



# 1ST FLOOR OFFICE SPACE

2401 HYDRAULIC ROAD | CHARLOTTESVILLE, VIRGINIA 22901

FOR  
LEASE



**MACKENZIE**

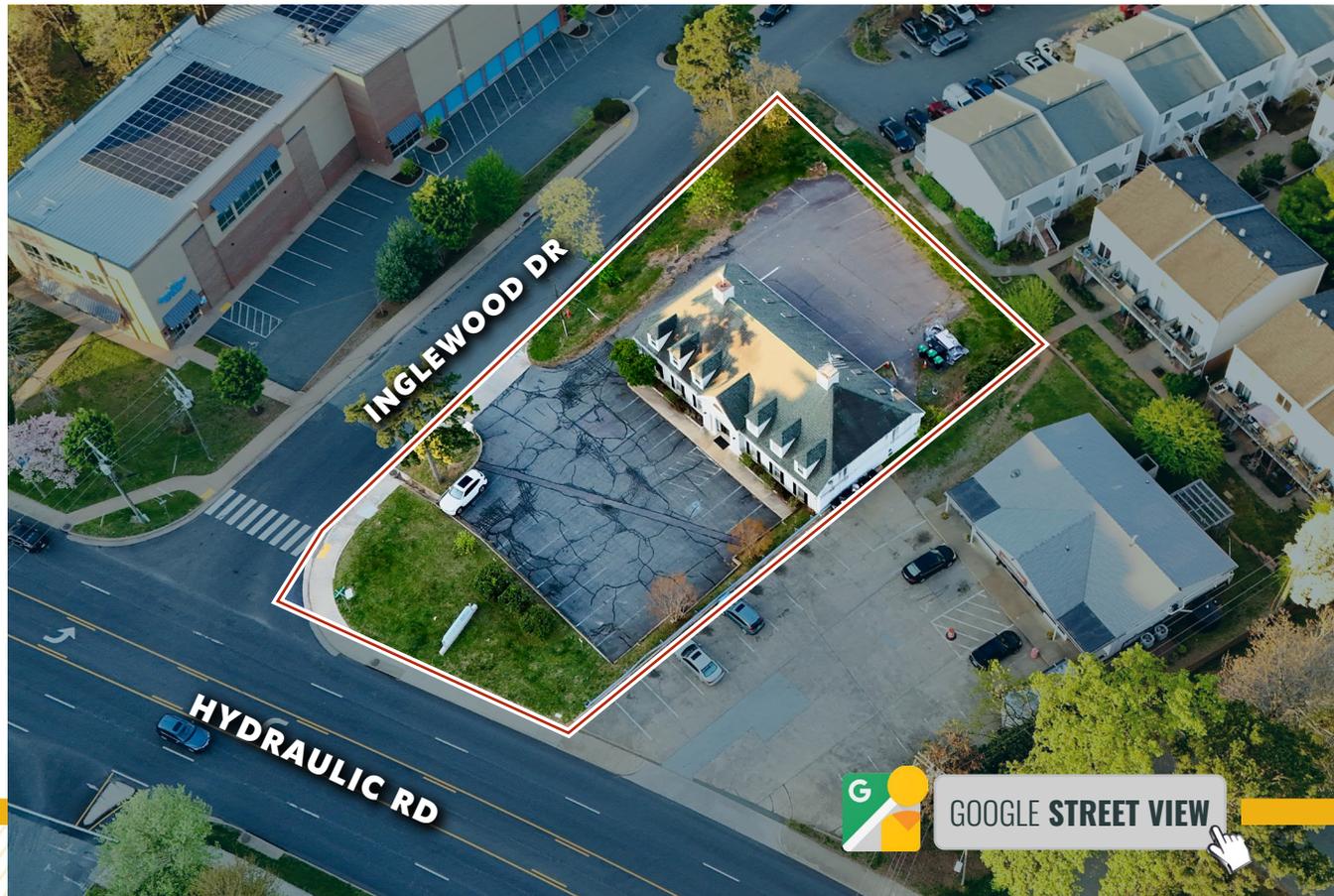
COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

