

## RETAIL FOR LEASE

# Hollymead Town Center

163 Community Street, Charlottesville, VA



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**THALHIMER**



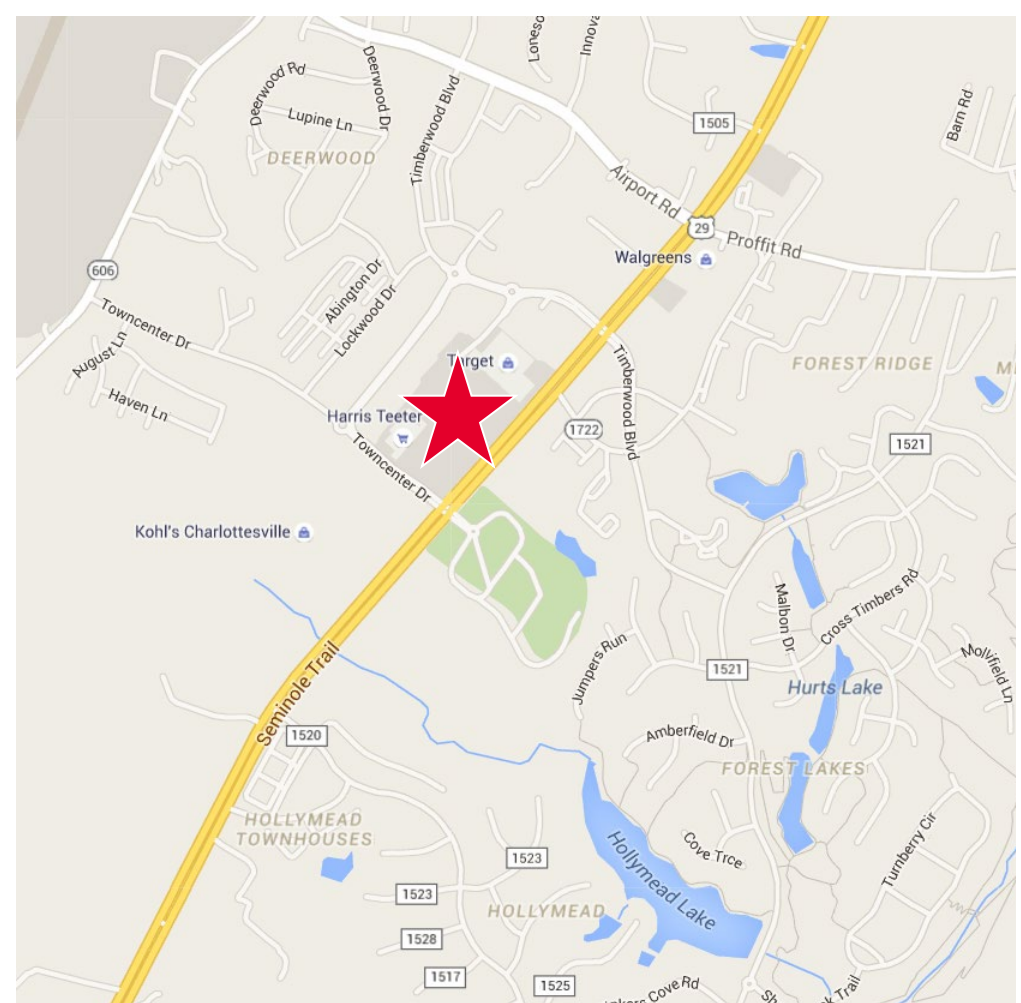
**SHOPCORE**  
PROPERTIES

**1,365 – 3,166 SF  
AVAILABLE!**



# PROPERTY HIGHLIGHTS




- 1,365 – 3,166 SF Available
- 296,237 SF Target and Harris Teeter anchored center
- Only Target within 30 miles
- Harris Teeter draws over 16,400 customers per week
- Strong restaurant sales
- Strong traffic counts – 39,000 VPD



## JOIN NEARBY TENANTS



## DEMOGRAPHICS

			
	POPULATION	DAYTIME POPULATION	AVG. HOUSEHOLD INCOME
3 Mile	15,241	17,240	\$137,056
5 Miles	37,238	42,644	\$126,236
10 Miles	142,539	165,438	\$123,373

# SITE PLAN



Tenant List		
Space	Tenant	SF
1	AVAILABLE	2,000
2	Harris Teeter	60,607
3	Hair Cuttery	1,200
4	Nothing Bundt Cakes	1,976
5	Sweet Frog	1,550
6	AVAILABLE	1,365
7	Which Wich	1,830
8	VA ABC Store	3,205
10	Five Guys Burger & Fries	2,100
11	Bubbles	1,200
13	Primary Eyecare Associates	3,237

