



1054 SHADWELL STATION LN

CHARLOTTESVILLE, VIRGINIA 22911

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Easy access to I-64 and Richmond Rd (Route 250)
- Close proximity to Downtown Charlottesville, Keswick, and Glenmore
- High visibility
- Flexible retail space
- Proximity to residential and commercial hubs
- Turnkey opportunity - recently renovated interior
- High-traffic location (24,000 AADT on Rt. 250)
- Potential Users:
 - Agricultural retail
 - Quick service/fast food/take out
 - Ice cream/coffee shop
 - Auto services
 - Pop-up/seasonal use

AVAILABLE SPACE:

952 SF ±

LOT SIZE:

1.02 ACRES ±

PARKING:

PRIVATE LOT, 15 SPACES

RENTAL RATE:

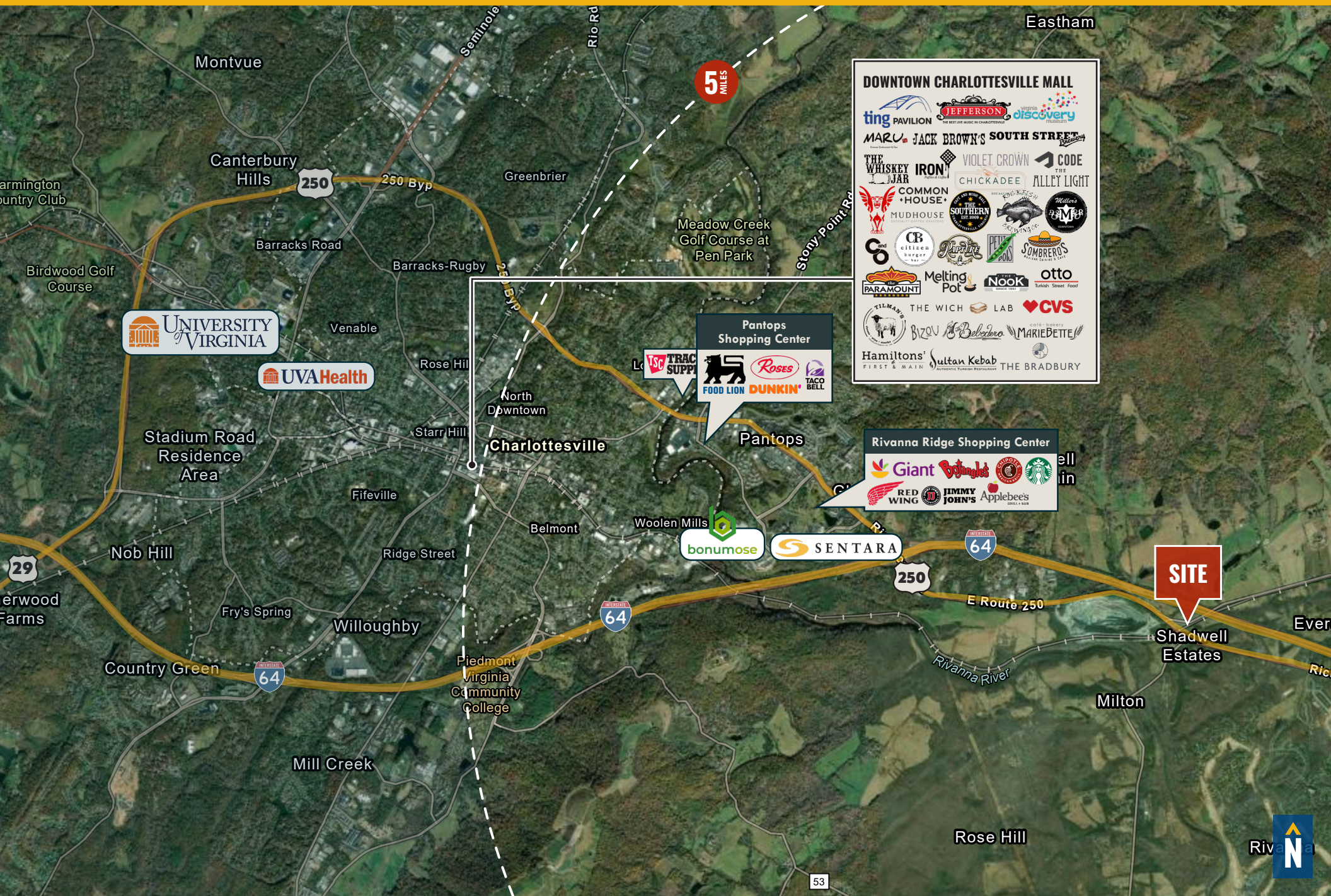
NEGOTIABLE



GOOGLE STREET VIEW



MARKET AERIAL



DEMOGRAPHICS

2025



5 MIN.

10 MIN.

15 MIN.

TOTAL POPULATION



1,377

13,819

79,921

DAYTIME POPULATION



1,625

17,824

112,556

