



For Lease

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Colliers

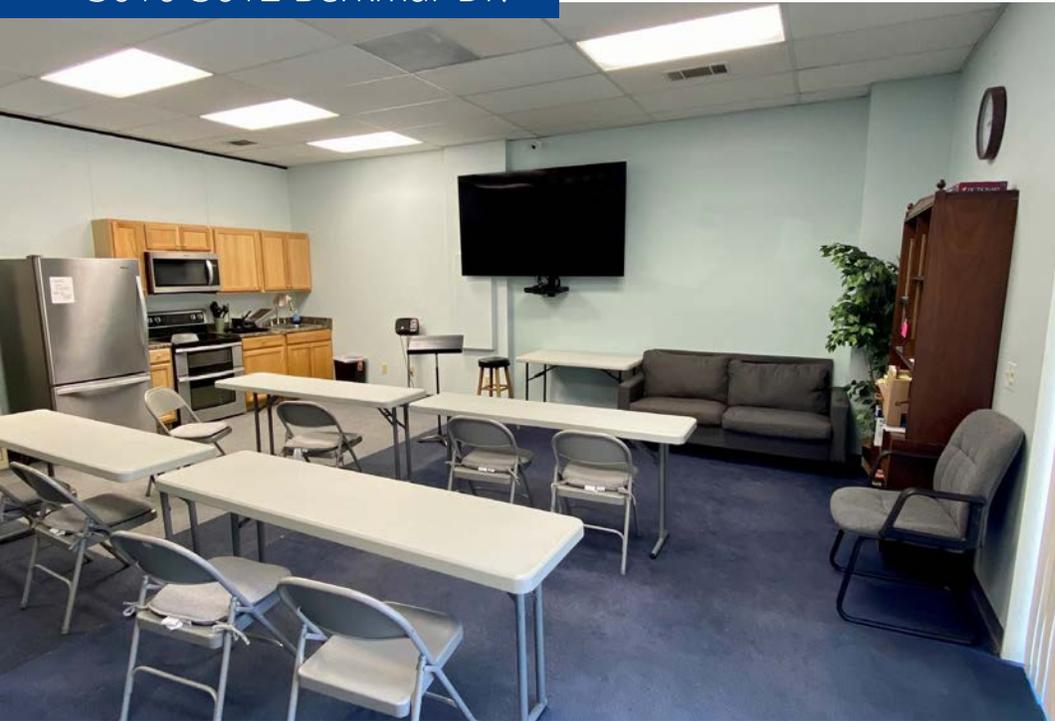
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3010-3012 Berkmar Dr., Charlottesville, VA

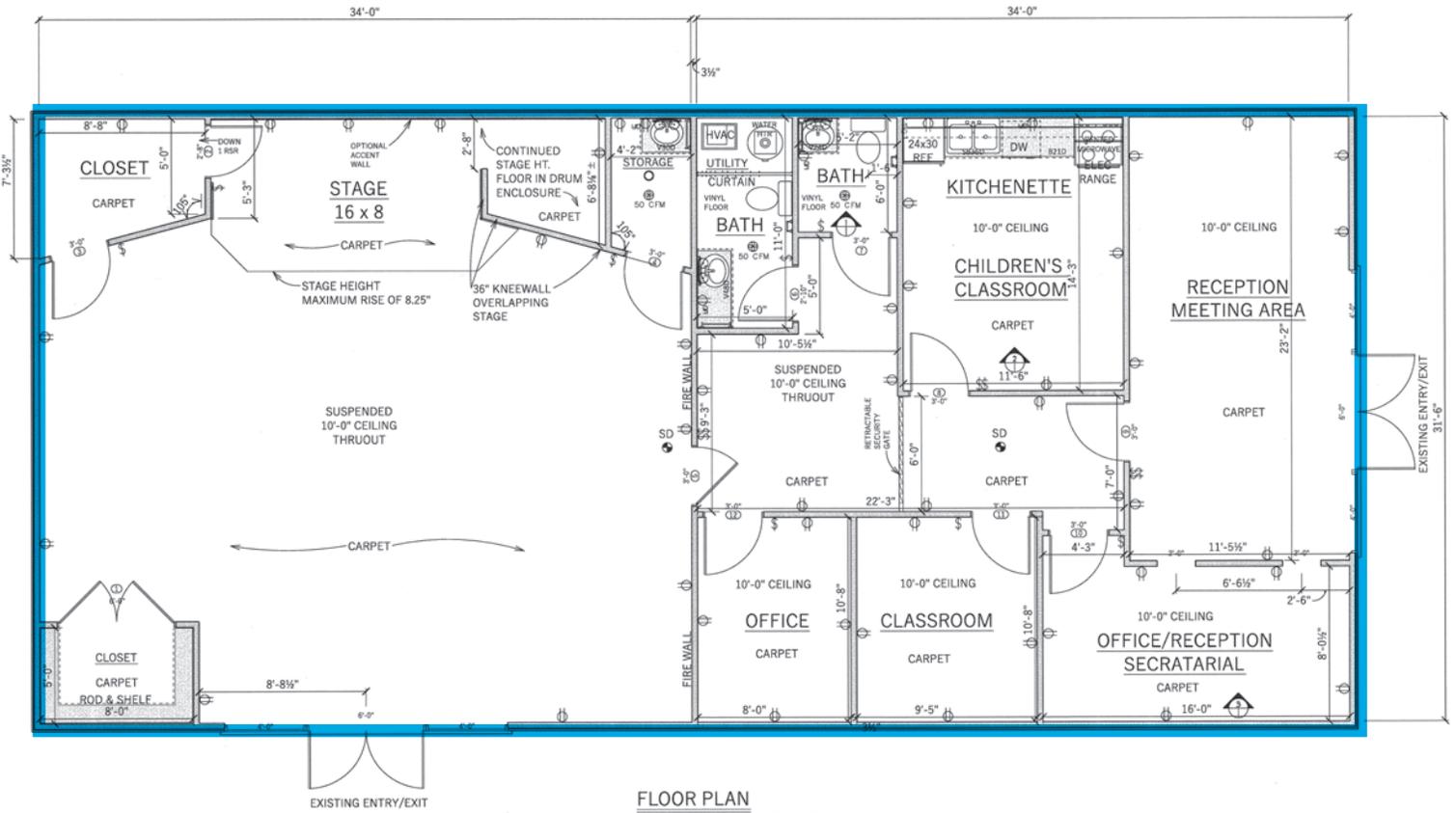
**Excellent location convenient to UVA,
Downtown Charlottesville and Rte 29N**

- 1,071- 2,337 SF retail and flex space with open floor area supported by private office and breakroom areas.
- Rare retail and flex space in Charlottesville
- Newly updated retail, meeting room, and kitchen.
- Spaces can be leased separately or together
- Wonderful opportunity to open new business, relocate existing one, or just find well priced space, convenient to UVA, Downtown Charlottesville and Rte 29N
- **\$18.00 PSF NNN**

3010-3012 Berkmar Dr.



1,071- 2,337 SF



FLOOR PLAN
3010 & 3012 BERKMAR DRIVE





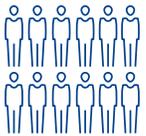
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Demographics



2024
population
9,327
(1 mile)



2024 Average
Household Income
\$87,293
(1 mile)

41,344
(3 miles)

\$125,443
(3 miles)

100,107
(5 miles)

\$122,866
(5 miles)