



For Lease  
One end cap unit

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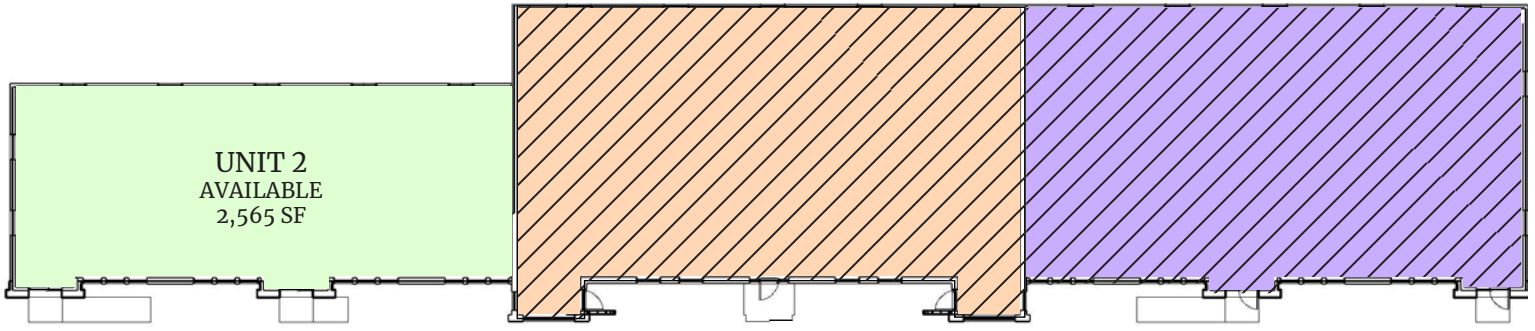
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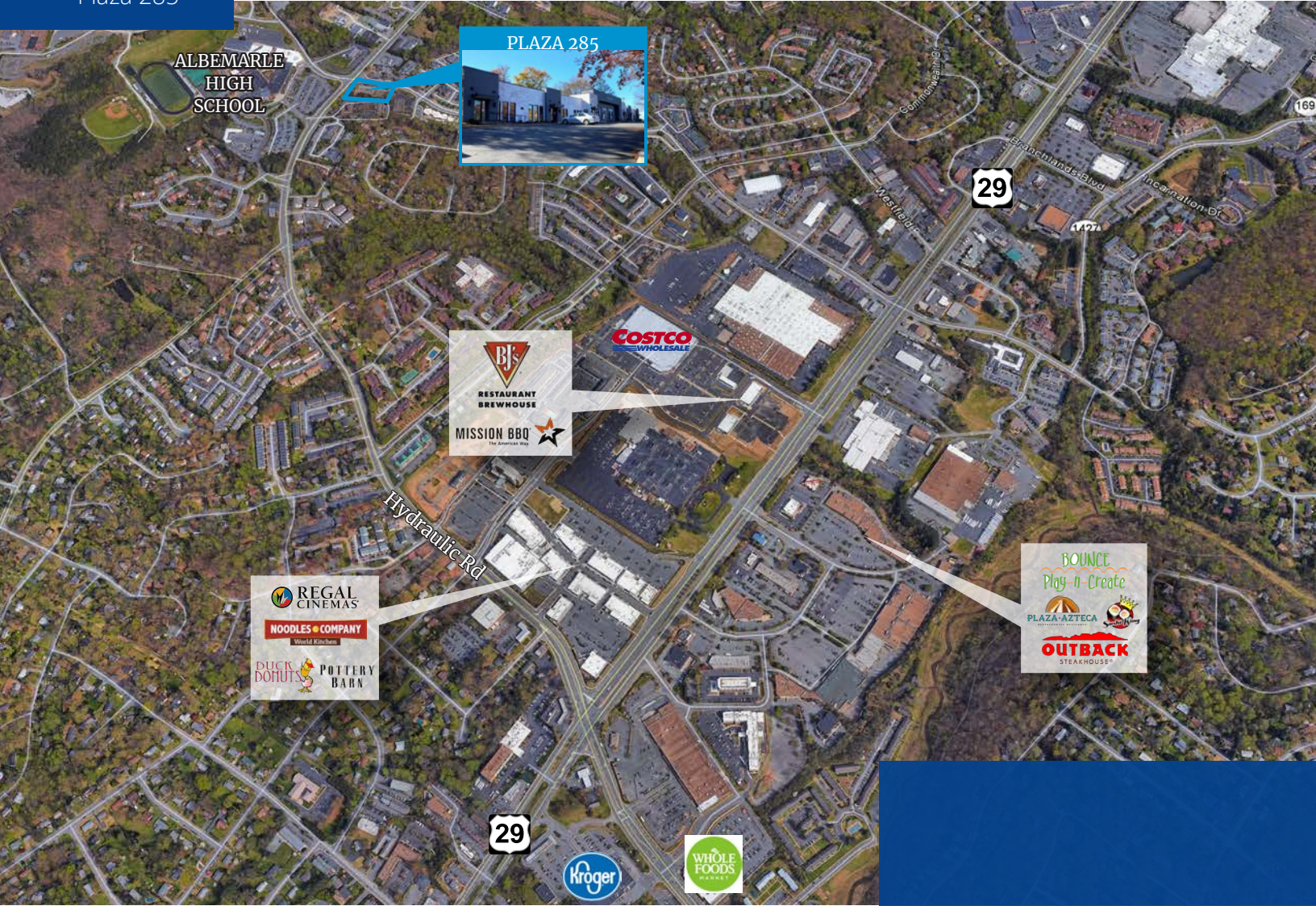
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## Plaza 285

285 Hydraulic Ridge Road | Charlottesville, VA

- Major renovation just completed and available immediately
- One end cap unit remaining - 2,565 SF available
- Well positioned at signalized intersection of Hydraulic Road and Whitewood Road (across from Albemarle High School)
- Great visibility and accessibility, with convenient at grade pull-up parking
- Commercial C-1 Zoning allows for wide variety of uses such as retail, service establishments, and office
- \$22.00 PSF





## Demographics



2022 population

10,533  
(1 mile)

50,632  
(3 miles)

106,004  
(5 miles)



2022 Average Household Income

\$94,547  
(1 mile)

\$114,376  
(3 miles)

\$121,246  
(5 miles)

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