



5TH STREET STATION

Charlottesville, VA 22902






DESCRIPTION

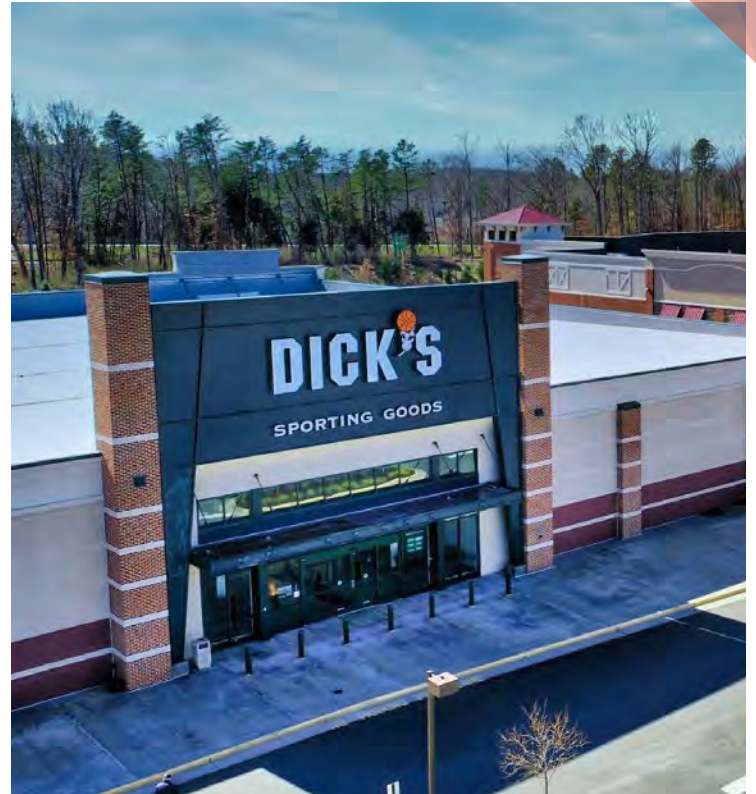
5th Street Station is a popular shopping center in Charlottesville, VA, offering a mix of retail stores, restaurants, and entertainment options. Conveniently located off Interstate 64 and 5th Street, this modern shopping destination features major anchor stores like Wegmans, Alamo Drafthouse Cinema and other retailers include home goods, fashion, health, beauty and fitness catering to a variety of shopping needs. Dining options range from casual eateries to sit-down restaurants, providing a diverse selection of cuisine. With ample parking and a well-designed layout, 5th Street Station serves as a convenient and vibrant hub for both locals and visitors looking for a one-stop shopping and dining experience.

PROPERTY HIGHLIGHTS

- Spaces Available: 2,295 SF and 4,261 SF
- 451,972 SF open air power center
- Anchored by Wegmans, Dick's Sporting Goods, Alamo Drafthouse Cinema, Haverty's, Planet Fitness, Marshalls & PetSmart
- Great mix of retailers and restaurants offering a wide variety of goods and services
- Convenient access and ample parking
- Proximity to University of Virginia
- Traffic Counts (ADT): I-64 - 47,000

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
 2025 Population	61,223	93,817	108,995
 2025 Daytime Population	88,744	130,762	148,519
 2025 Average HH Income	\$111,900	\$117,662	\$125,670
 2025 Median HH Income	\$75,183	\$80,130	\$86,181
 2025 Households	24,215	38,809	44,795





HOLLYMEAD TOWN CENTER

Target
Harris Teeter
Kohl's
PetSmart

RIO HILL

Kroger
Burlington
TJ-max
Sierra
Dollar Tree
Joann

29TH PLACE

HomeGoods
DSW
Staples

THE SHOPS AT STONEFIELD

Costco
Regal
Trader Joe's

CAVALIER SQUARE

Best Buy
World Market
Petco

BARRACKS ROAD SC

Kroger
Harris Teeter
Michaels
Barnes & Noble
Ulta

ALBEMARLE SQUARE

Aldi

FASHION SQUARE MALL

belk
Oldemark

PANTOPS SC

Roses
Food Lion
Dollar Tree

5TH STREET STATION

Wegmans
Dick's Sporting Goods
Alamo
Havertys
PetSmart
Dollar Tree
Planet Fitness





TENANT ROSTER

SUITE	TENANT NAME
1	Kanak Indian Eats
2	Available - 4,261 SF
3	Harold's Chicken & Ice Bar
4	Available - 2,295 SF
5	Alamo Drafthouse Cinema
6	Cold Stone Creamery
7	Al Carbon
8	CHIMM Thai & Southeast Asia
9	Mochiko Hawaiian Good Eats
10	INKA Grill Peruvian Cuisine
11	Cumbre Coffee & Bakery
12	Arepas on Wheels
13	Extreme Pizza
14	Local Infusion
15	Sola Salons

SUITE	TENANT NAME
16	Dollar Tree
17	Marshalls
18	Mathnasium
19	The Joint Chiropractic
20	Sally Beauty
21	Bank of the James
22	Timberwood Tap House
23	Bambu Ramen & Dumpling House
24	Hand & Stone
25	Select Medical
26	GNC
27	Verizon
28	Primary Eye Care
29	Great Clips
30	T Mobile

SUITE	TENANT NAME
31	Jersey Mike's Subs
32	Sentara Hospital
33	Royal Nails Spa
34	Dave's Hot Chicken
35	Krispie Kreme Doughnuts
36	Mailbox Express
37	Granite Vision
38	Hair Cuttery
39	PetSmart
40	VA ABC
41	Mattress Warehouse
42	Panera Bread
43	Wegmans
44	Dick's Sporting Goods
45	House of Sport
46	Havertys
47	Planet Fitness





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