Tenant List		
Space	Tenant	SF
14	AVAILABLE	1,680
15	Lendmark Financial	1,800
16A	AVAILABLE FEB 2025	2,000
16B	Sakura Steakhouse	6,000
18	Vinny's Italian Grill	3,000
19	VA Nails	1,635
20	AVAILABLE	1,635
20A	Luxury Pools & Spa	3,164
20B	AVAILABLE	3,166
20C	Bonefish Grill	5,400
21	Blue Ridge Cyclery	4,800

Tenant List		
Space	Tenant	SF
21A	Mattress Warehouse	5,000
22	Target	142,500
25	Sola Salon Suites	2,975
26	Sola Salon Suites	1,705
27	Crumbl Cookies	1,600
28	Panera	4,935
100	Chipotle	5,085
200	PetSmart	22,964
300	Fulton Bank	Pad

# PROPERTY PHOTOS





# CHARLOTTESVILLE VA

## Population & Housing Growth - North Albemarle County



**15%**

INCREASE IN HOUSING UNITS FROM 2010-  
2022 (15-MINUTE DRIVE TIME)



**1,460**

APARTMENTS PROPOSED/BUILT SINCE 2020  
(5-MILE RADIUS)



**37.7%**

INCREASE IN REGIONAL POPULATION  
PROJECTED FROM 2010 TO 2040



**\$420,438**

5-MILE AVERAGE HOME VALUE



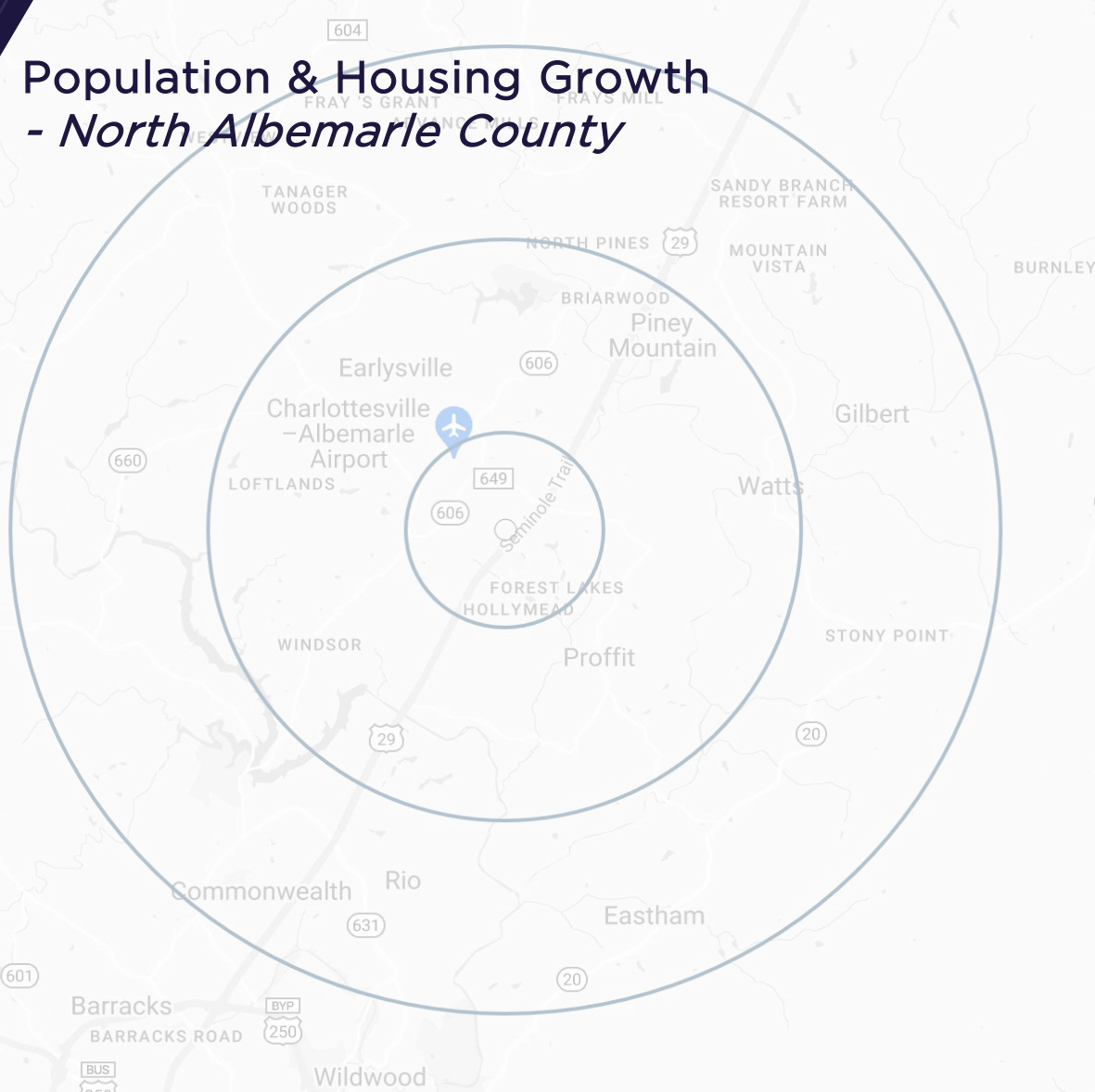
**\$92,186**

5-MILE MEDIAN HOUSEHOLD INCOME



**63.7%**

5-MILE OWNER-OCCUPIED HOUSING



**Archer at Brookhill (Castle Dev)**  
316 Units | Built 2020  
Additional units underway



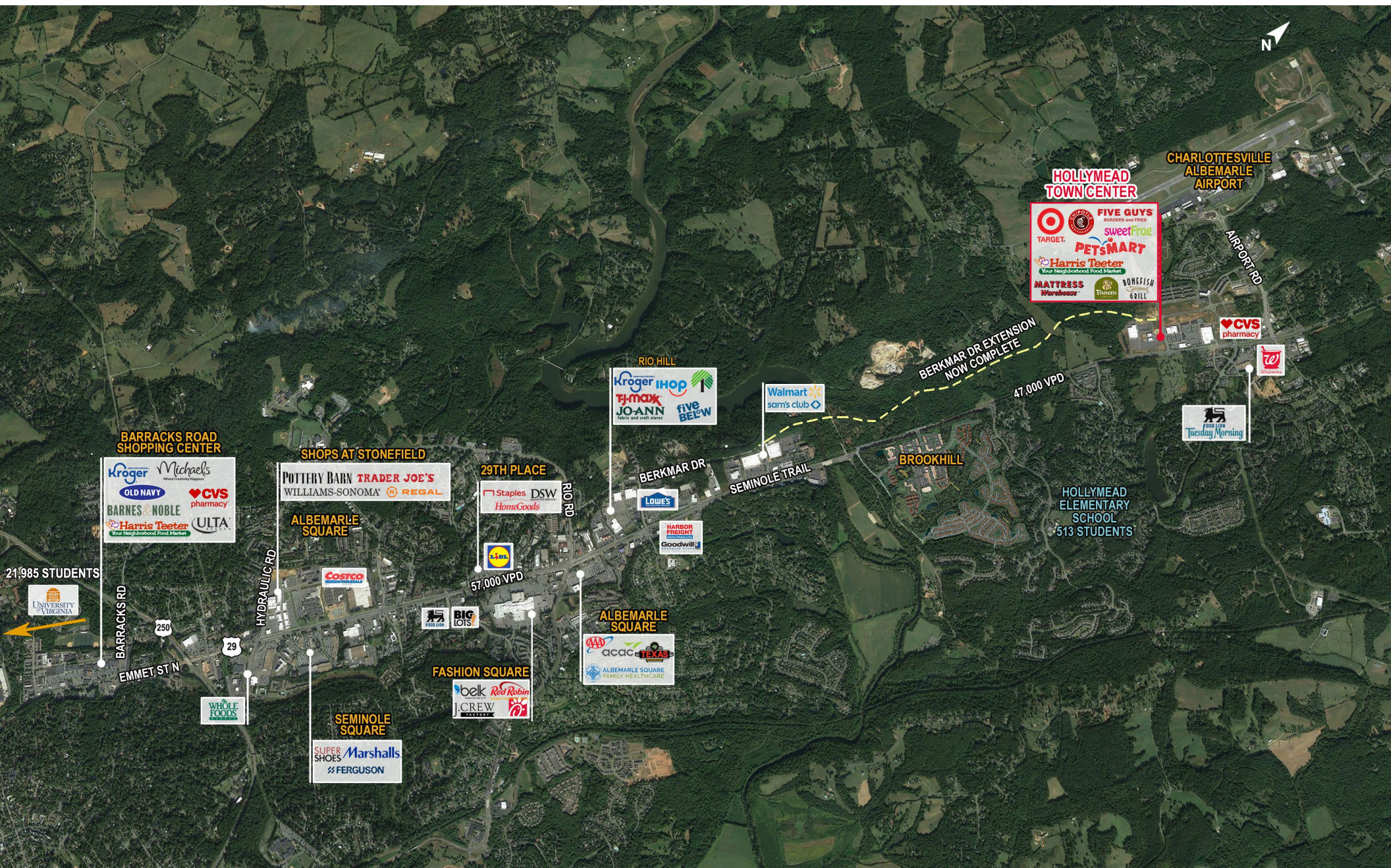
**Berkmar Landing (The Breeden Co)**  
261 Units | Built 2022



**The Ridge at North Pointe (Great Eastern)**  
224 Units | Built 2023  
Additional units underway



# PROPERTY LOCATION







CUSHMAN &  
WAKEFIELD

THALHIMER



SHOPCORE  
PROPERTIES

600 E Water Street  
Suite C  
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