



# FREESTANDING RESTAURANT

2206 FONTAINE AVENUE EXT | CHARLOTTESVILLE, VIRGINIA 22903

FOR  
LEASE



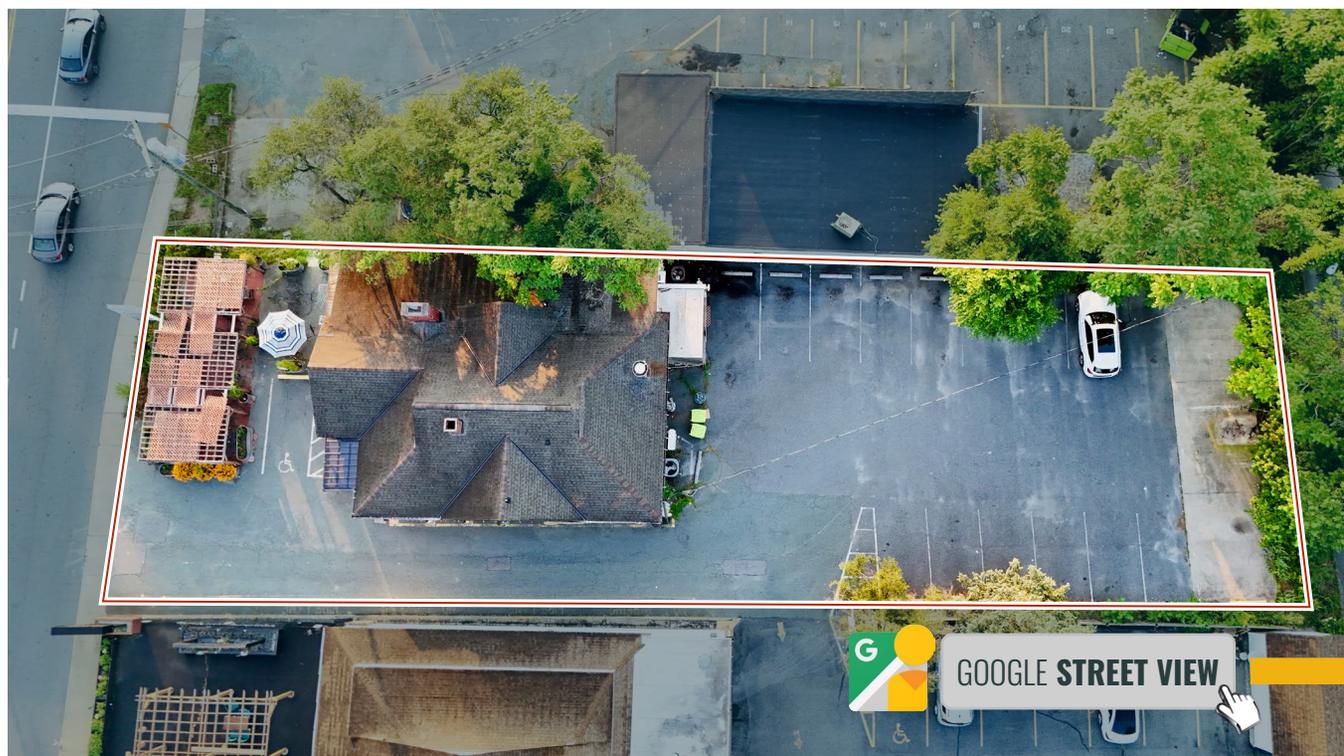
**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Prominent Fontaine Ave. corridor opportunity
- High-profile freestanding building with excellent street frontage and a pylon sign for maximum brand exposure
- The space comes equipped with operational restaurant equipment (formerly home to Guadalajara), significantly reducing start-up costs and time-to-market for a new tenant
- Ample on-site parking
- Great location within a growing pocket of restaurant/retail (Mashumen, Dürty Nelly's, Pi-Napo, Silk Thai, Wayside Fried Chicken)
- Adjacent to University of Virginia, UVA Research Park and Manning Institute of Biotechnology (opening late 2026)



BUILDING SIZE:	2,285 SF ±
LOT SIZE:	.29 ACRES ±
YEAR BUILT:	1920
PARKING:	20 SPACES ±
TRAFFIC COUNT:	13,000 AADT (FONTAINE AVE EXT)
WALK SCORE:	81 (VERY WALKABLE)
RATE:	WITHHELD

