

RETAIL FOR LEASE LARK ON MAIN

1000 W. MAIN STREET
CHARLOTTESVILLE, VA 22903



THALHIMER

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4,254 SF RETAIL
FOR LEASE!

PROPERTY FEATURES



PROPERTY HIGHLIGHTS:

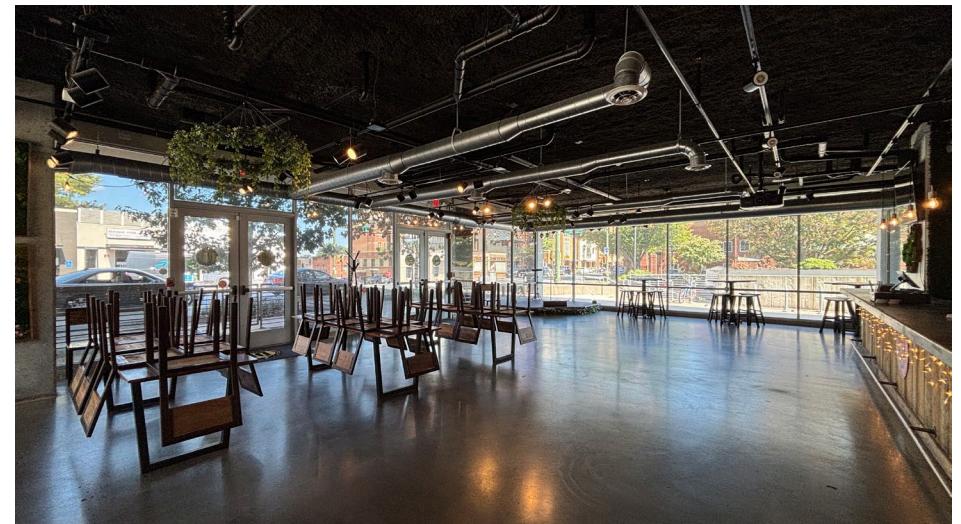
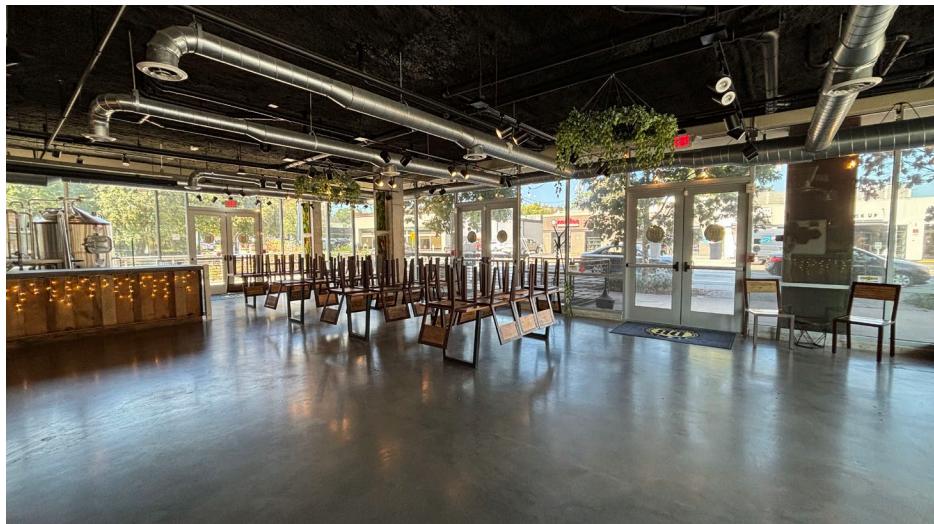
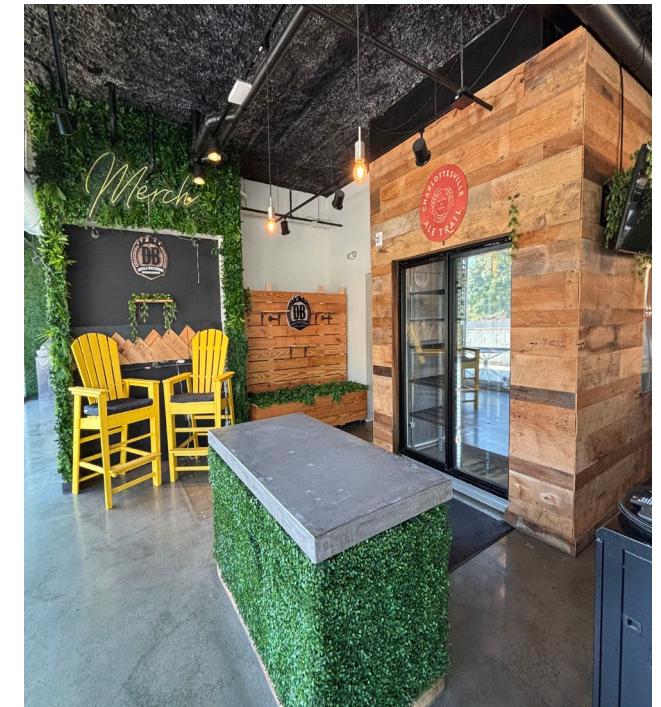
- **4,254 SF RETAIL FOR LEASE**
- Optimal visibility at high foot traffic UVA hard corner
- Turnkey brewery and tap room with existing infrastructure
- Abundant natural light
- Designated outdoor patio included
- Steps from UVA Grounds, The Corner, Charlottesville Downtown Mall and more
- Proximity to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

