



612 W. RIO ROAD

CHARLOTTESVILLE, VIRGINIA 22901

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Retail/office suites available
 - » 3,011 SF \pm (upper/street level)
 - » 396 SF \pm (lower level w/ rear entry)
- Recently built out interior; move-in ready
- Upper level suite comes with 9 parking spaces (more available upon request); Lower level suite comes with 1 parking space
- Situated just off of US Route 29/Seminole Trail (major retail traffic area; 45,000 cars per day)
- 10 min. drive to Downtown Charlottesville
- Close proximity to the Charlottesville Airport (CHO), UVA Research Park, North Fork (a UVA Discovery Park), U.S. Army's National Ground Intelligence Center and Defense Intelligence Agency, the Downtown Charlottesville Mall and The University of Virginia

AVAILABLE:

3,011 SF \pm (UPPER LEVEL)

396 SF \pm (LOWER LEVEL)

STORIES:

2

ZONING:

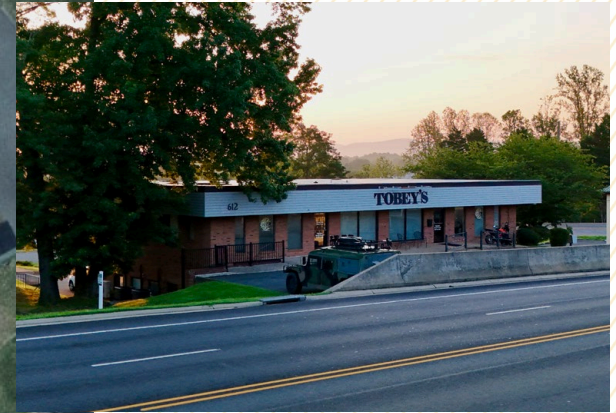
CO (COMMERCIAL OFFICE)

RENTAL RATE:

