



Colliers

Retail / Office for Lease

Riverside Village Shops

610 - 620 Riverside Shops Way,
Charlottesville, VA 22911

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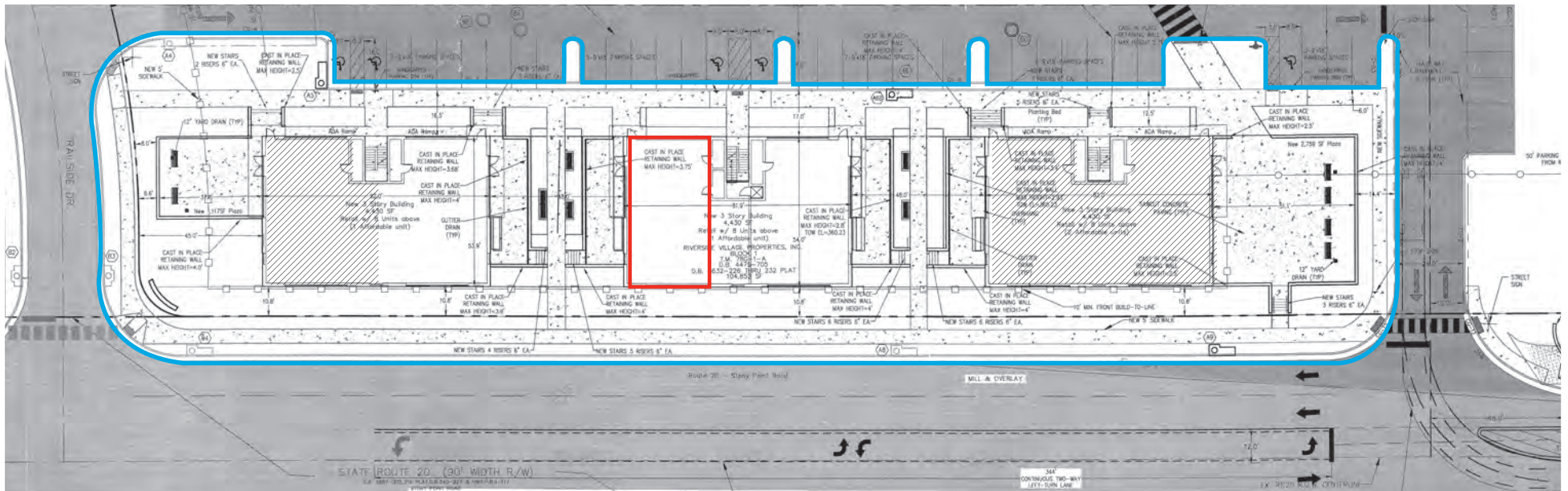
Riverside Village

610 - 620 Riverside Shops Way

The Shops at Riverside Village is a new mixed-use development offering premier retail or office space on the ground floor and luxury residential units above.

The unique mixed-use development offers excellent location and visibility on Route 20 and the Pantops entry Corridor. The shops benefit greatly from the built-in consumer base with multi-family units above and several large single-family developments in the immediate vicinity. Tenants enjoy expansive glass front-spaces with excellent visibility and natural light. Ample access to parking, professional landscaping and carefully crafted outdoor areas make for top tier retail spaces. All spaces achieved EarthCraft certification, contributing to lower utility bills, healthy indoor spaces and are Ting Internet ready.

- 1 unique retail / office space available now
- 1,735 SF end cap retail / office space
- Come join existing tenants Grit Coffee and Maple Pine



Riverside Village

610 -620 Riverside Shops Way



Demographics



2022
population

7,381

(1 mile)

50,727

(3 miles)

102,507

(5 miles)

2022 daytime
population

8,640

(1 mile)

72,995

(3 miles)

130,398

(5 miles)



2022 Average
Household Income

\$139,475

(1 mile)

\$115,785

(3 miles)

\$118,088

(5 miles)

1 miles

3 miles

5 miles

**Median Value Owner
Occupied Home**

\$436,076

\$407,266

\$401,772

Housing Units

3,623

23,730

45,441

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Riverside Village

610 -620 Riverside Shops Way

1,735 SF end cap retail / office space



Riverside Village

610 - 620 Riverside Shops Way

The Shops at Riverside Village



Darden Towle Park

Pantops Shopping Center



HANGRY HUT



250

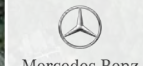
250



Guadalajara Mexican



Wilton Farm Apartments



TRUIST



250

20

4000 VLD

Stony Point Road

To Downtown Mall & University of Virginia

Riverside Village

610 - 620 Riverside Shops Way



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