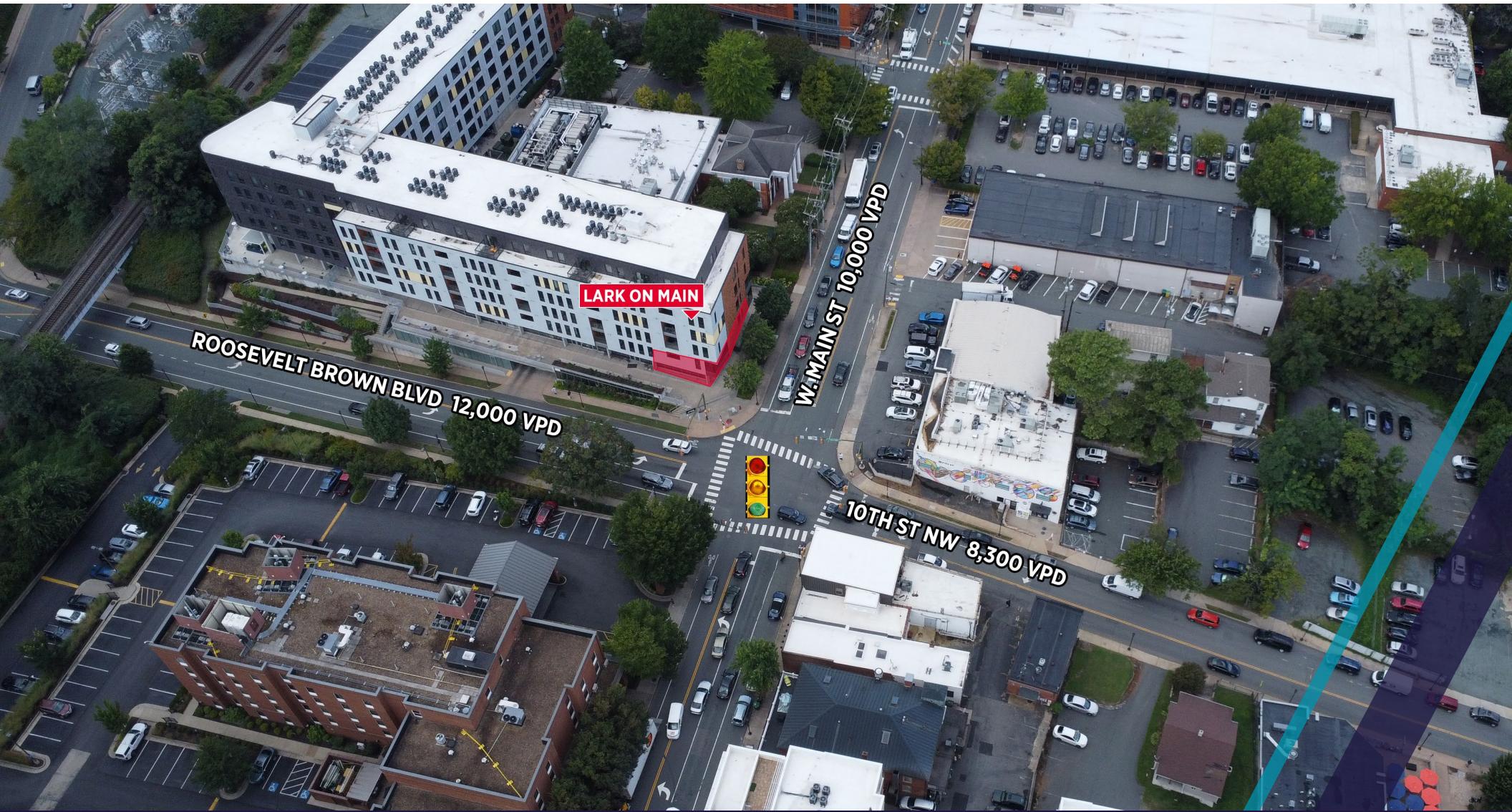


FLOOR PLAN



PROPERTY AERIAL



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