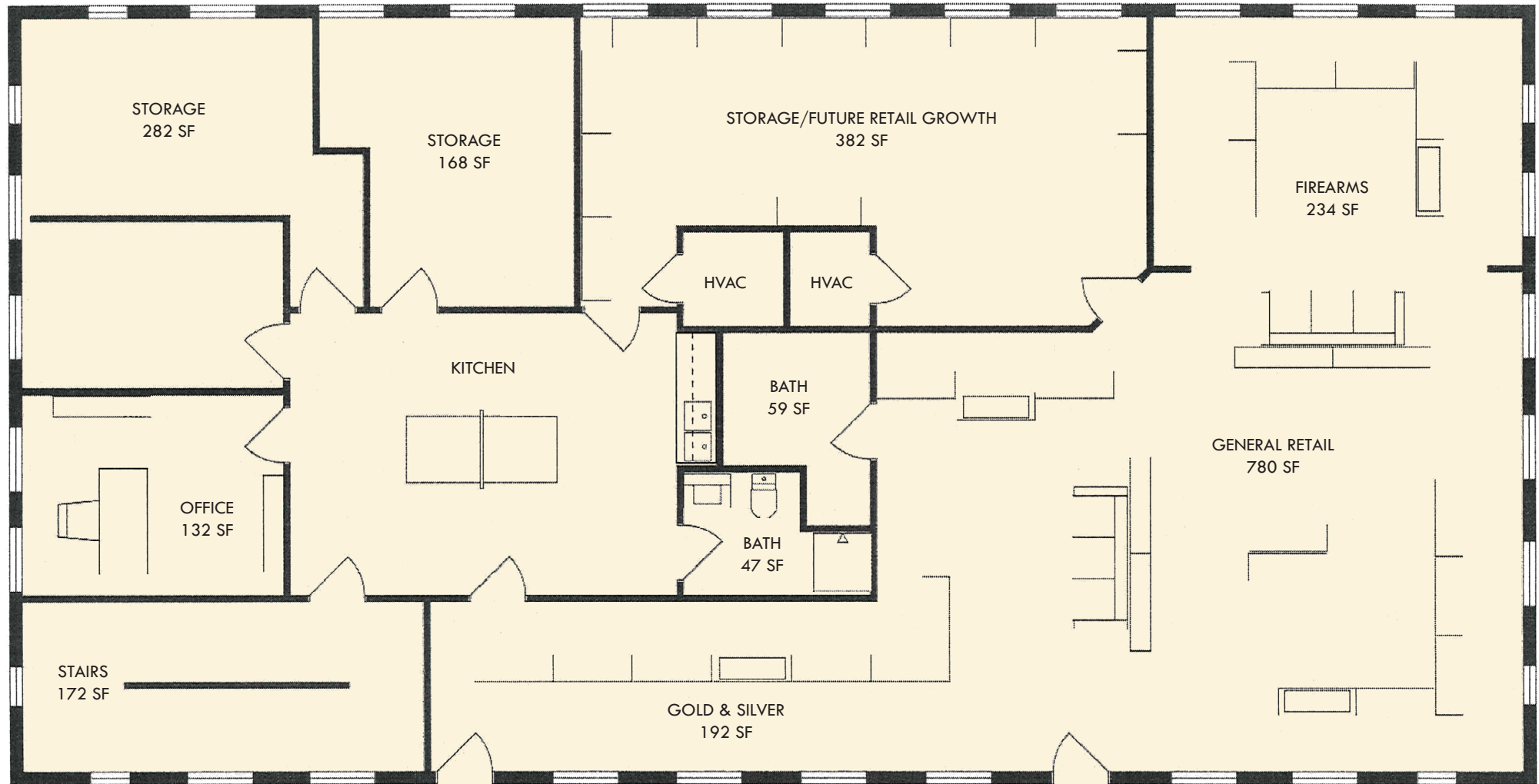
NEGOTIABLE



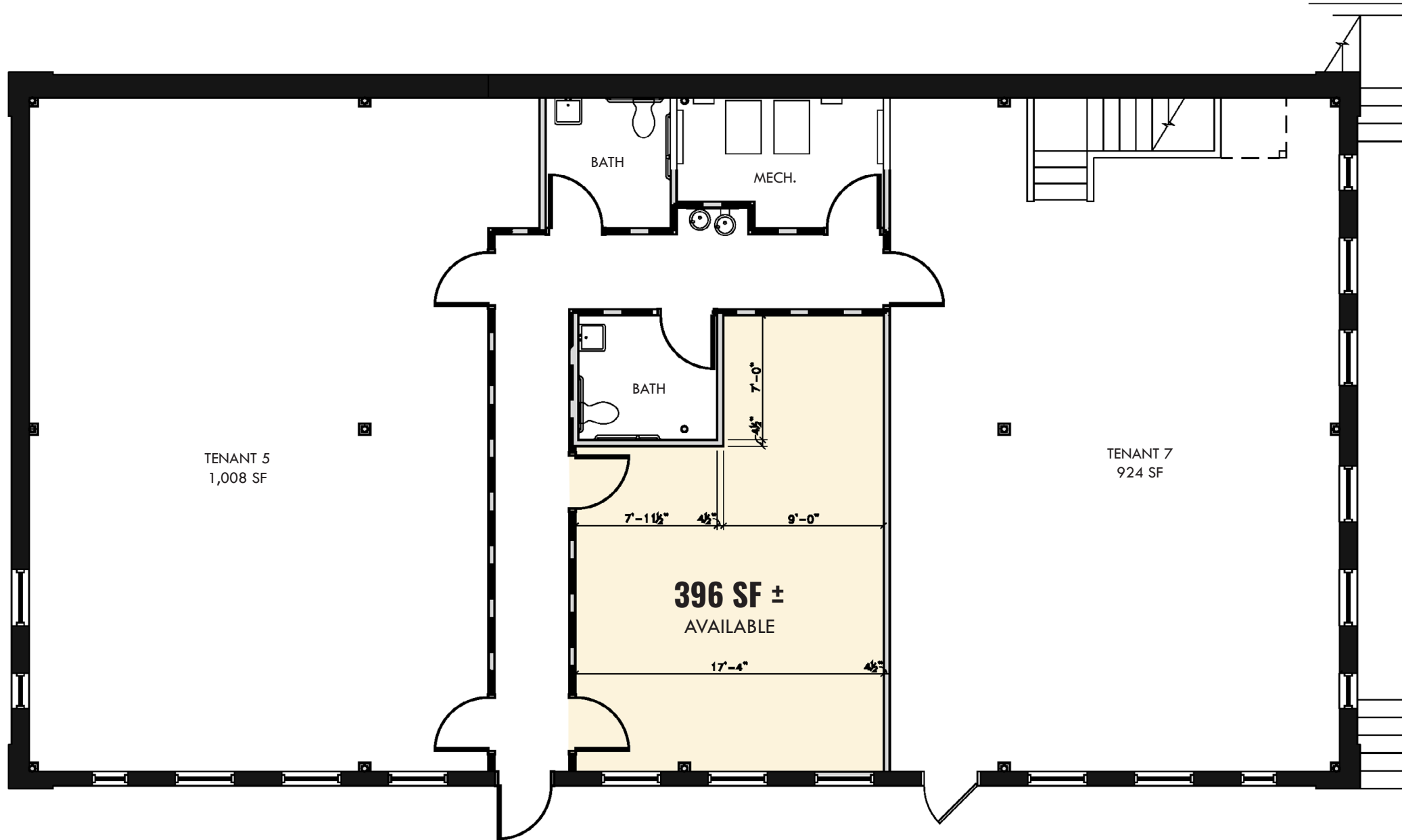
AERIAL



FLOOR PLAN: **UPPER LEVEL**



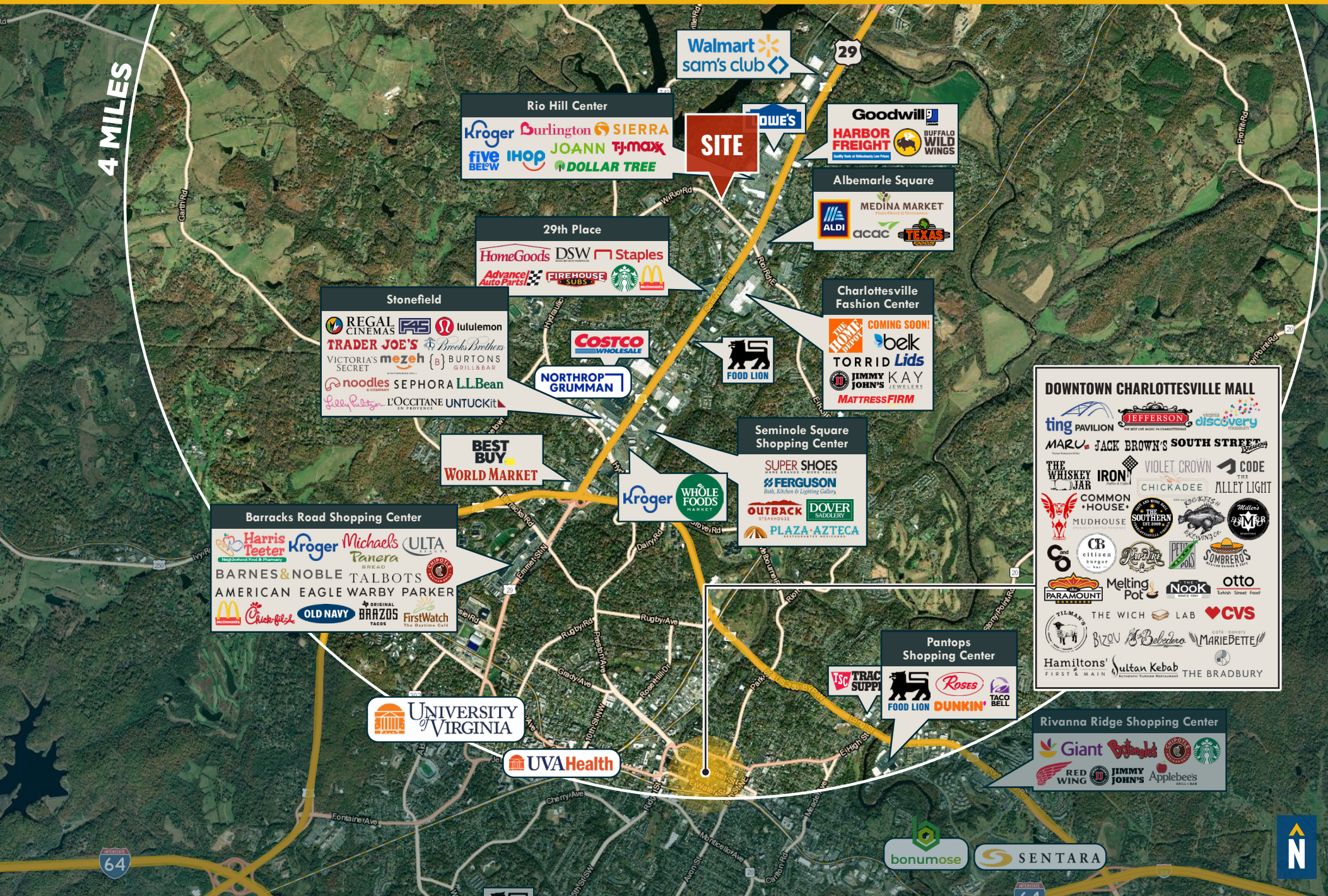