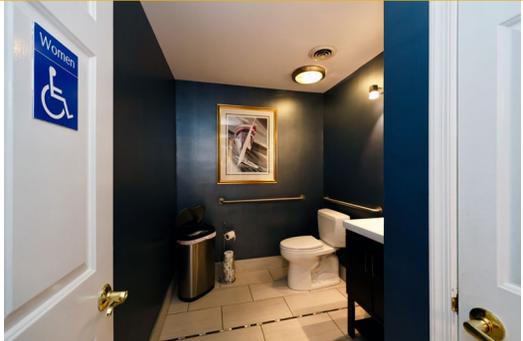
## HIGHLIGHTS:

- 1,200 SF ± 1st floor office suite available
- Ample on-site parking (37 surface spaces)
- Located across from Stonefield Shopping Center in a highly visible/trafficked area
- Potential uses include: specialty/gourmet food, yoga/fitness studio, medical office, coffee shop/specialty beverage, high-end home finishes
- Walkable to local shopping and dining destinations, as well as residential neighborhoods
- Easy access to Route 29, 250 Bypass and I-64, as well as public transportation

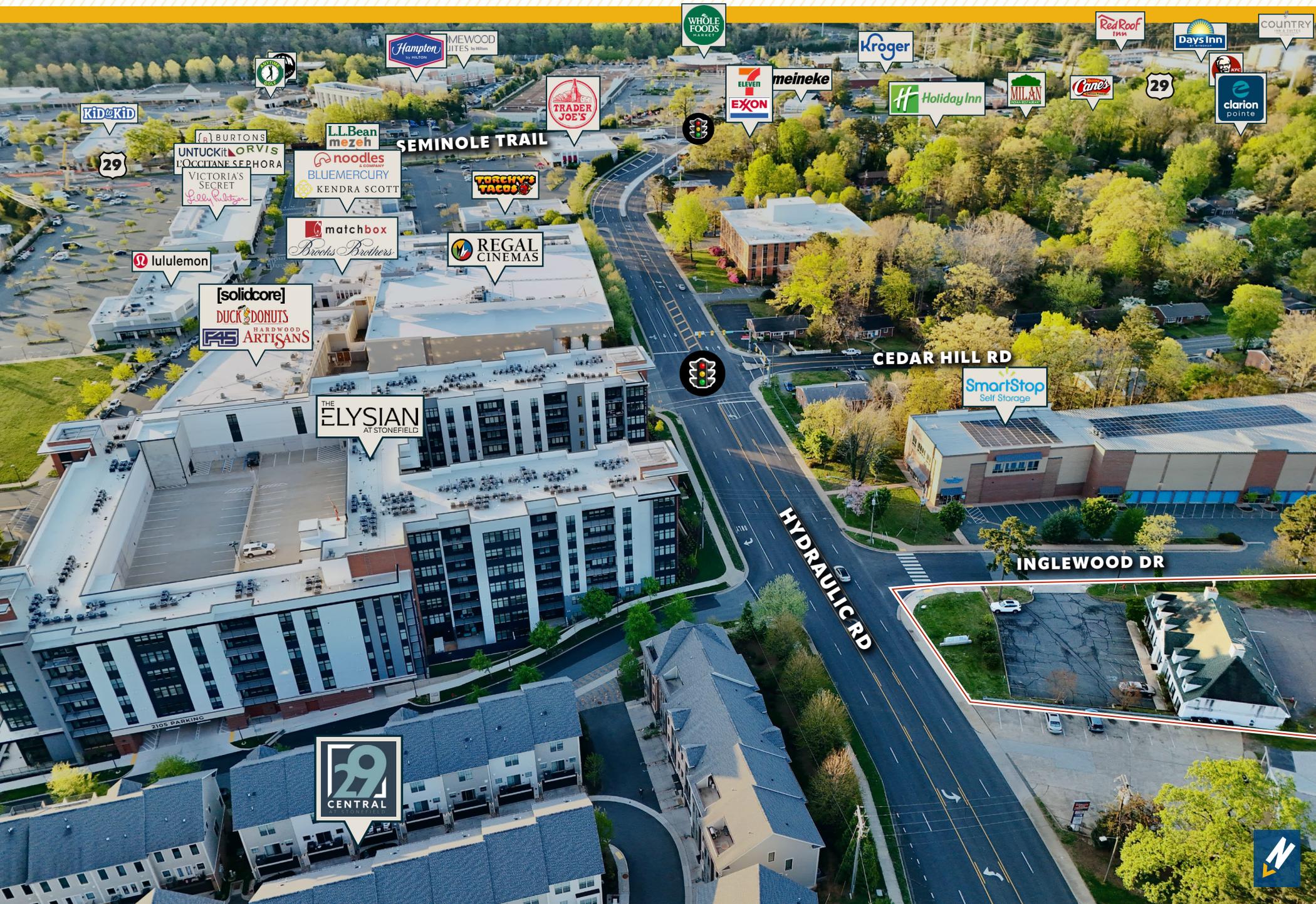
AVAILABLE:	1,200 SF ± (1ST FLOOR)
LOT SIZE:	0.549 ACRES ±
YEAR BUILT:	1978
PARKING:	37 SURFACE SPACES
ZONING:	HC (HIGHWAY COMMERCIAL)
RENTAL RATE:	NEGOTIABLE