AVERAGE HOUSEHOLD INCOME



\$197,726

\$136,722

\$119,521

NUMBER OF HOUSEHOLDS



585

6,415

31,878

MEDIAN AGE

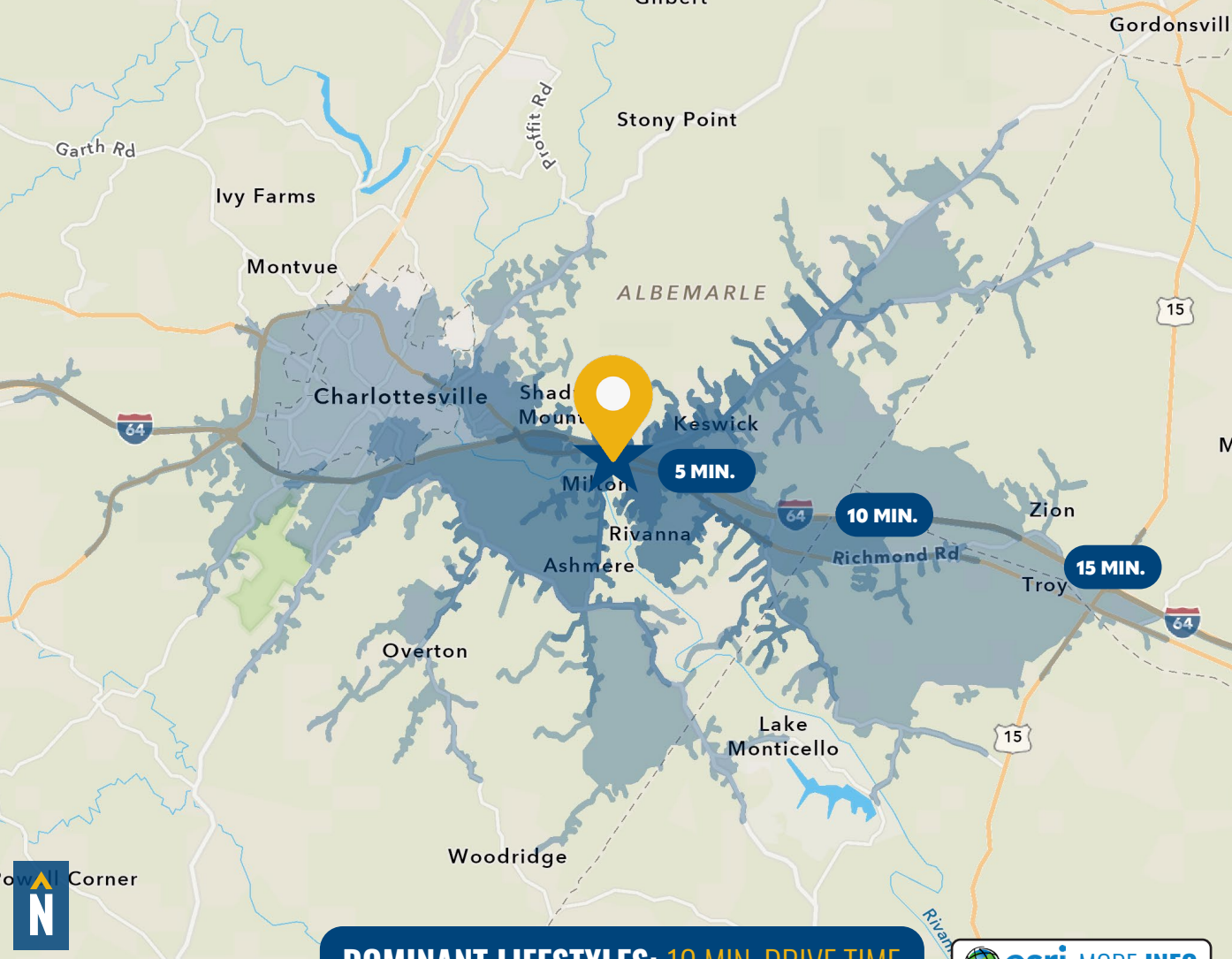


52.7

42.2

30.9

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

esri MORE INFO

19%

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.

18%

EMERGING HUB

MEDIAN

AGE: 36.0

HH INCOME: \$70,356



Members of these communities are young, live in cities, and move frequently. These neighborhoods show consistent growth and are composed of large numbers of young graduates and college students.

14%

BURBS AND BEYOND

MEDIAN

AGE: 51.1

HH INCOME: \$119,769



Nearly half of the population is aged 55 or above, and most households are composed of married couples without children. Incomes are typically middle- to upper-tier.

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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