



CUSHMAN &
WAKEFIELD

THALHIMER

Owned and Managed by:

BRIDGE 33

5TH STREET STATION

5TH STREET STATION PARKWAY

CHARLOTTESVILLE, VA 22902

RETAIL FOR LEASE



PROPERTY OVERVIEW

5th Street Station is Charlottesville's premier open-air shopping destination, featuring nearly 452,000 square feet of retail and dining space on 73 acres at the intersection of Interstate 64 and 5th Street, just minutes from the University of Virginia. Anchored by Wegmans, Dick's Sporting Goods, Alamo Drafthouse Cinema, Havertys Furniture, Planet Fitness, Marshalls, and PetSmart, the center offers a strong mix of retail, entertainment, fitness, and dining options. With more than a dozen restaurants and a diverse tenant lineup, 5th Street Station serves as a vibrant destination for shopping, dining, and entertainment in the Charlottesville market.



JOIN TENANTS & NEARBY RETAILERS

Wegmans Marshalls

Panera
BREAD®

DOLLAR TREE

Sentara
Health

Krispy Kreme
DOUGHNUTS®

DICK'S HOUSE OF
SPORTING GOODS. SPORT

planet
fitness

PETSMART

Jersey
Mike's
SUBS

HAVERTYS
FURNITURE®

DO NOT CHICKEN

WABC



PROPERTY HIGHLIGHTS



CLASS A RETAIL SPACE FOR LEASE



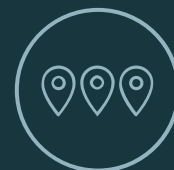
PREMIER OPEN-AIR REGIONAL SHOPPING CENTER