# INTERIOR PHOTOS



# LOCAL BIRDSEYE



# LOCAL BIRDSEYE



SEMINOLE TRAIL



CEDAR HILL RD



INGLEWOOD DR



# MARKET AERIAL

4 MILES

**Walmart sam's club**

**Rio Hill Center**  
**Kroger** **Burlington** **SIERRA**  
**five BEV'W** **IHOP** **JOANN** **TJ-maxx**  
**DOLLAR TREE**

**LOWE'S**

**Goodwill**  
**HARBOR FREIGHT** **BUFFALO WILD WINGS**

**Albemarle Square**  
**ALDI** **MEDINA MARKET**  
**acac** **TEXAS**

**29th Place**  
**HomeGoods** **DSW** **Staples**  
**Advance! Auto Parts** **FIREHOUSE SUBS** **Starbucks** **McDonald's**

**Stonefield**  
**REGAL CINEMAS** **AS** **lululemon**  
**TRADER JOE'S** **Brooks Brothers**  
**VICTORIA'S SECRET** **mezeH** **BURTONS GRILL&BAR**  
**noodles** **SEPHORA** **L.L.Bean**  
**Lilly Pulitzer** **L'OCCITANE** **UNTUCKIT**

**SITE**

**TCO** **FOOD LION**

**COMING 2025!**  
**THE HOME DEPOT** **belk**  
**TORRID** **Lids**  
**JIMMY JOHN'S** **KAY JEWELERS**  
**MATTRESS FIRM**

**Charlottesville Fashion Center**

**Seminole Square Shopping Center**  
**WHOLE FOODS MARKET**  
**SUPER SHOES**  
**FERGUSON**  
**OUTBACK STEAKHOUSE** **DOVER SADDLERY**  
**PLAZA-AZTECA RESTAURANTES MEXICANAS**

**BEST BUY** **WORLD MARKET**

**Barracks Road Shopping Center**  
**Harris Teeter** **Kroger** **Michael's** **ULTA**  
**Tanera BREAD**  
**BARNES & NOBLE** **TALBOTS**  
**AMERICAN EAGLE** **WARBY PARKER**  
**McDonald's** **Chick-fil-A** **OLD NAVY** **BARAZOS TACOS** **FirstWatch**

