implied, is made to the accuracy or completeness 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 special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.*