CONVENIENTLY LOCATED OFF I-64 & 5TH STREET,
LESS THAN 10 MINUTES TO UVA



VIBRANT DINING DESTINATION



1300B: 2,459 SF
1600: 2,226 SF
1600A: 1,645 SF
1600B: 4,313 SF



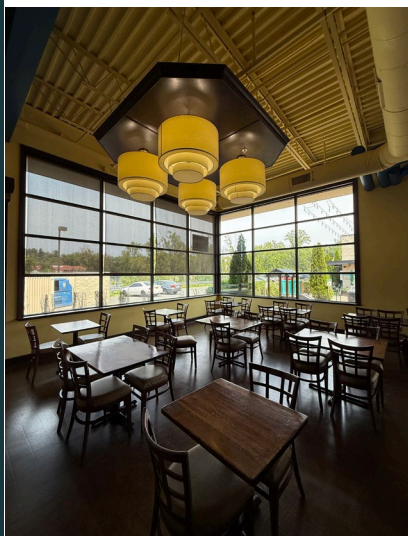
2,459 SF Available



Turnkey 2nd generation restaurant space



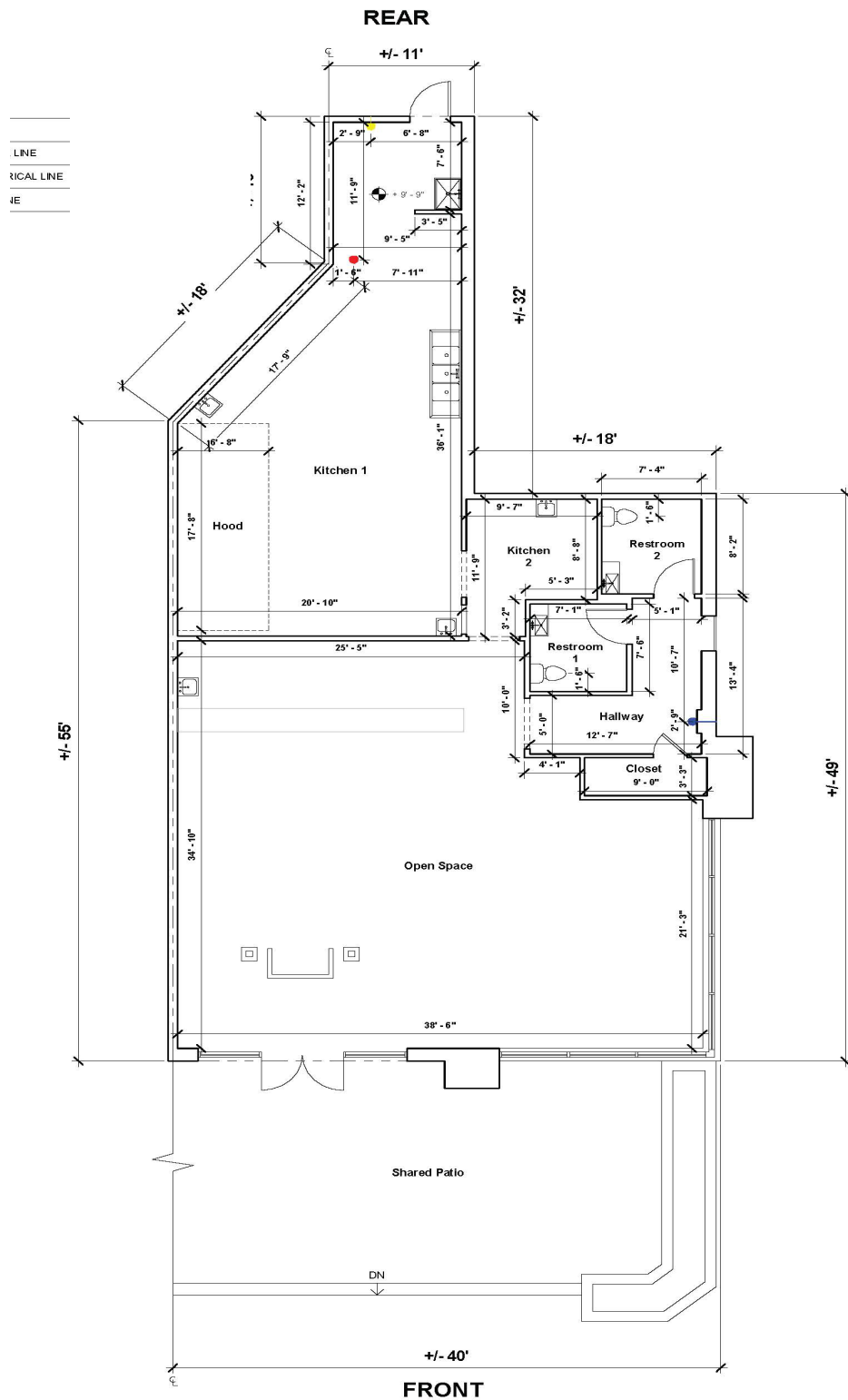
Ample private and shared patio space facing "The Yard" dining area