FLOOR PLAN: LOWER LEVEL

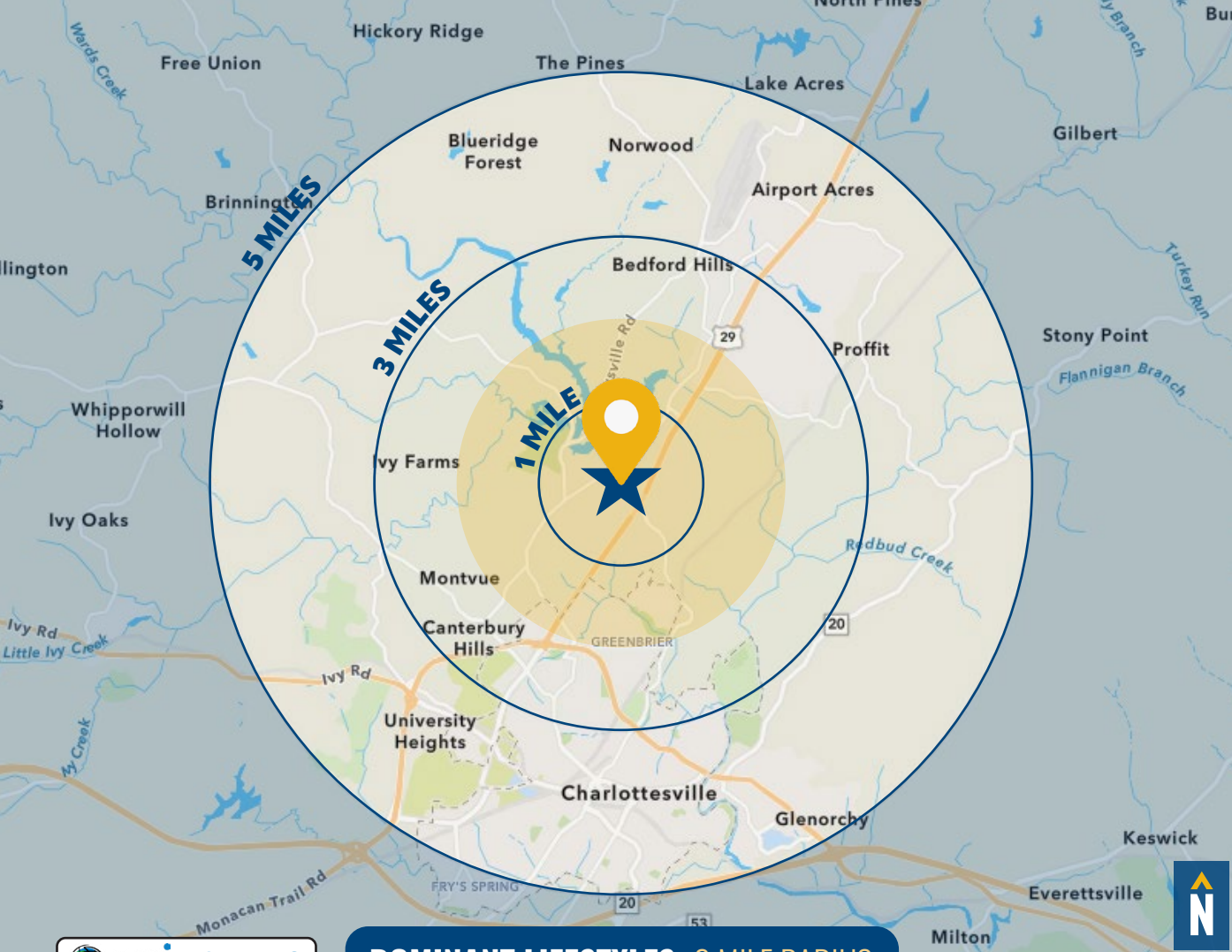


LOCAL BIRDSEYE



CHARLOTTESVILLE TRADE AREA





 **esri** MORE INFO 

DOMINANT LIFESTYLES: 2 MILE RADIUS

18%

SAVVY
SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696



These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

15%

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.

