



BOUTIQUE RETAIL/OFFICE SPACE

29 CENTRAL AT STONEFIELD | CHARLOTTESVILLE, VIRGINIA 22901

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Located on bottom floor of a mixed-use/multi-unit property with approx. 160 units (6 stories)
- Beneficial for retail/office use, or services that want access to local residents and households
- Great location with multiple walkable amenities including multiple apartments/hotels, Costco and The Shops at Stonefield

SUITE SIZE:

SUITE 2055: 1,650 SF ±

LOT SIZE:

2.73 ACRES ±

YEAR BUILT:

2022

STORIES:

6

PARKING:

STREET

ZONING:

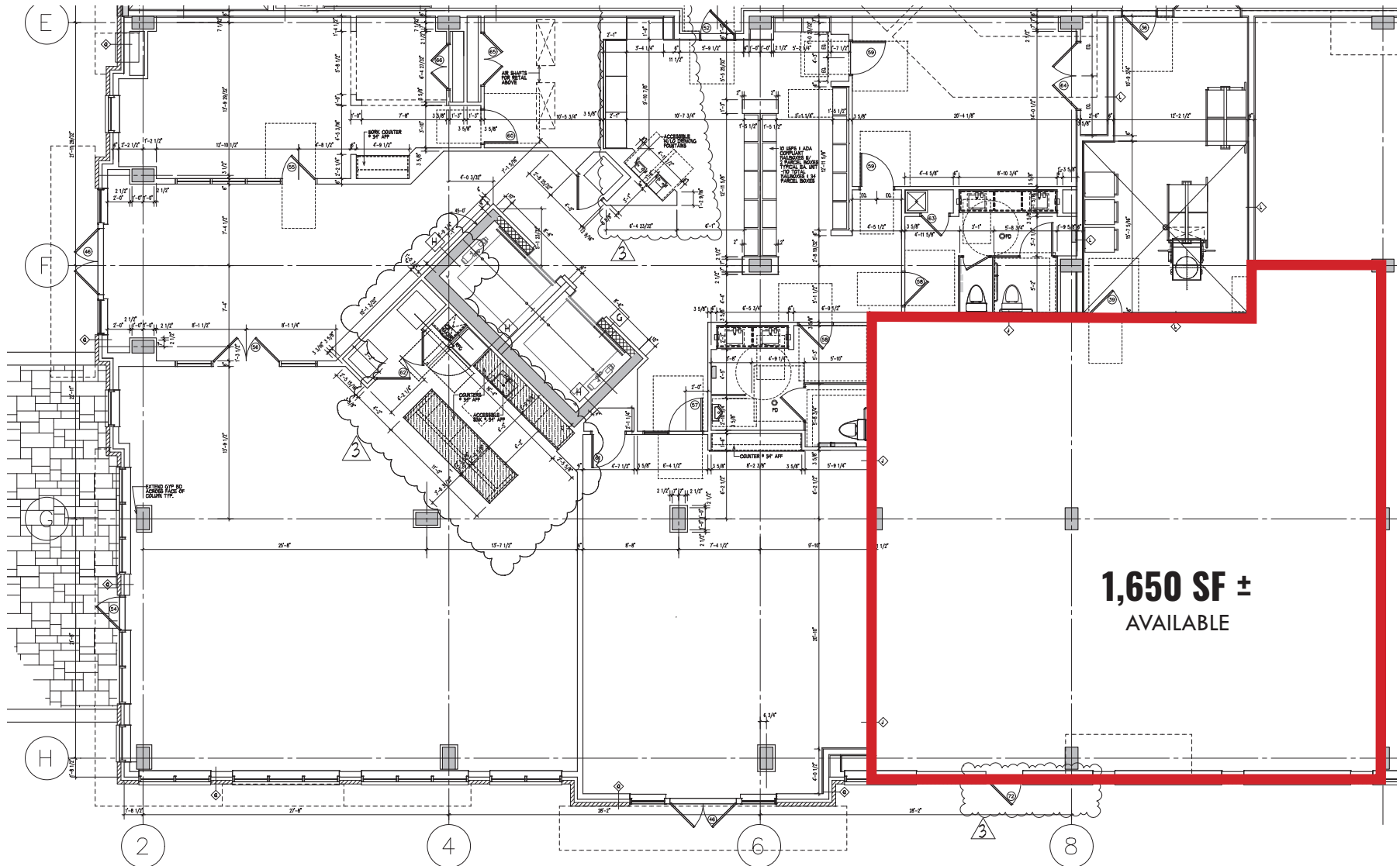
NEIGHBORHOOD MODEL

RENTAL RATE:

NOT DISCLOSED

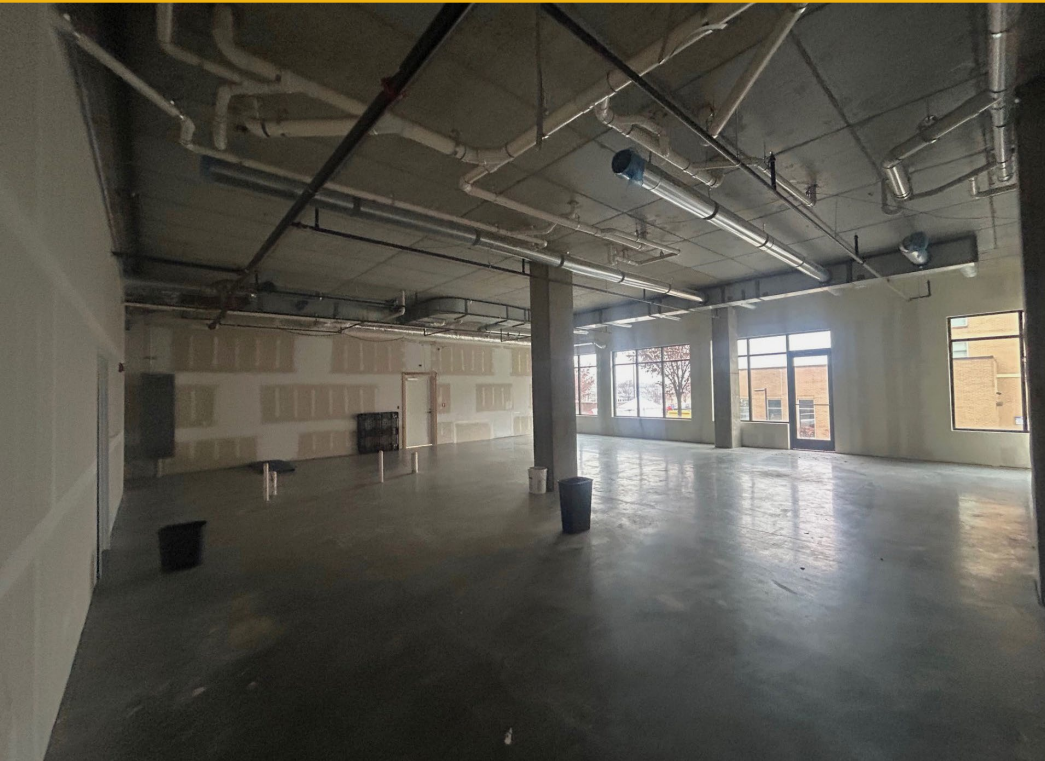


FLOOR PLAN



AMENITY AREA PLAN
1/4" = 1'-0"

