

## RETAIL FOR LEASE

# Hollymead Town Center

163 Community Street, Charlottesville, VA



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**1,365 – 3,166 SF  
AVAILABLE!**



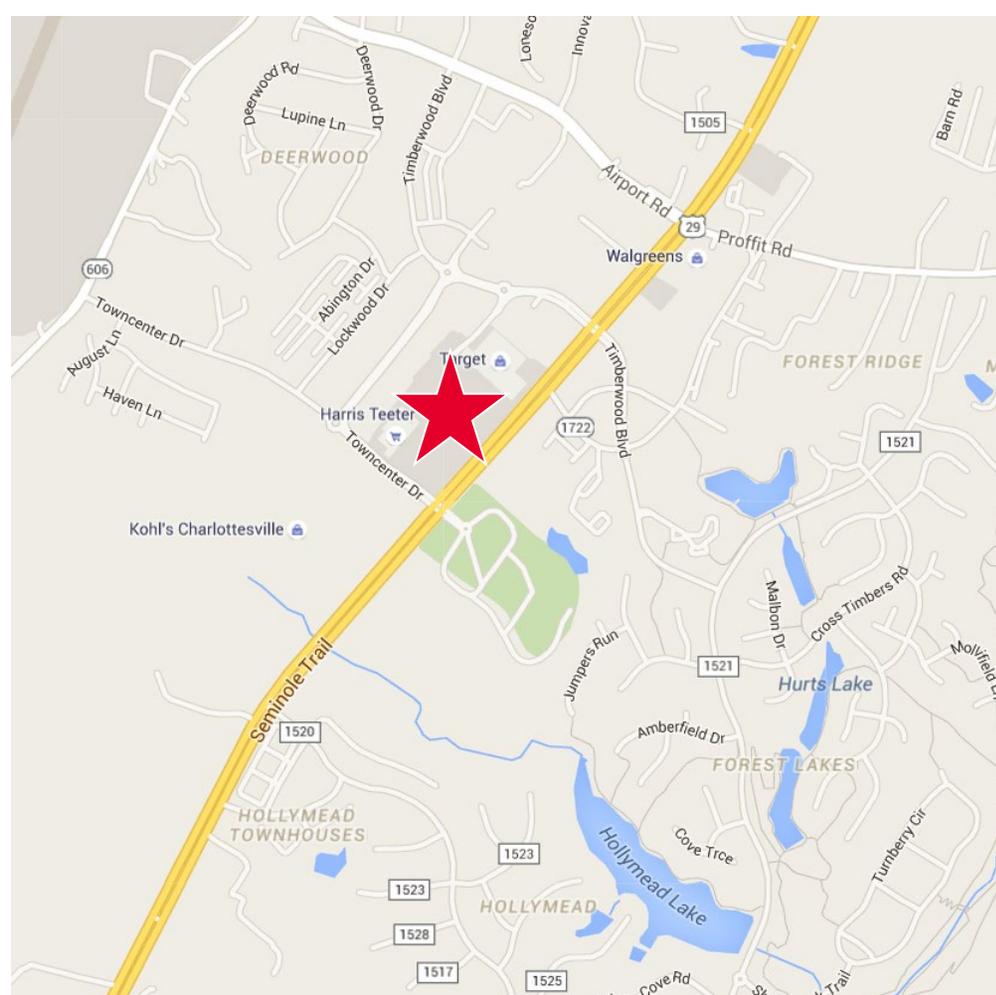
**THALHIMER**



**SHOPCORE  
PROPERTIES**

# PROPERTY HIGHLIGHTS

- 1,365 – 3,166 SF Available
- 296,237 SF Target and Harris Teeter anchored center
- Only Target within 30 miles
- Harris Teeter draws over 16,400 customers per week
- Strong restaurant sales
- Strong traffic counts – 39,000 VPD



## JOIN NEARBY TENANTS



## DEMOGRAPHICS

|                 |  POPULATION |  DAYTIME POPULATION |  AVG. HOUSEHOLD INCOME |
|-----------------|--|--|---|
| <b>3 Mile</b>   | 15,241   | 17,240   | \$137,056   |
| <b>5 Miles</b>  | 37,238   | 42,644   | \$126,236   |
| <b>10 Miles</b> | 142,539  | 165,438  | \$123,373   |

# SITE PLAN



| Tenant List |                            |              |
|-------------|----------------------------|--------------|
| Space       | Tenant                     | SF           |
| 1           | <b>AVAILABLE</b>           | <b>2,000</b> |
| 2           | Harris Teeter              | 60,607       |
| 3           | Hair Cuttery               | 1,200        |
| 4           | Nothing Bundt Cakes        | 1,976        |
| 5           | Sweet Frog                 | 1,550        |
| 6           | <b>AVAILABLE</b>           | <b>1,365</b> |
| 7           | Which Wich                 | 1,830        |
| 8           | VA ABC Store               | 3,205        |
| 10          | Five Guys Burger & Fries   | 2,100        |
| 11          | Bubbles                    | 1,200        |
| 13          | Primary Eyecare Associates | 3,237        |

| Tenant List |                           |              |
|-------------|---------------------------|--------------|
| Space       | Tenant                    | SF           |
| 14          | <b>AVAILABLE</b>          | <b>1,680</b> |
| 15          | Lendmark Financial        | 1,800        |
| 16A         | <b>AVAILABLE FEB 2025</b> | <b>2,000</b> |
| 16B         | Sakura Steakhouse         | 6,000        |
| 18          | Vinny's Italian Grill     | 3,000        |
| 19          | VA Nails                  | 1,635        |
| 20          | <b>AVAILABLE</b>          | <b>1,635</b> |
| 20A         | Luxury Pools & Spa        | 3,164        |
| 20B         | <b>AVAILABLE</b>          | <b>3,166</b> |
| 20C         | Bonefish Grill            | 5,400        |
| 21          | Blue Ridge Cyclery        | 4,800        |

| Tenant List |                    |         |
|-------------|--------------------|---------|
| Space       | Tenant             | SF      |
| 21A         | Mattress Warehouse | 5,000   |
| 22          | Target             | 142,500 |
| 25          | Sola Salon Suites  | 2,975   |
| 26          | Sola Salon Suites  | 1,705   |
| 27          | Crumbl Cookies     | 1,600   |
| 28          | Panera             | 4,935   |
| 100         | Chipotle           | 5,085   |
| 200         | PetSmart           | 22,964  |
| 300         | Fulton Bank        | Pad     |

