



# 2ND FLOOR OFFICE SPACE

505 FAULCONER DRIVE | CHARLOTTESVILLE, VIRGINIA 22903

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- **Suite 2B:** 863 RSF Class A office space
  - » Space currently configured with a mix of reception, 3 offices and 1 conference room, with interior space for workstations, as well as 1 bathroom and 1 kitchenette
- Abundant on-site parking ensures convenient access for employees and visitors
- Light-filled space with a clean and simple interior aesthetic
- Madison Office Park is ideally located in a thriving commercial corridor near Route 250, Route 29 and the Downtown Mall
- Excellent visibility
- Proximate to the University of Virginia

AVAILABLE:

863 SF ± (SUITE 2B)



# AERIAL



FAULCONER DR

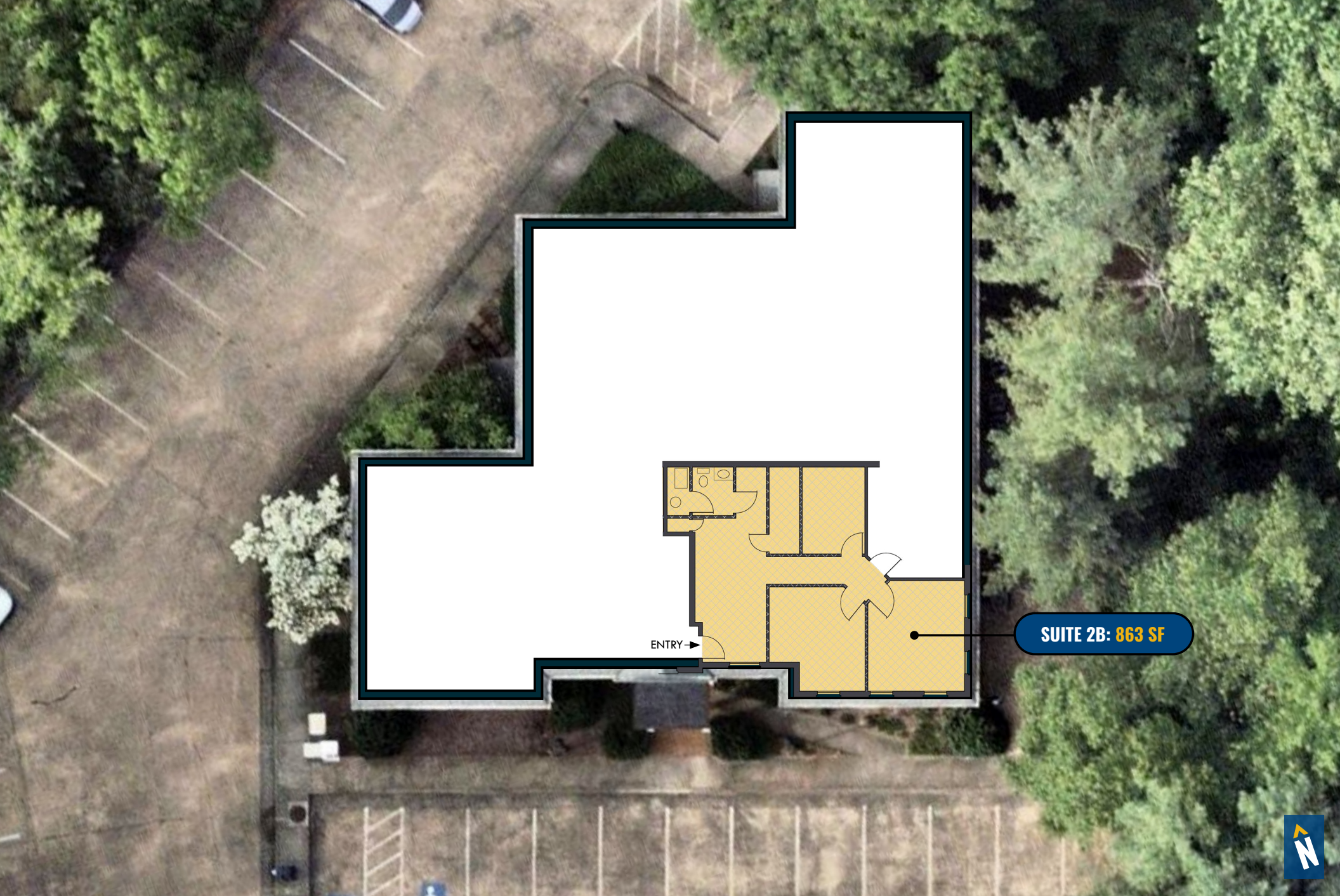
855

58,000 AADT

29



# FLOOR PLAN



ENTRY →

SUITE 2B: 863 SF



# PHOTOS: SUITE 2B



# CHARLOTTESVILLE TRADE AREA



# DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



5,378

61,885

102,167

## DAYTIME POPULATION



9,175

