

# RETAIL FOR LEASE LARK ON MAIN

1000 W. MAIN STREET  
CHARLOTTESVILLE, VA 22903



CUSHMAN &  
WAKEFIELD

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**4,254 SF RETAIL  
FOR LEASE!**

# PROPERTY FEATURES



## PROPERTY HIGHLIGHTS:

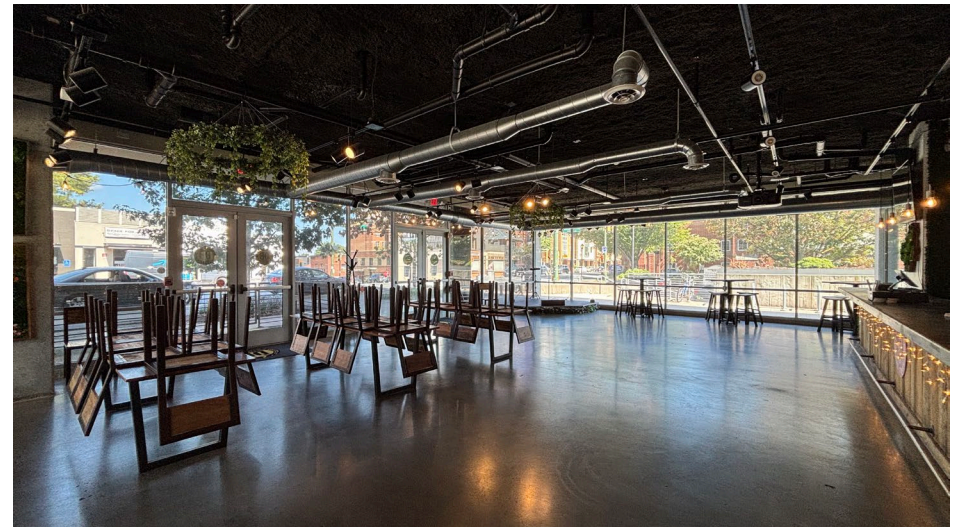
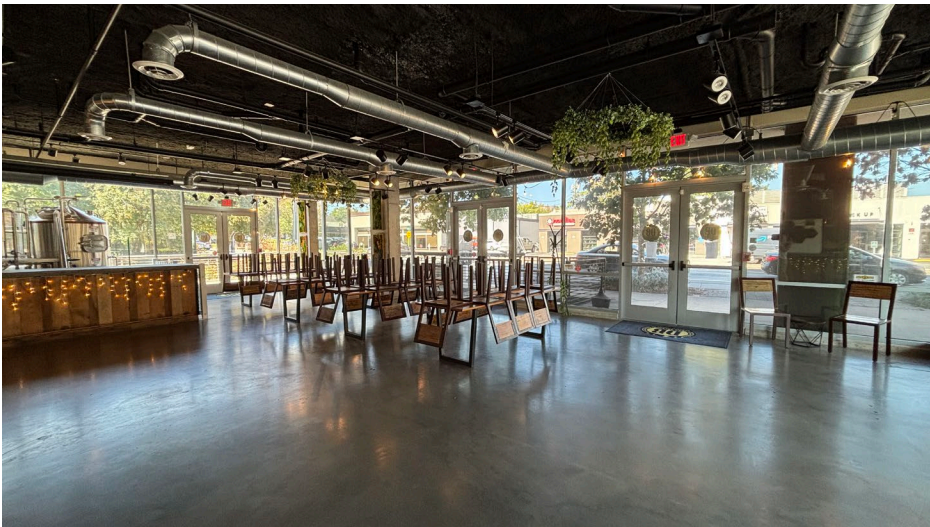
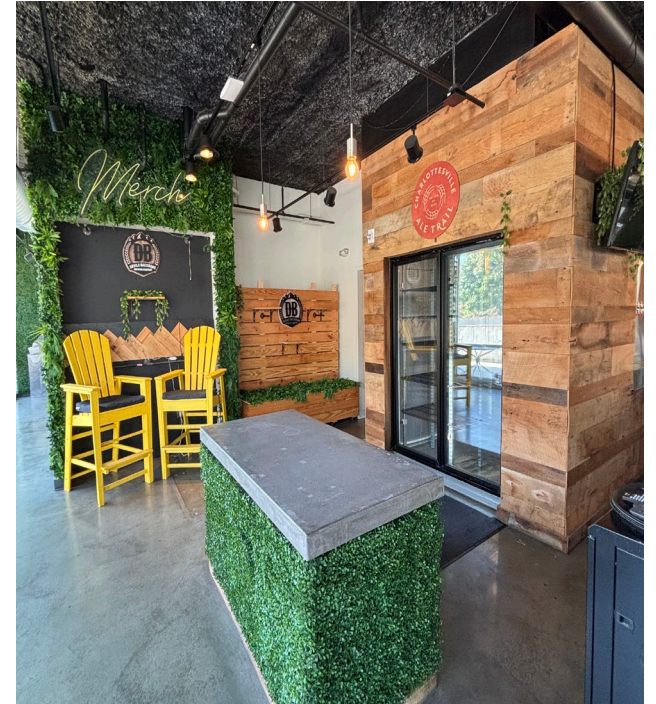
- 4,254 SF RETAIL FOR LEASE
- Optimal visibility at high foot traffic UVA hard corner
- Turnkey brewery and tap room with existing infrastructure
- Abundant natural light
- Designated outdoor patio included
- Steps from UVA Grounds, The Corner, Charlottesville Downtown Mall and more
- Proximity to numerous student housing developments and hotels