# PROPERTY PHOTOS



# CHARLOTTESVILLE VA

## Population & Housing Growth - North Albemarle County



**15%**

INCREASE IN HOUSING UNITS FROM 2010-2022 (15-MINUTE DRIVE TIME)



**1,460**

APARTMENTS PROPOSED/BUILT SINCE 2020 (5-MILE RADIUS)



**37.7%**

INCREASE IN REGIONAL POPULATION PROJECTED FROM 2010 TO 2040



**\$420,438**

5-MILE AVERAGE HOME VALUE



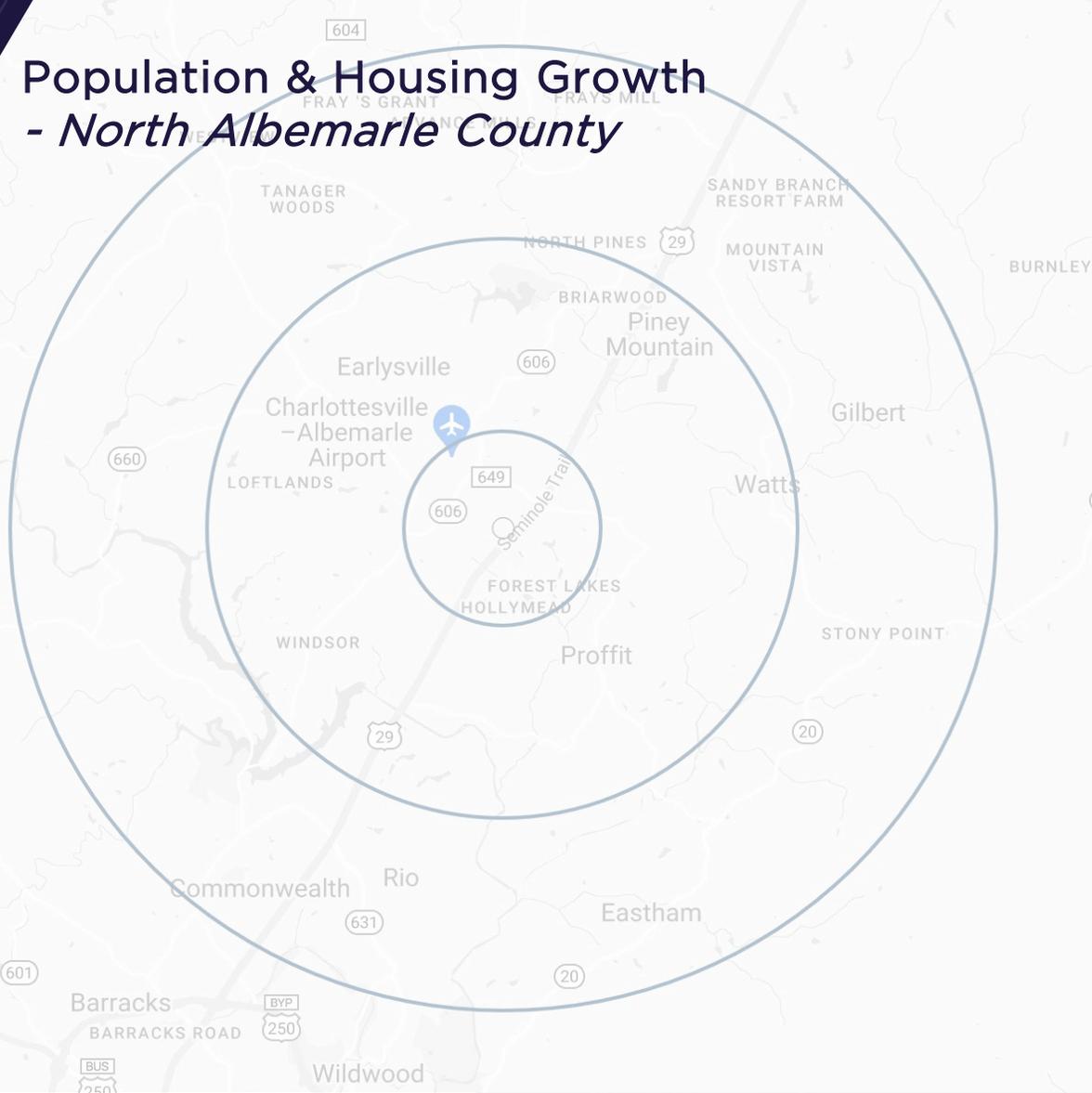
**\$92,186**

5-MILE MEDIAN HOUSEHOLD INCOME



**63.7%**

5-MILE OWNER-OCCUPIED HOUSING



**Archer at Brookhill (Castle Dev)**  
316 Units | Built 2020  
Additional units underway



**Berkmar Landing (The Breeden Co)**  
261 Units | Built 2022



**The Ridge at North Pointe (Great Eastern)**  
224 Units | Built 2023  
Additional units underway

# PROPERTY LOCATION





CUSHMAN &  
WAKEFIELD

THALHIMER



SHOPCORE  
PROPERTIES

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