95,633

141,011

## AVERAGE HOUSEHOLD INCOME



\$100,347

\$112,374

\$122,440

## NUMBER OF HOUSEHOLDS



2,267

24,054

41,736

## MEDIAN AGE

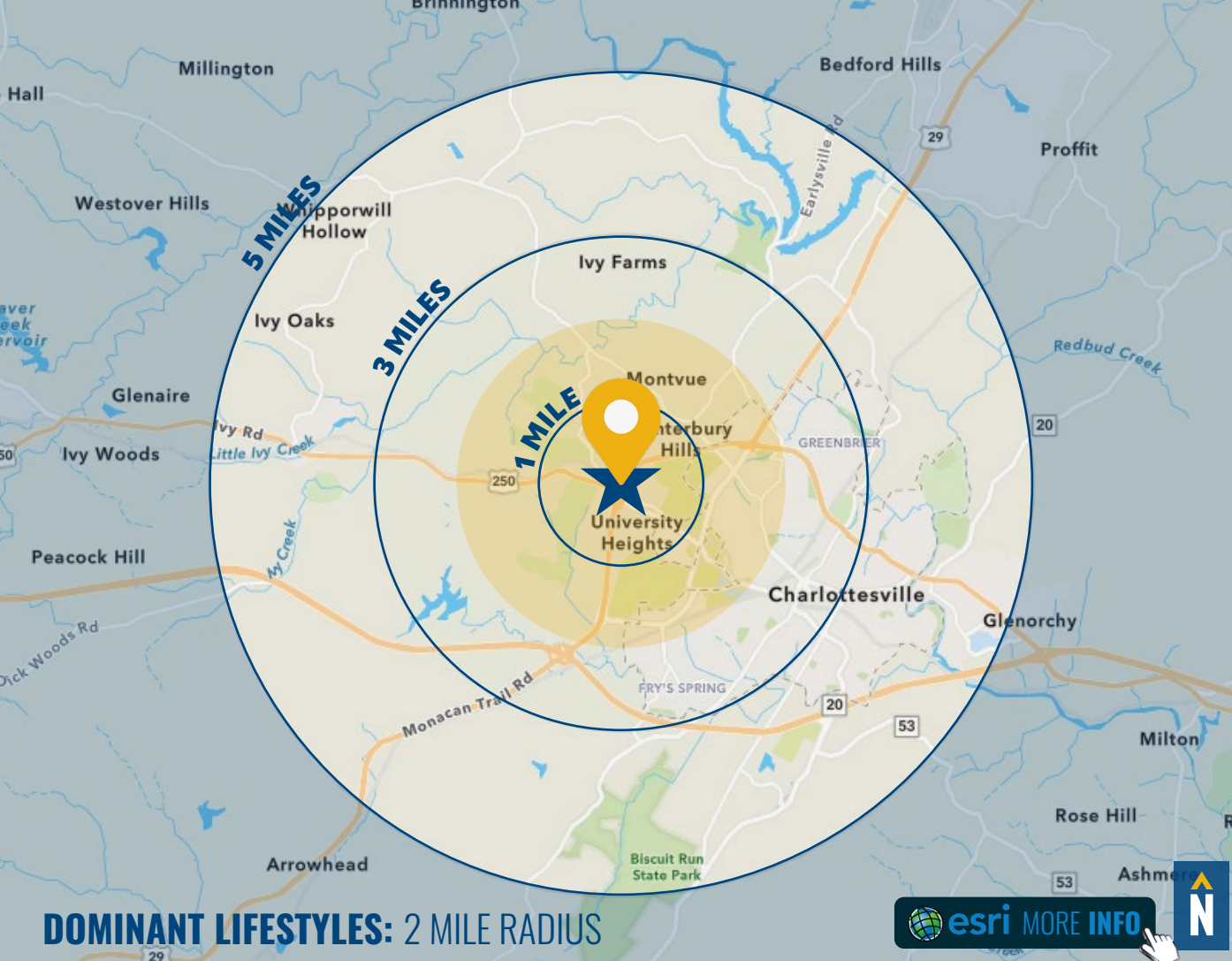


27.9

28.3

32.3

[FULL DEMOS REPORT](#)



**DOMINANT LIFESTYLES: 2 MILE RADIUS**

[esri](#) [MORE INFO](#)

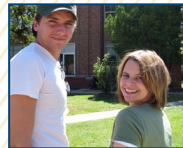
**35%**  
DORMS TO  
DIPLOMAS



On their own for the first time, these residents are just learning about finance and cooking. Frozen dinners and fast food are common. Shopping trips are sporadic, and preferences for products are still being established.

Median Age: **21.6**  
Median Household Income: **\$16,800**

**12%**  
COLLEGE  
TOWNS



This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

Median Age: **24.5**  
Median Household Income: **\$32,200**

**7%**  
METRO RENTERS



The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

Median Age: **32.5**  
Median Household Income: **\$67,000**

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