

**FOR LEASE**

Seminole Lane Shops

2291 Seminole Lane, Charlottesville, VA 22901

2,000 SF Turnkey Restaurant/Retail Space

- Endcap unit with Seminole Trail/29N visibility
- 52,000 vehicles per day
- Efficient layout with ample natural light
- Hood in place
- Great parking for customers
- Across from Walmart, Flow Toyota/Subaru, adjacent UVA Medical offices
- Available now at \$32/SF NNN

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CONTACT US

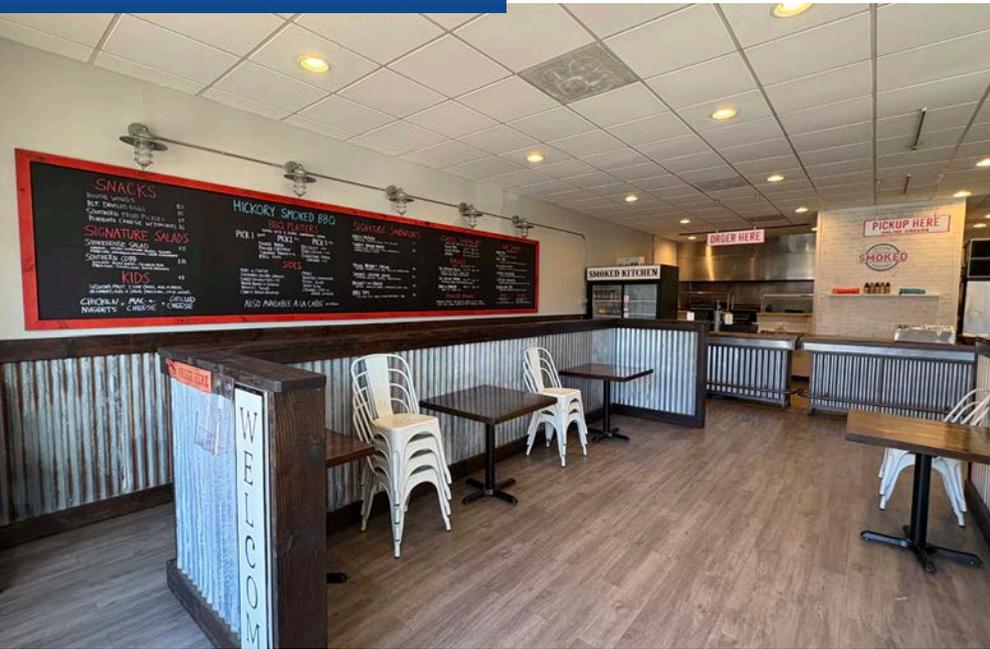
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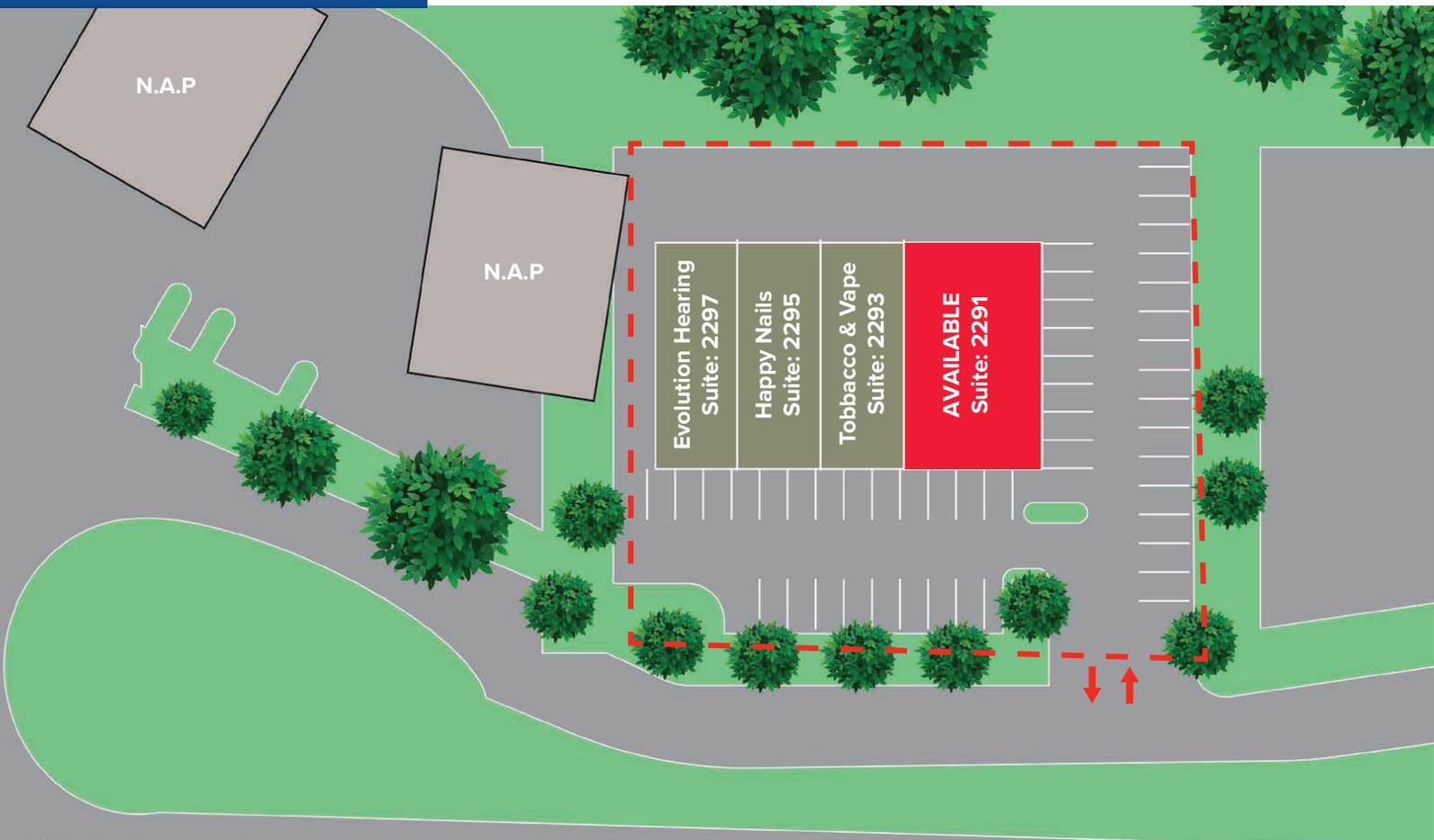
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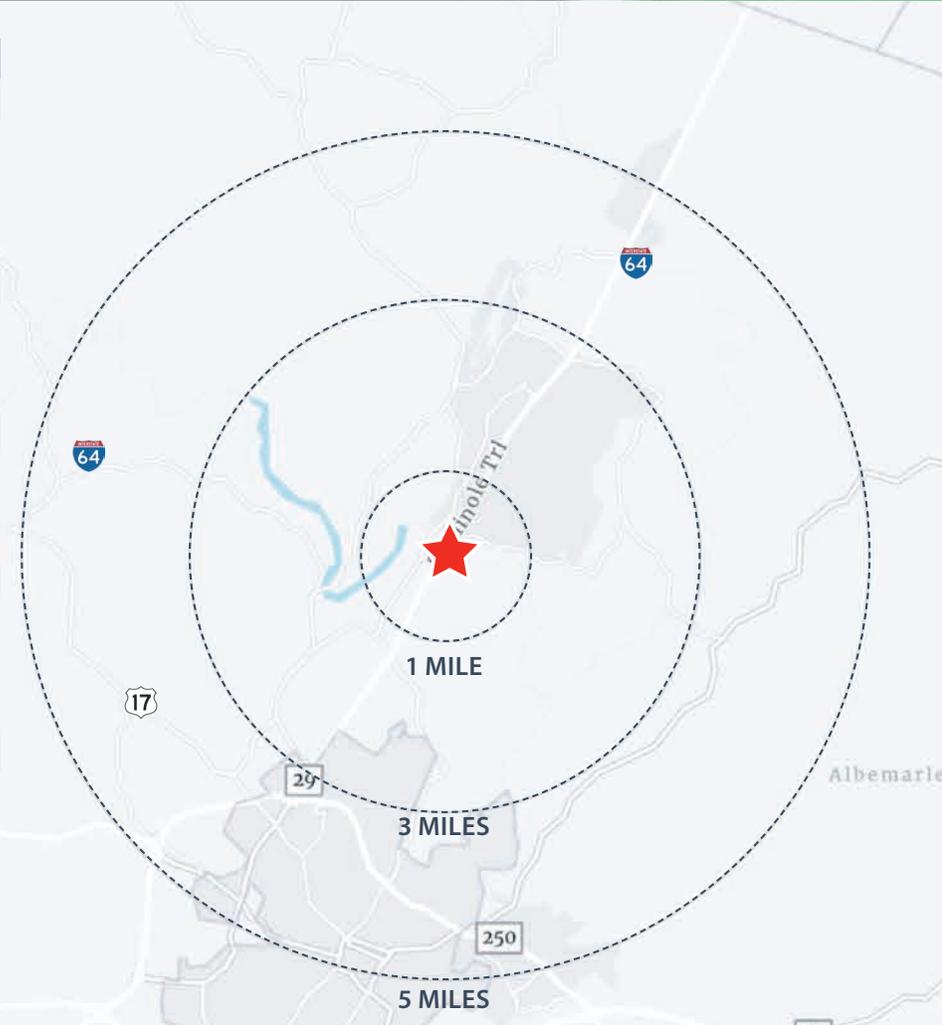
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	1-Mile	3-Mile	5-Mile
Population			
2025 Total Population	3,265	31,847	73,859
2030 Total Population	3,373	33,300	75,714
Change 2025 - 2030	0.7%	0.9%	0.5%
2025 Median Age	43.9	40.8	35.6
Households			
2025 Households	1,260	13,377	31,025
2030 Households	1,311	14,110	32,076
Change 2025 - 2030	0.8%	1.1%	0.7%
2025 Income			
Average HH Income	\$191,737	\$137,259	\$130,293
Median HH Income	\$157,237	\$104,312	\$93,346
Per Capita Income	\$71,465	\$57,502	\$54,921
2025 Housing Units			
Total Housing Units	1,299	14,342	33,588
Owner Occupied Units	911	7,545	15,673
Renter Occupied Units	349	5,832	15,352
Vacant Units	39	965	2,563
2025 Employment			
# of Employees	3,839	21,048	64,456
# of Businesses	251	1,667	4,823



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