LINE

RICAL LINE

JE





2,226 SF Available



Turnkey 2nd generation restaurant space



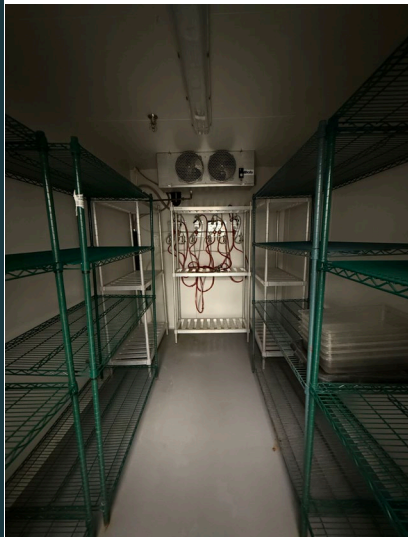
Patio space opportunity



High-end, new build-out

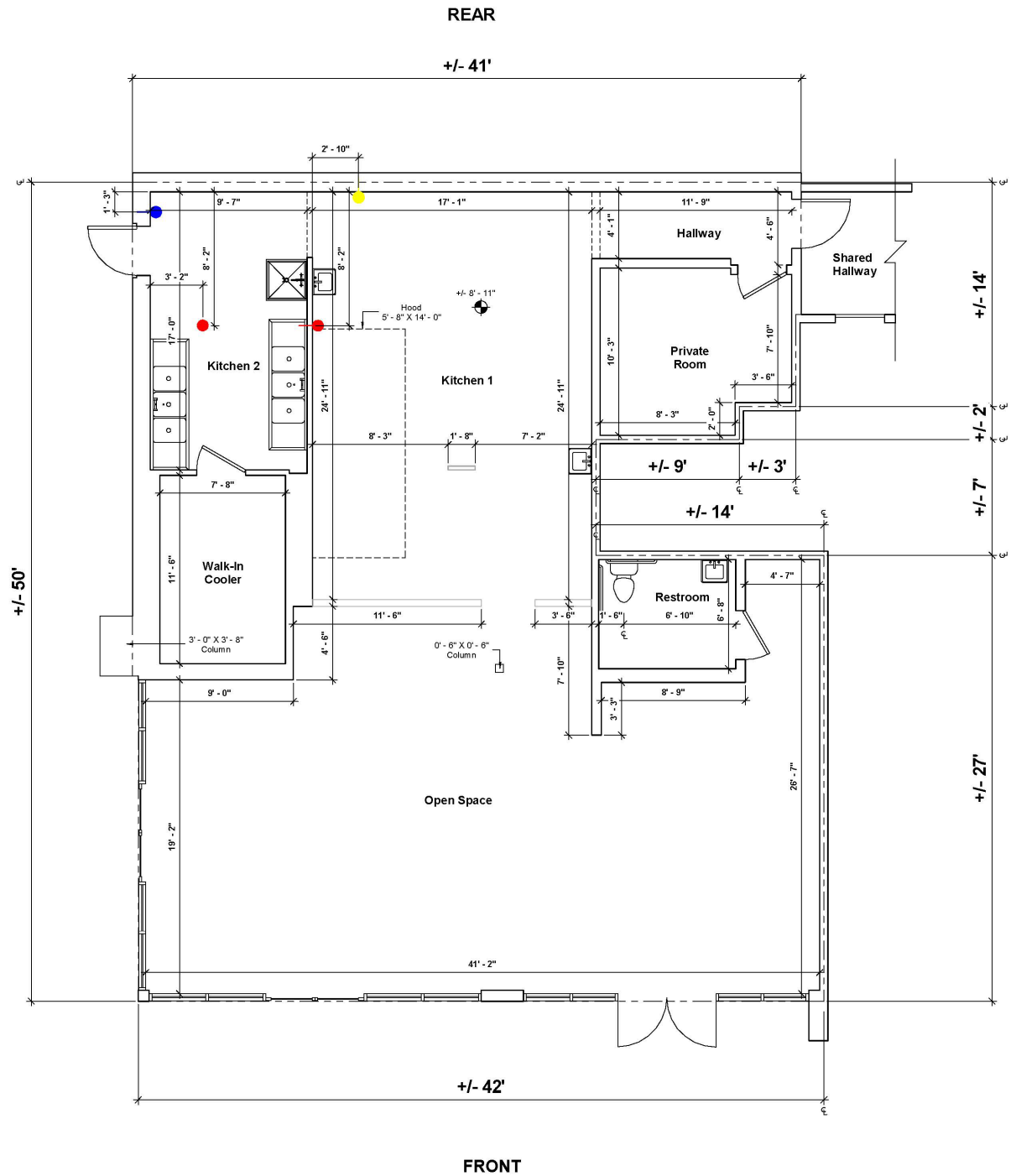


Strategically positioned adjacent to Alamo Drafthouse



SUITE 1600

