



Walk Score **94**

Transit Score **56**

Bike Score **86**

PRIME RETAIL SPACE FOR LEASE

THE FLATS AT WEST VILLAGE

852 W MAIN STREET, CHARLOTTESVILLE, VA 22903



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PROPERTY OVERVIEW



OFFERING SUMMARY

Lease Rate:	Negotiable
Year Built:	2014
Building Size:	270,394 SF
Zoning:	WMW

AVAILABLE SPACES

	SF
Space 1	3,585 SF

PROPERTY OVERVIEW

Rare retail space available in The Flats at West Village, an 8-story student housing project next to the University of Virginia in Downtown Charlottesville. Located in a prime location, site is walking distance to the University of Virginia and UVA Medical Center, and is located off of a UVA Bus Line & CAT Line and is next to an Amtrak Station.

PROPERTY HIGHLIGHTS

- Prime retail available in 661-bed student housing project
- Excellent Walk Score: 94
- Off busy corridor in Downtown Charlottesville
- Walking distance to the University of Virginia and UVA Medical Center
- Underground parking deck with reserved spaces for retail
- Located on a UVA Bus Line & CAT Line and next to an Amtrak Station

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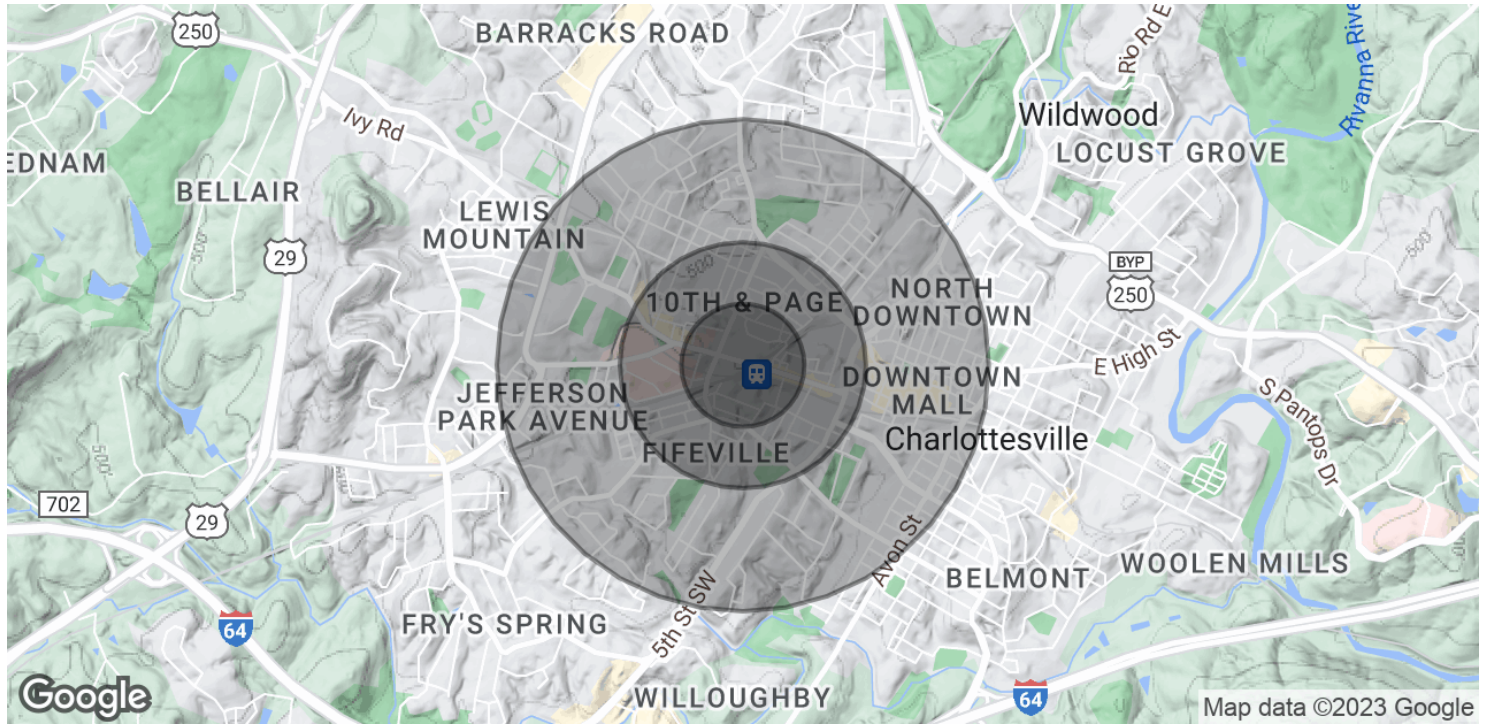
LOCAL AREA