**UNIVERSITY OF VIRGINIA**  
**UVA Health**

**Pantops Shopping Center**  
**TRAC SUPPLY** **FOOD LION** **DUNKIN'** **ROSES** **TACO BELL**

**Rivanna Ridge Shopping Center**  
**Giant** **Bojiangles** **Starbucks**  
**RED WING** **JIMMY JOHN'S** **Applebees**

**bonumose** **SENTARA**



# DEMOGRAPHICS

2024

RADIUS: **1 MILE** **3 MILES** **5 MILES**

## RESIDENTIAL POPULATION



10,955	66,787	106,428
--------	--------	---------

## DAYTIME POPULATION



11,899	105,204	144,024
--------	---------	---------

## AVERAGE HOUSEHOLD INCOME



\$96,490	\$111,997	\$122,944
----------	-----------	-----------

## NUMBER OF HOUSEHOLDS



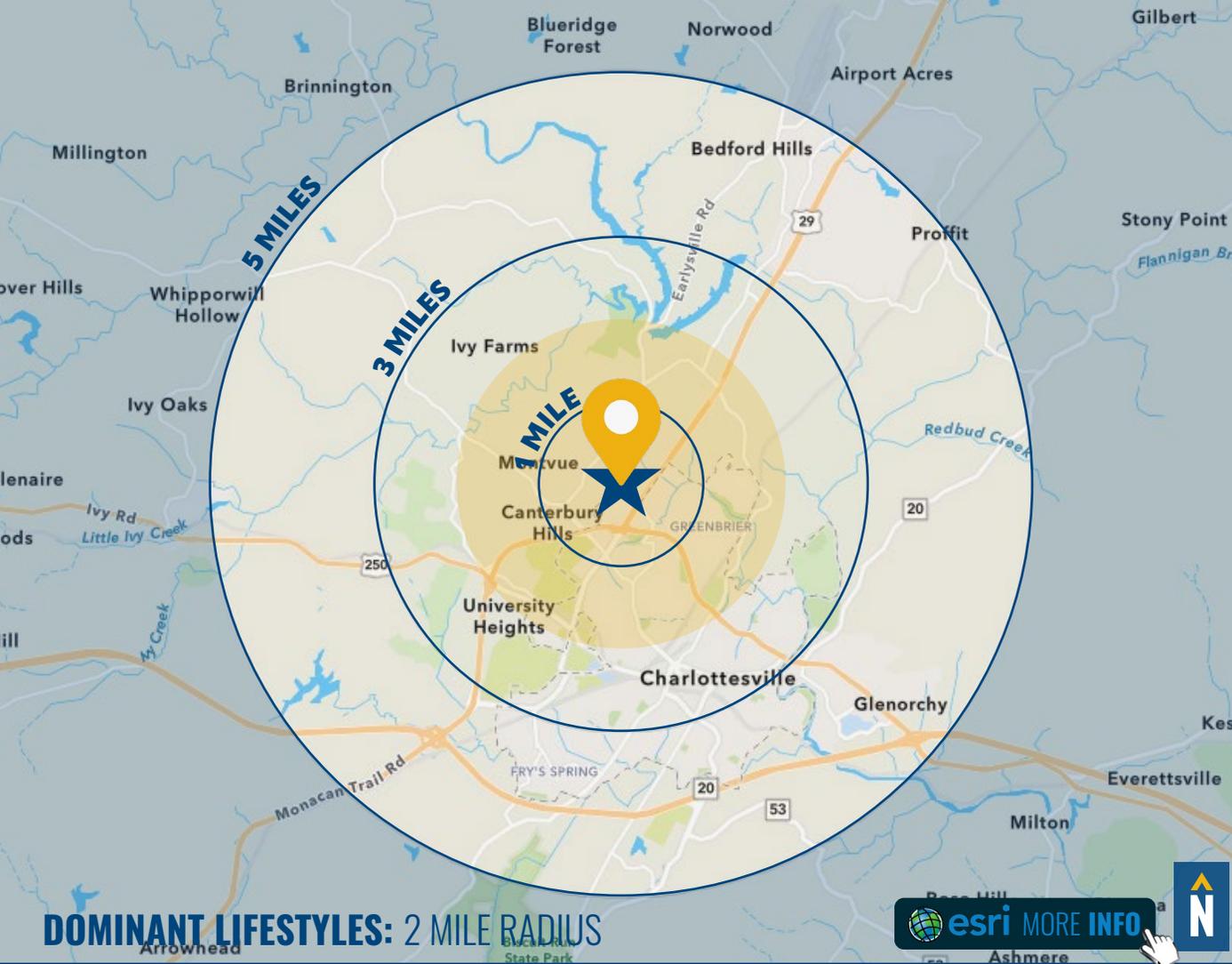
4,851	26,405	43,413
-------	--------	--------

## MEDIAN AGE



34.8	29.6	32.5
------	------	------

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 2 MILE RADIUS



**14%**  
YOUNG AND RESTLESS

These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

Median Age: **29.8**  
Median Household Income: **\$40,500**

**13%**  
DORMS TO DIPLOMAS

On their own for the first time, these residents are just learning about finance and cooking. Frozen dinners and fast food are common. Shopping trips are sporadic, and preferences for products are still being established.

Median Age: **21.6**  
Median Household Income: **\$16,800**

**13%**  
BRIGHT YOUNG PROFESSIONALS

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**  
Median Household Income: **\$54,000**

# FOR MORE INFO **CONTACT:**



## **SAM ORR**

*EXECUTIVE VICE PRESIDENT*

**202.345.8394**

**SAM.ORR@mackenziecommercial.com**



## **BRIAN THOMAS**

*REAL ESTATE ADVISOR*

**202.734.9726**

**BTHOMAS@mackenziecommercial.com**



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**434-818-7788**

425 7th Street NE

Charlottesville, VA 22902

OFFICES IN: **CHARLOTTESVILLE, VA** ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD

[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.