FLOOR PLAN



SUITE 1600A



1,645 SF Available



Turnkey 2nd generation restaurant space



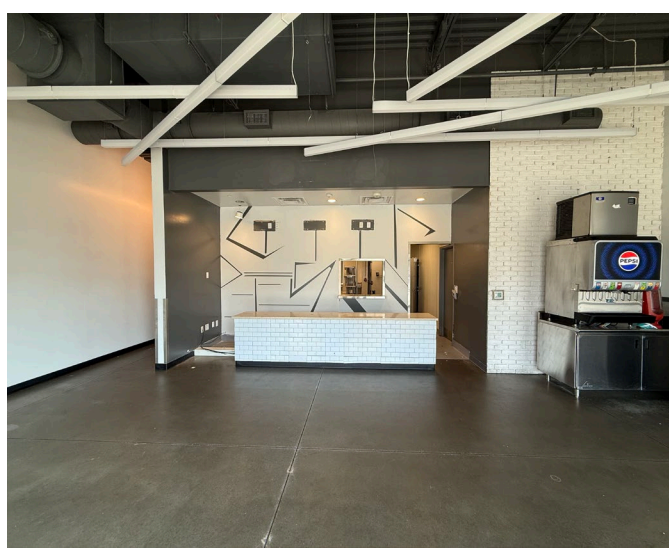
Rare small restaurant opportunity



High-end, new build-out



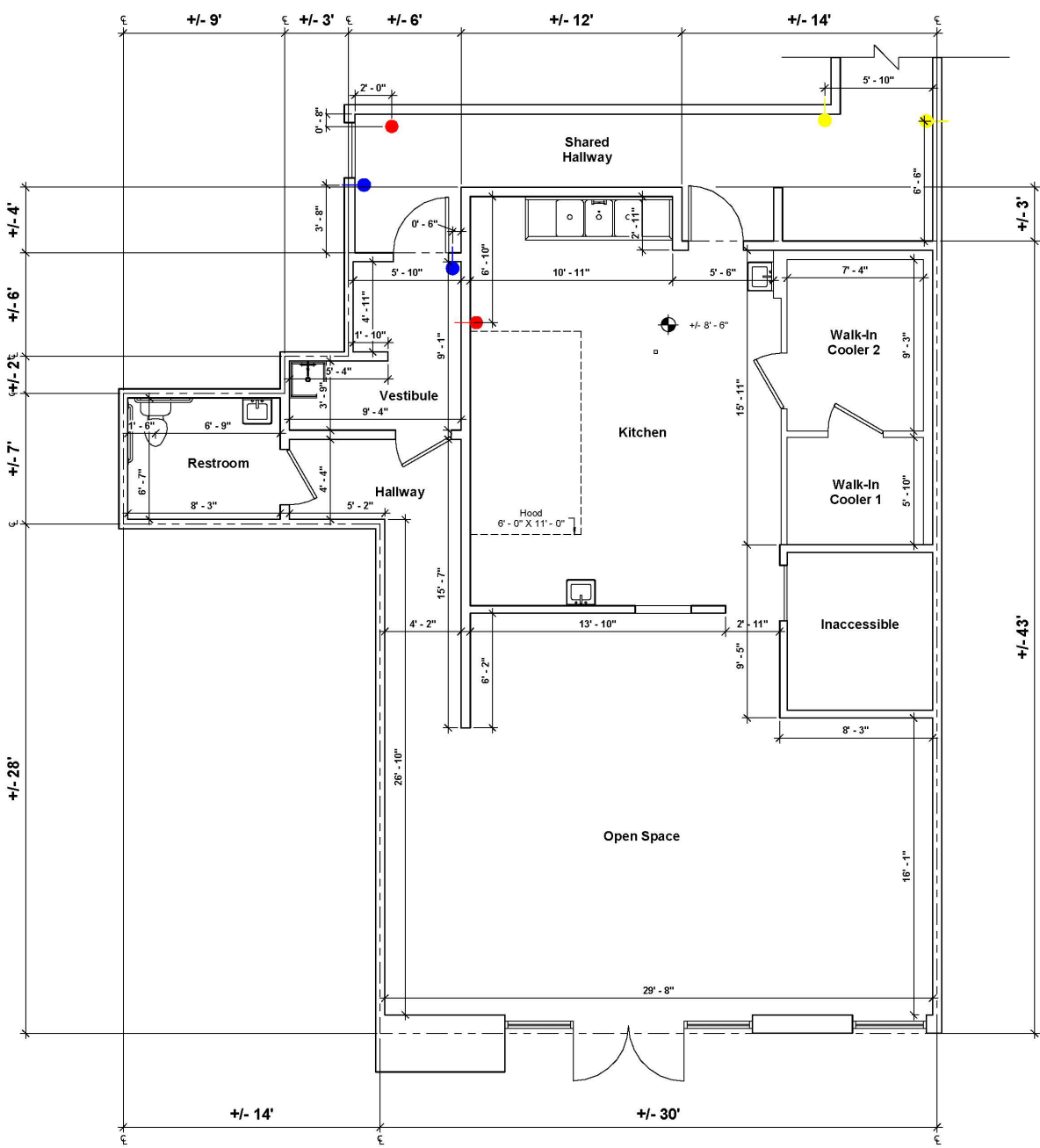
Strategically positioned adjacent to Alamo Drafthouse