THE FLATS AT WEST VILLAGE

852 W MAIN STREET, CHARLOTTESVILLE, VA 22903

DEMOGRAPHICS MAP & REPORT



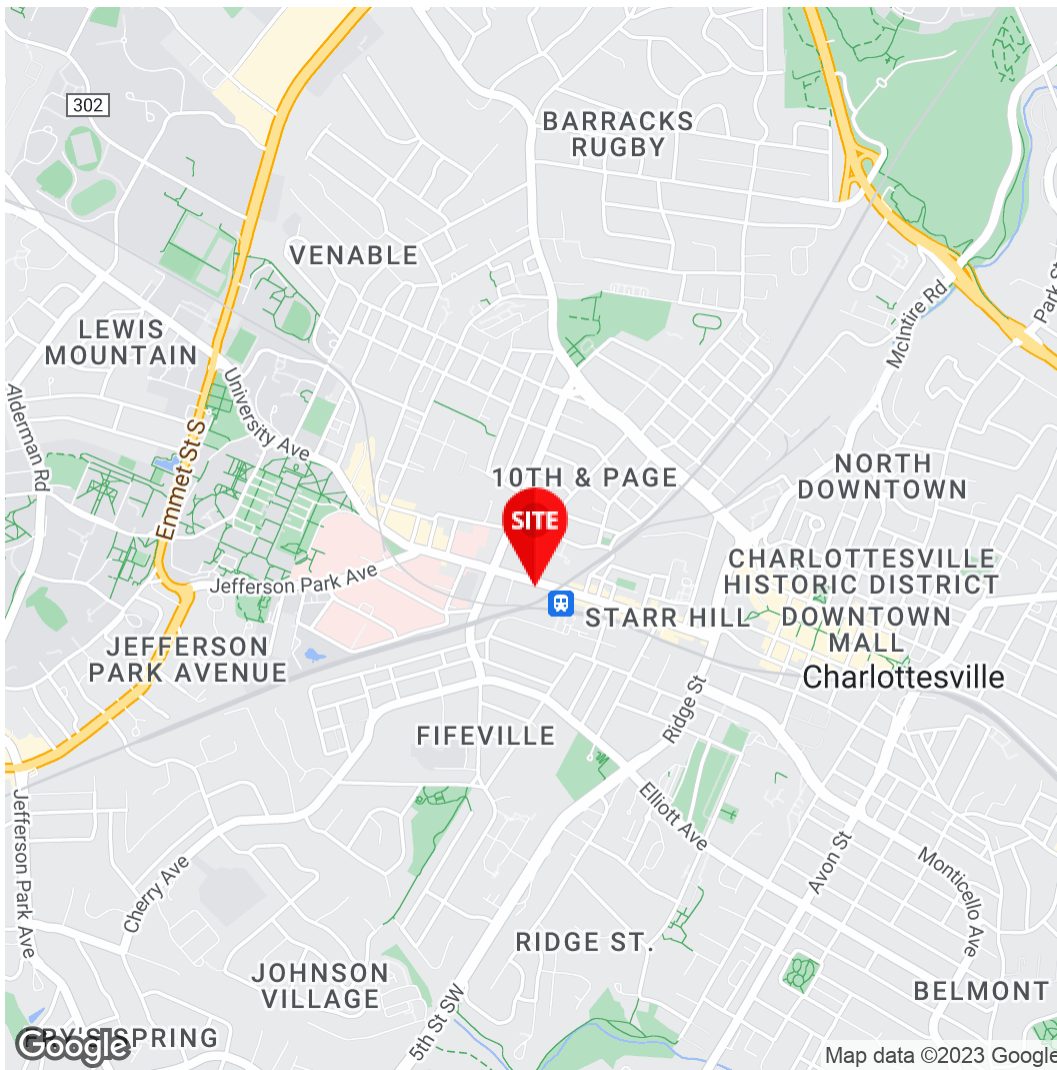
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,587	7,103	23,756
Average Age	28.5	27.5	29.8
Average Age (Male)	26.0	26.4	29.4
Average Age (Female)	30.9	28.7	30.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	657	2,766	8,833
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$47,799	\$49,121	\$71,289
Average House Value	\$254,407	\$206,361	\$234,667

* Demographic data derived from 2020 ACS - US Census



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