INTERIOR PHOTOS



CHARLOTTESVILLE TRADE AREA



DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



4,854

15,766

31,319

DAYTIME POPULATION



14,398

40,718

102,042

AVERAGE HOUSEHOLD INCOME



\$90,595

\$108,312

\$112,649

NUMBER OF HOUSEHOLDS



5,336

13,944

25,347

MEDIAN AGE

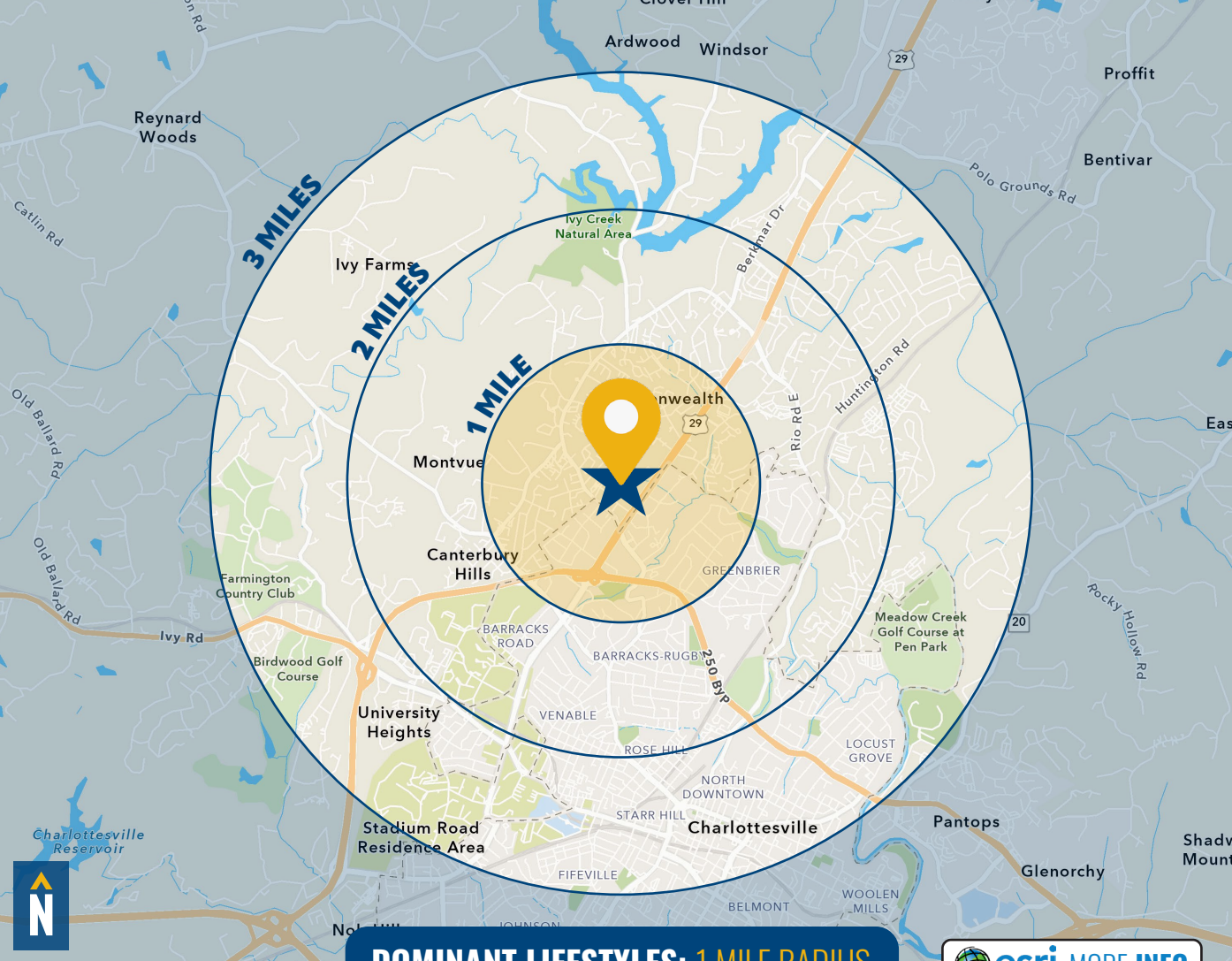


35.0

33.2

29.3

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 1 MILE RADIUS

esri MORE INFO

24%

EMERGING HUB

MEDIAN

AGE: 36.0

HH INCOME: \$70,456



Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

19%

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.

18%

METRO FUSION

MEDIAN

AGE: 32.8

HH INCOME: \$55,443



This segment varies from young householders under the age of 35 with preschool-aged children to renters living alone or as couples without children. They tend to shop close to home, in addition to online.

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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