SUITE 1600A

FLOOR PLAN



A wide-angle photograph of a commercial building complex under a clear blue sky. On the left, a Burger King restaurant is visible with its green and yellow signage. The building features a mix of materials, including light-colored brick, dark brick, and dark metal siding. Large glass windows and doors are prominent, some with dark awnings. The foreground is a dark asphalt parking lot.

SITE PLAN



SPACE	TENANT	SF
100A	WEGMANS	121,712
200/300	DICK'S HOUSE OF SPORT	100,321
400	HAVERTY'S	34,449
500	PLANET FITNESS	18,018
700	MARSHALLS	22,588
800	DOLLAR TREE	10,178
850A	SOLA SALONS	5,464
900A	HAIR CUTTERY	1,200
900B	SENTARA HOSPITAL	4,133
900C	GRANITE VISION	1,201
900D	MAILBOX EXPRESS	1,201
900E	ROYAL NAILS	1,625
900F	DAVE'S HOT CHICKEN	3,491

SPACE	TENANT	SF
1000A	PRIMARY EYE CARE	2,968
1000B	GREAT CLIPS	1,212
1000C	T-MOBILE	2,002
1000D	JERSEY MIKE'S	1,600
1100A	HAND & STONE MASSAGE	2,500
1100B	GNC	1,250
1100C	SELECT MEDICAL	1,974
1100D	VERIZON	2,400
1200A	TIMBERWOOD TAP HOUSE	6,200
1200B	BAMBU RAMEN & DUMPLING	1,200
1300A	EXTREME PIZZA	2,604
1300C	LOCAL INFUSION	2,746
1400A	CHIMM RESTAURANT	2,483