# AERIAL



FONTAINE AVE EXT

13,000 AADT



# UNIT A: RESTAURANT (VACANT)



# LOCAL BIRDSEYE



UVA SCOTT STADIUM



13,000 sq ft



FONTAINE AVE EXT

JEFFERSON PARK AVE

MAURY AVE

LEWIS ST



# MARKET AERIAL



JOHN PAUL JONES ARENA

UNIVERSITY of VIRGINIA

29

250

2-1/2 MILES

UVA Health

SITE

COMING SOON  
verve  
CHARLOTTESVILLE

FONTAINE RESEARCH PARK

COMING SOON  
MANNING INSTITUTE OF BIOTECHNOLOGY

## DOWNTOWN CHARLOTTESVILLE MALL



64

# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



15,724

67,218

98,693

## DAYTIME POPULATION



26,110

95,550

137,183

## AVERAGE HOUSEHOLD INCOME



\$100,869

\$113,617

\$119,663

## NUMBER OF HOUSEHOLDS



4,699

26,693

40,715

## MEDIAN AGE

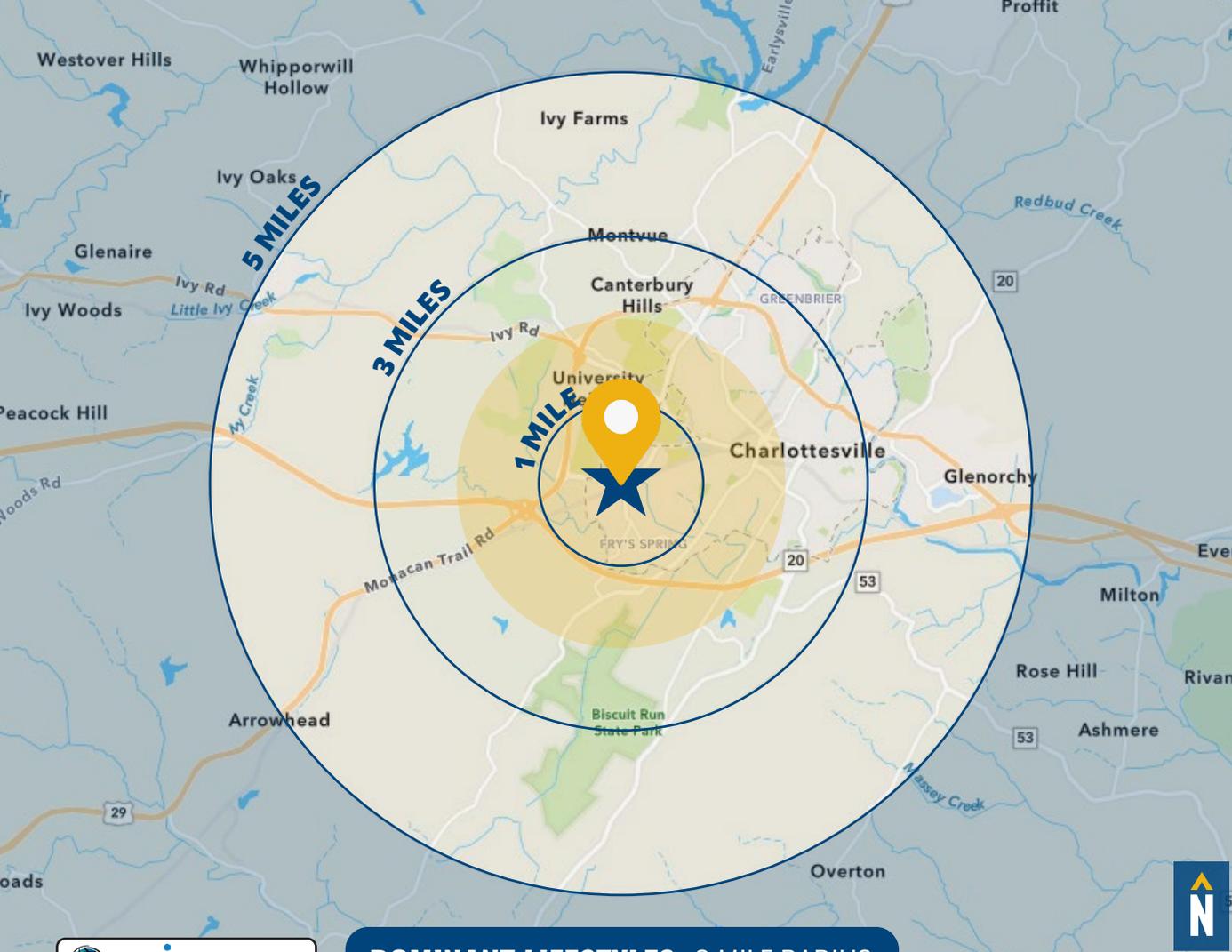


23.6

28.7

32.0

[FULL DEMOS REPORT](#)



[MORE INFO](#)

## DOMINANT LIFESTYLES: 2 MILE RADIUS

24%

DORMS TO DIPLOMAS



MEDIAN

AGE: 21.8

HH INCOME: \$29,081

These young residents are pursuing bachelor's and graduate degrees, and are mostly unmarried and in their late teens to early 20s. They frequent movies, bars and beaches, and like to watch and play sports.

18%

COLLEGE TOWNS



MEDIAN

AGE: 24.6

HH INCOME: \$46,253

These residents are a mix of students and individuals affiliated with universities. Part-time work is common. They participate in sports, subscribe to digital newspapers, and tend to opt for organic products.

15%

CITY GREENS



MEDIAN

AGE: 41.4

HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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