



## TURNKEY, A-DEC EQUIPPED DENTAL SPACE FOR SALE OR FOR LEASE

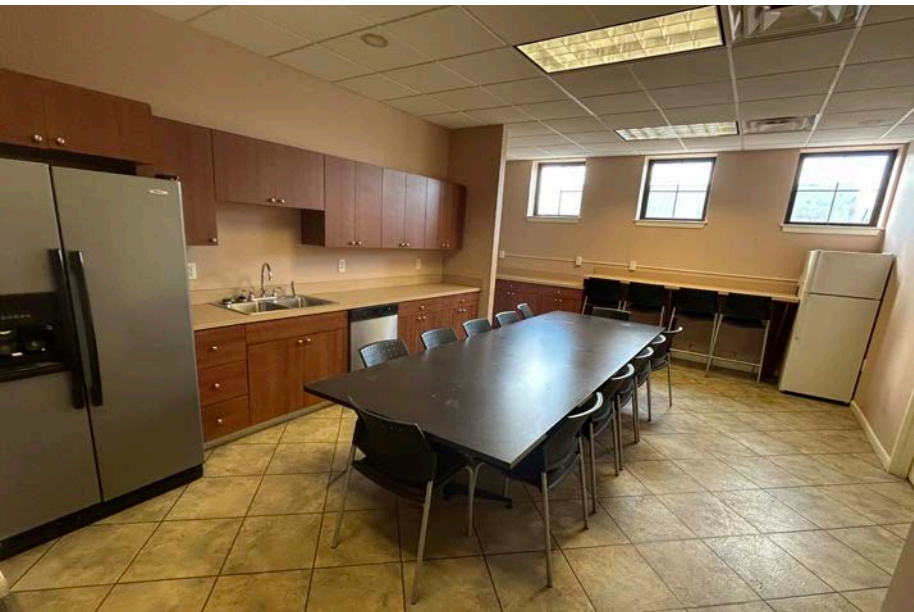
900 Gardens Blvd., Suite 600,  
Charlottesville, VA

Well maintained condo unit within the Gardens Shopping Center, located just off Rte 29N/Seminole Trail, Central Virginia's busiest commercial corridor

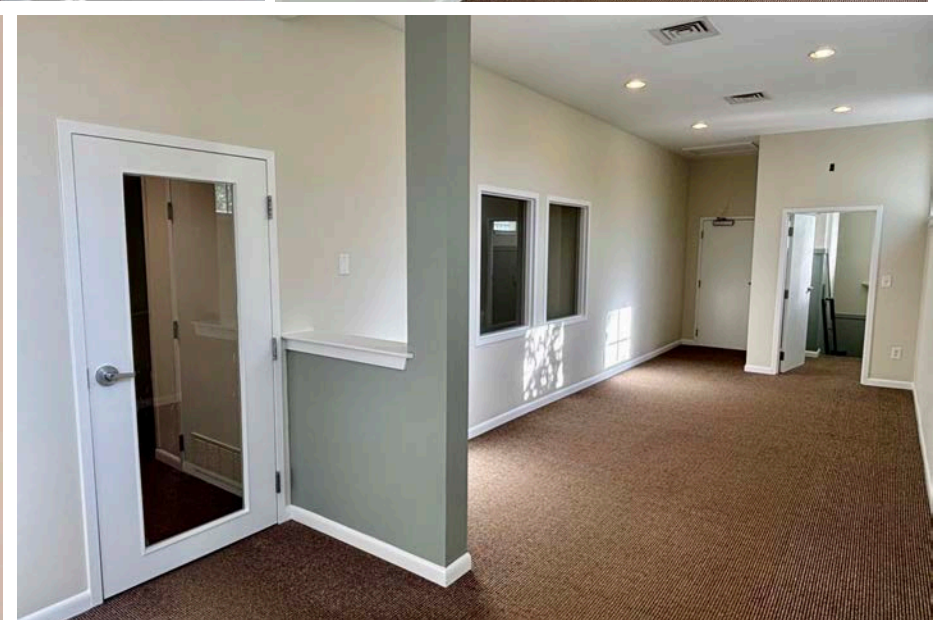
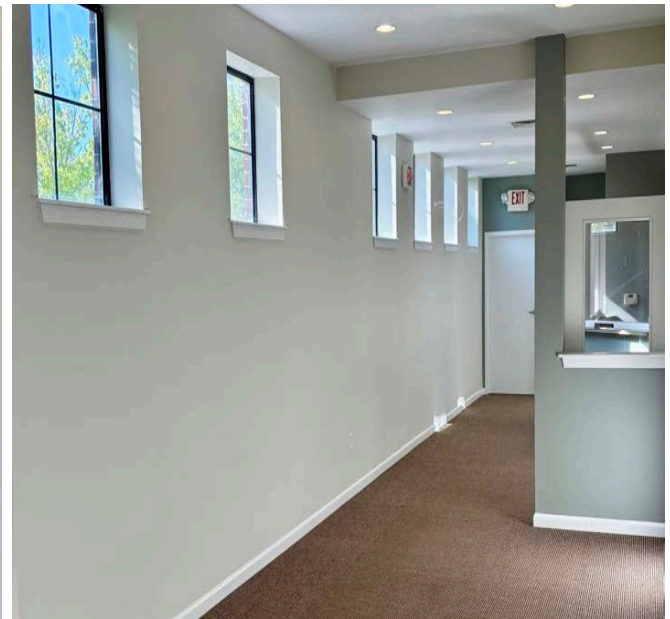
- 4,223 SF
- 10 fully equipped operatories in open setting with vaulted ceilings and abundance of natural light
  - Operatories equipped with A-dec dental equipment, chairs, cabinetry
  - X-Ray machines, faucets, sinks, medical grade receptacles located with cabinetry
  - Air, water, nitrous, and vacuum lines installed in each operatory
  - A-dec operatories help create an open flow, efficient place for dentists and hygienists, while maintaining relative privacy for patients
- 5 offices, meeting room, admin/reception desk area
- Large waiting area, oversized kitchen and break area for staff, employee lockers
- Lab and staff work space(s)
- Cross-eased parking throughout Gardens Shopping Center
- ADA compliant chairlift located at secondary ingress/egress
- Located less than 5 miles from Hollymead/Forest Lakes area, downtown Charlottesville and University of Virginia
- Next to ACAC gym, which has 400+ group classes per week and over 467,000 daily visits per year
- Local landlord with motivation to find the right dental practitioner that needs to relocate and/or expand existing practice, or start a new dental practice in a vastly under-served market
- **SALE PRICE: \$1,575,000**
- **LEASE RATE: \$26.50 NNN**



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## Demographics



2024  
population

**5,760**

(1 mile)

**36,285**

(3 miles)

**97,007**

(5 miles)



2024 Average  
Household Income

**\$108,071**

(1 mile)

**\$128,042**

(3 miles)

**\$121,233**

(5 miles)

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