15%

URBAN CHIC

MEDIAN

AGE: 41.9

HH INCOME: \$144,754



These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



7,072

38,197

99,178

DAYTIME POPULATION



13,675

45,154

140,418

AVERAGE HOUSEHOLD INCOME



\$96,423

\$130,588

\$124,577

NUMBER OF HOUSEHOLDS



3,0124

16,174

40,553

MEDIAN AGE



38.1

38.9

33.1

FULL DEMOS REPORT 

FOR MORE INFO **CONTACT:**



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JOHN O'CONNELL

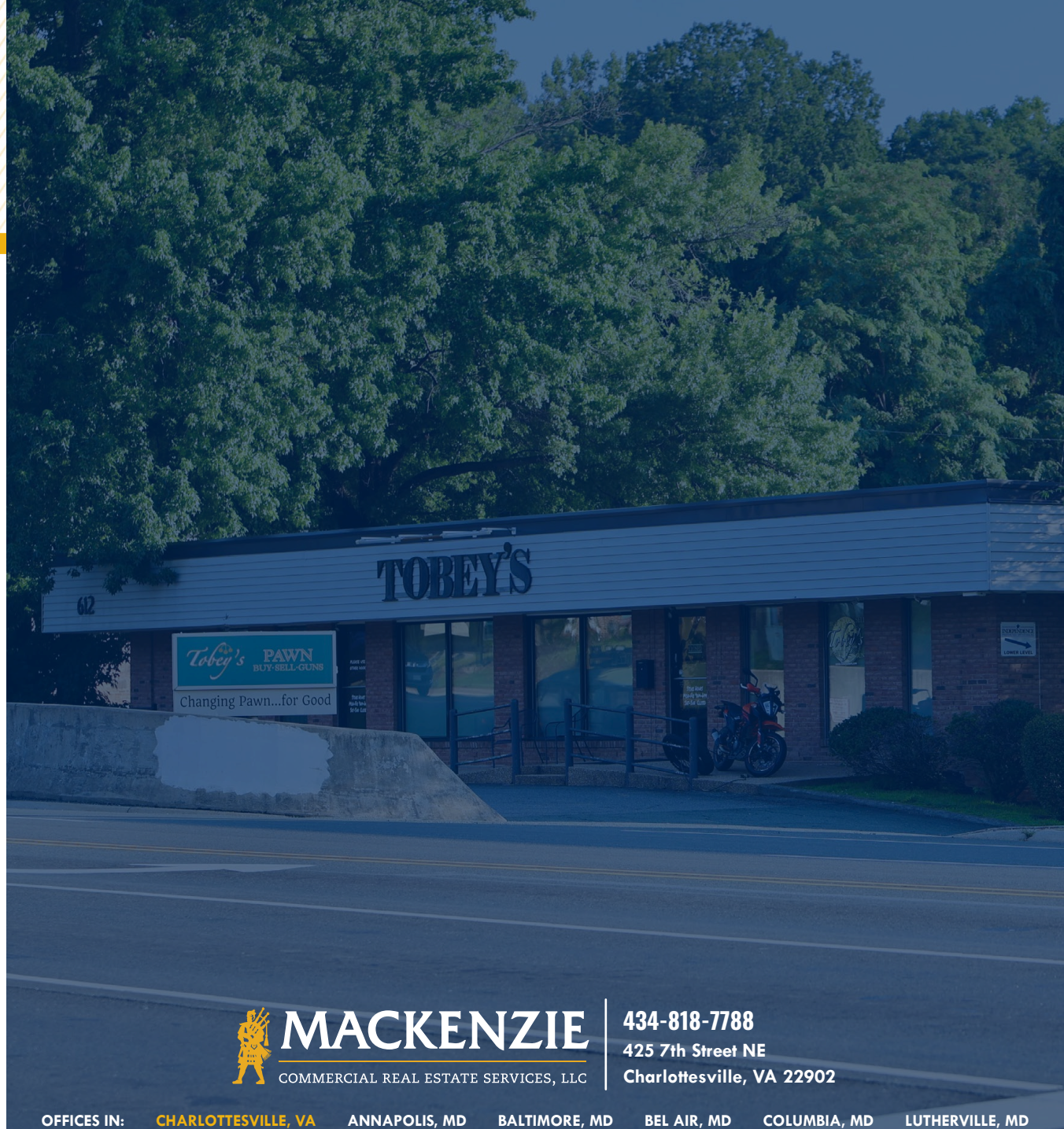
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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