Demographics:	1 Mile	3 Mile	5 Mile
Total Population	22,301	81,444	100,103
Households	8,778	33,458	41,331
Average Household Income	\$93,944	\$111,724	\$120,360
Median Household Income	\$54,967	\$75,892	\$82,494
Daytime Population	44,166	115,617	141,606

Demographics:	5 Min	10 Min	15 Min
Total Population	22,955	66,483	94,699
Households	9,701	26,584	39,035
Average Household Income	\$98,457	\$108,788	\$115,883
Median Household Income	\$58,520	\$73,788	\$79,337
Daytime Population	43,872	96,018	135,935



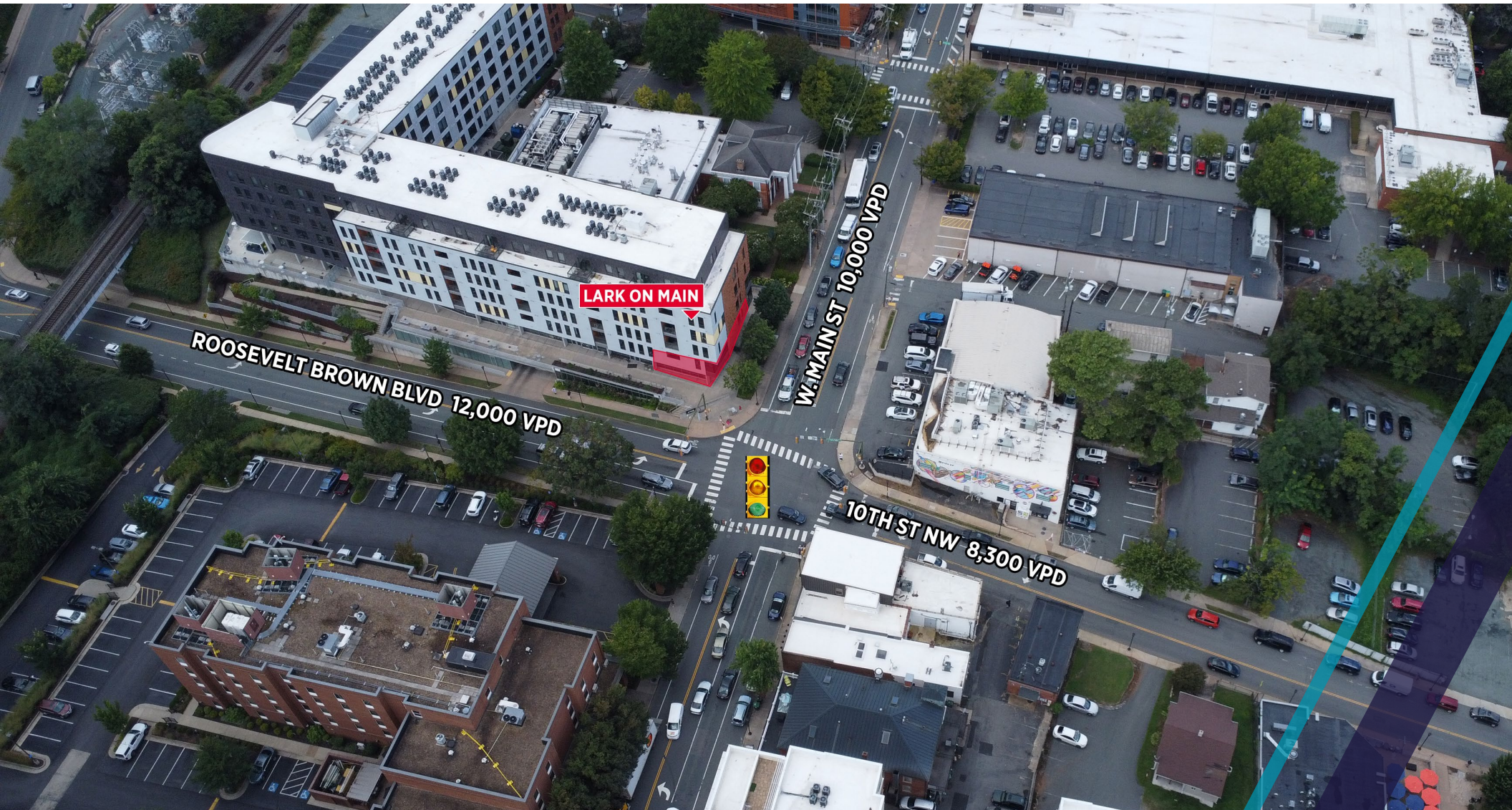
# INTERIOR PHOTOS



# FLOOR PLAN



This aerial map of Charlottesville, Virginia, provides a comprehensive overview of the city's commercial and educational landscape. Major transportation routes, including State Routes 29, 250, and 64, are clearly marked. The University of Virginia (UVA) is a central feature, with the UVA Land area highlighted in orange and labeled with 25,944 students. Key commercial hubs and shopping centers are identified with callouts to their respective logos, such as the Barracks Road Shopping Center, Shops at Stonefield, Cavalier Center, Dairy Market, Historic Downtown Mall, and Willoughby Square. The map also shows the UVA Health facility and the UVA Cancer Center. Various retail and service areas are labeled, including Fashion Square, Seminole Square, and the UVA Center. The map is a valuable resource for understanding the city's geography, infrastructure, and commercial activity.

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