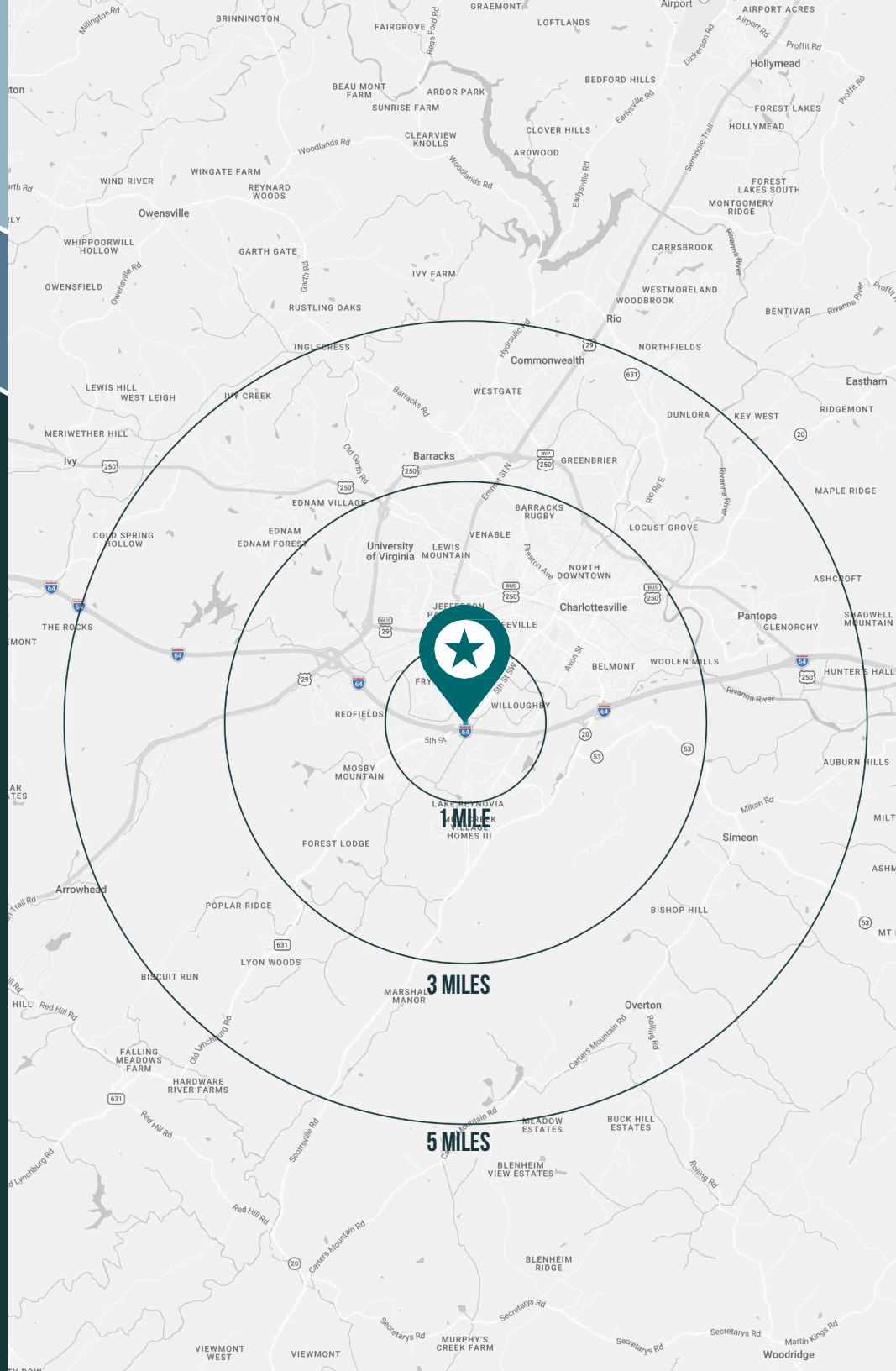
SPACE	TENANT	SF
1400B	MOCHIKO CVILLE	1,203
1400C	INKA GRILL	3,791
1400D	AI CARBON CHICKEN	2,584
1400F	COLD STONE CREAMERY	2,214
1500	ALAMO DRAFTHOUSE CINEMA	33,765
1600C	KANAK INDIAN GRILL	3,000
1800	PANERA BREAD	4,414
1900A	MATTRESS WAREHOUSE	7,145
1900B	ABC STORE	2,804
2000	PETSMART	14,107
2100	KRISPY KREME	3,050
2200	SALLY BEAUTY	1,507

AVAILABLE SPACES	
SPACE	SF
1300B	2,459
1600	2,226
1600A	1,6458
1600B	4,313

AERIAL MAP



DEMOGRAPHICS



DEMOGRAPHICS

93,772
5-MILE
POPULATION

\$115,520
1-MILE AVG.
HH. INCOME

24,110
3-MILE # OF
HOUSEHOLDS

\$489,070
5-MILE AVG.
HOME VALUE

62,272
3-MILE
POPULATION

\$115,069
5-MILE AVG.
HH INCOME



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