



Colliers

Retail / Office for Lease

## Riverside Village Shops

610 - 620 Riverside Shops Way,  
Charlottesville, VA 22911

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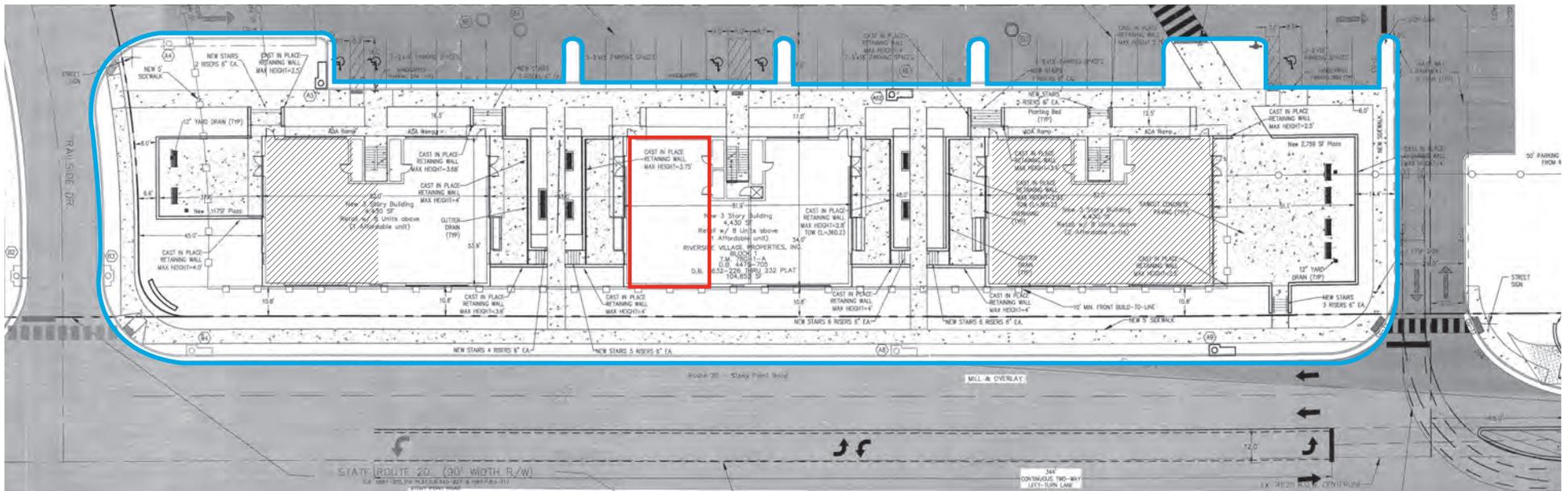
# Riverside Village

## 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

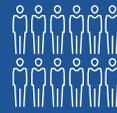


# Riverside Village

610 -620 Riverside Shops Way



## Demographics



2025  
population

7,385

(1 mile)

50,743

(3 miles)

101,577

(5 miles)

2025 daytime  
population

8,909

(1 mile)

87,031

(3 miles)

141,517

(5 miles)



2025 Average  
Household Income

\$133,695

(1 mile)

\$119,490

(3 miles)

\$119,151

(5 miles)

1 miles

3 miles

5 miles

**Median Value Owner  
Occupied Home**

\$542,002

\$533,274

\$504,304

**Housing Units**

3,719

24,407

45,539

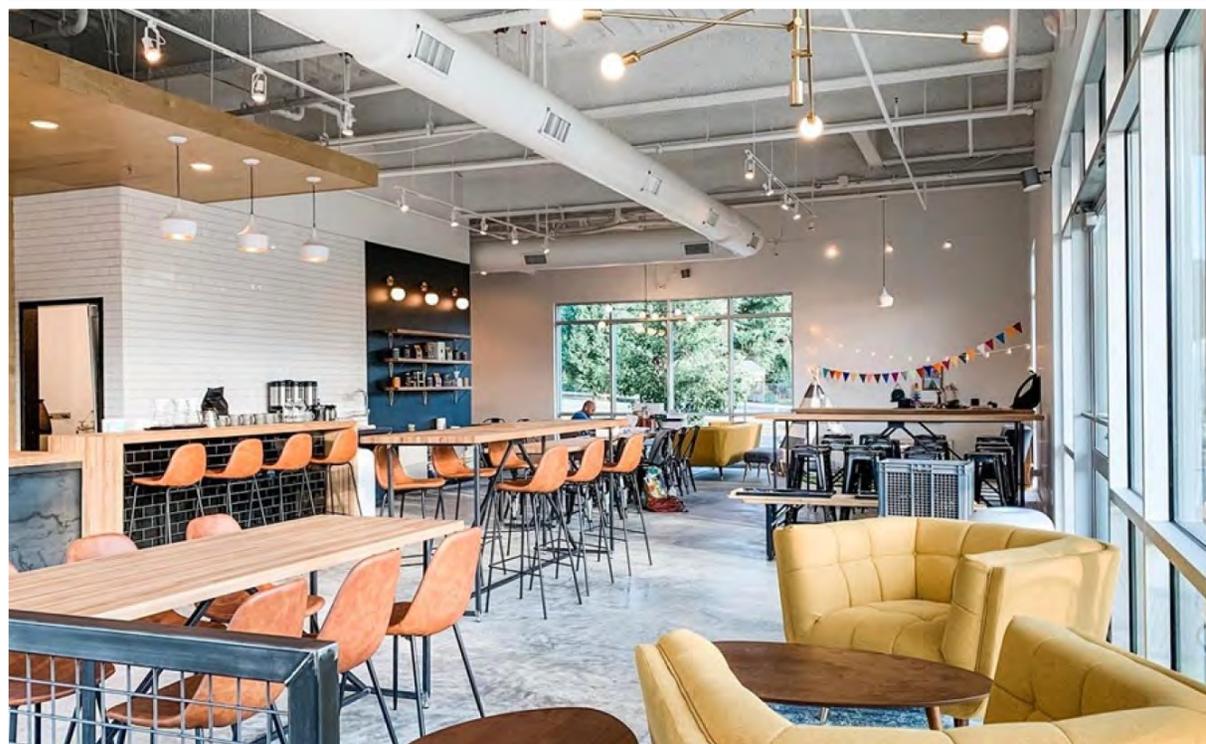
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1,735 SF end cap retail / office space





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