



RETAIL/OFFICE SPACE

1885 SEMINOLE TRAIL | CHARLOTTESVILLE, VIRGINIA 22901

FOR
LEASE

2,500 SF ±
RETAIL/OFFICE
AVAILABLE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Exceptional visibility on Seminole Trail (Route 29), the primary commercial thoroughfare connecting Charlottesville to Northern Virginia.
- Situated at a major signalized intersection, ensuring ease of access for customers.
- Convenient ingress and egress with ample on-site parking.
- Prominent monument signage available on Seminole Trail, providing a high-impact branding opportunity for the tenant
- Versatile 2,500 SF Footprint: An ideal “mid-size” floor plan that can be easily adapted for high-end retail, a medical clinic, or a professional services firm.
- The building currently hosts established medical and professional tenants, creating a professional atmosphere and built-in foot traffic.
- Minutes from Albemarle Square, The Shops at Stonefield, and Rio Hill Shopping Center, positioning the tenant within Charlottesville’s most dense retail cluster.

AVAILABLE:

2,500 SF ± (1ST FLOOR)

BUILDING SIZE:

39,000 SF ±

TRAFFIC COUNT:

54,000 AADT (SEMINOLE TRAIL)

RENTAL RATE:

\$25.00 PSF, NNN



SITE PLAN



SEMINOLE TRAIL
54,000 AADT

29

WOODBROOK DR

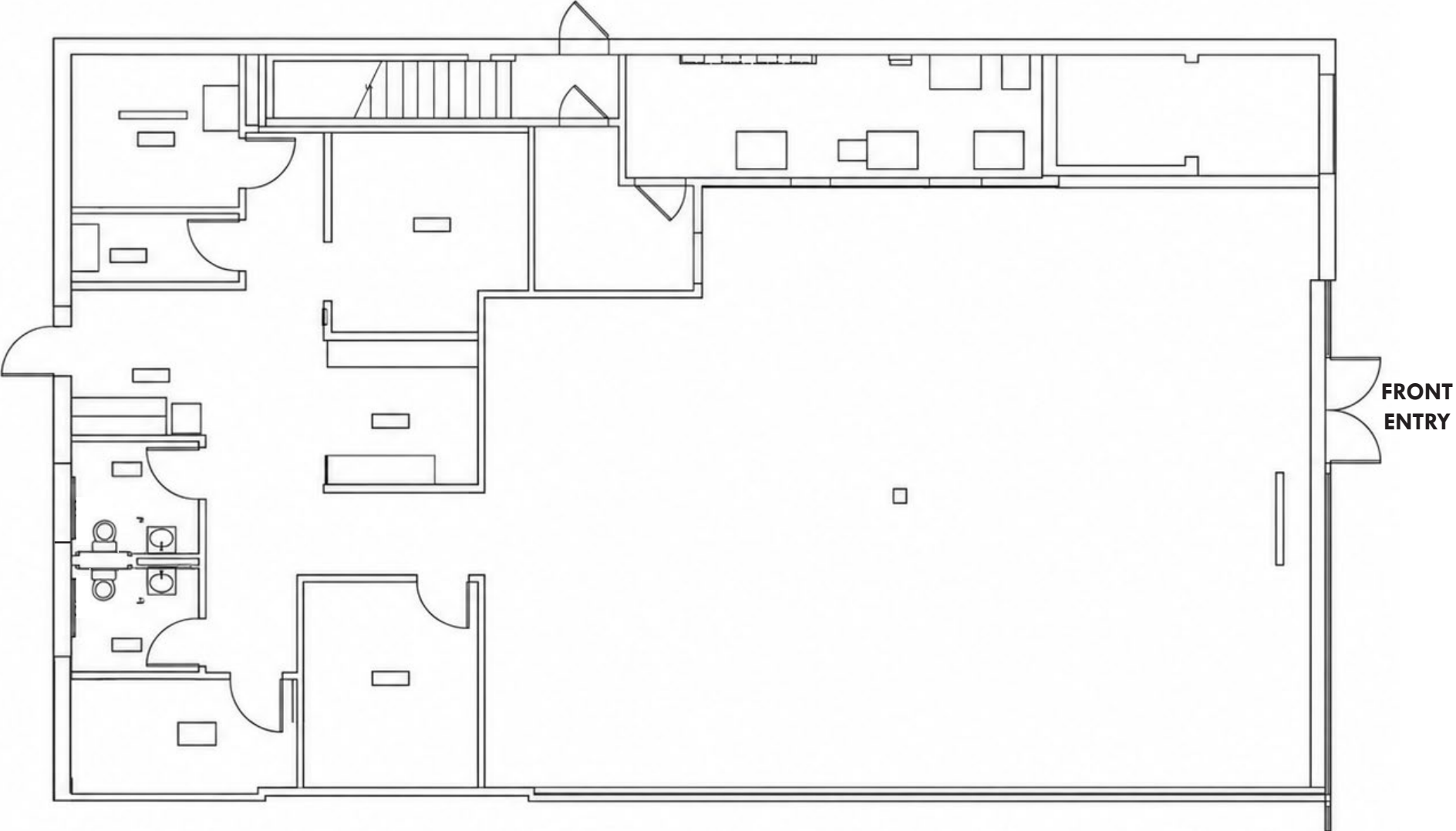
2,500 SF
AVAILABLE



GOOGLE STREET VIEW

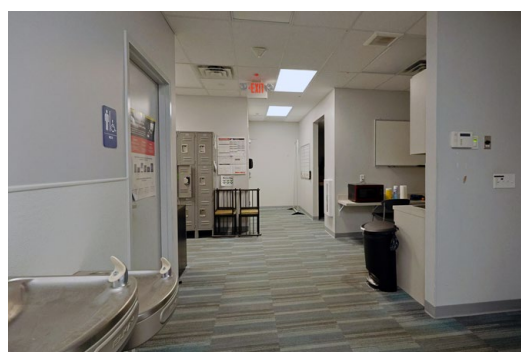
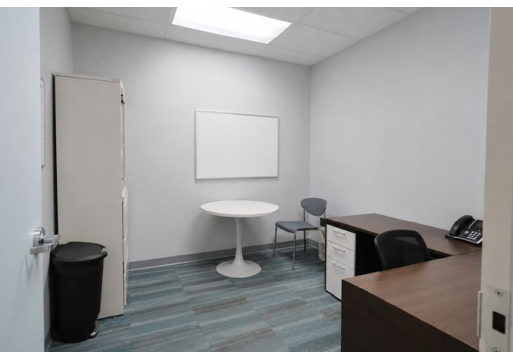
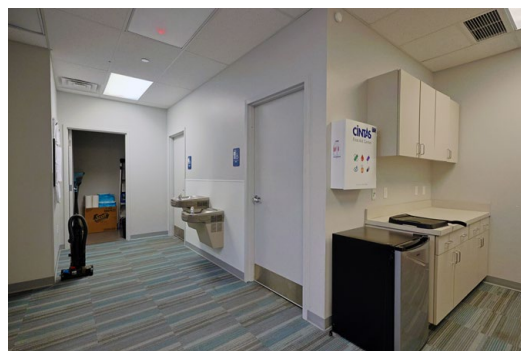
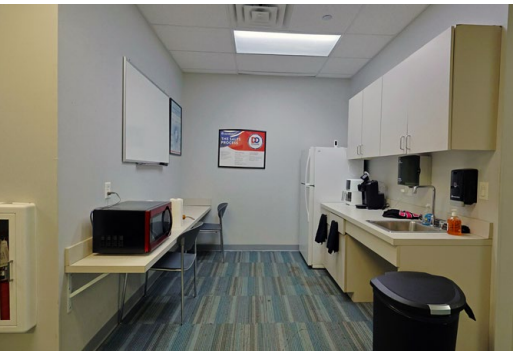


FLOOR PLAN



Note: For illustrative purposes only. Drawing is not to scale, and should not be used for planning purposes.

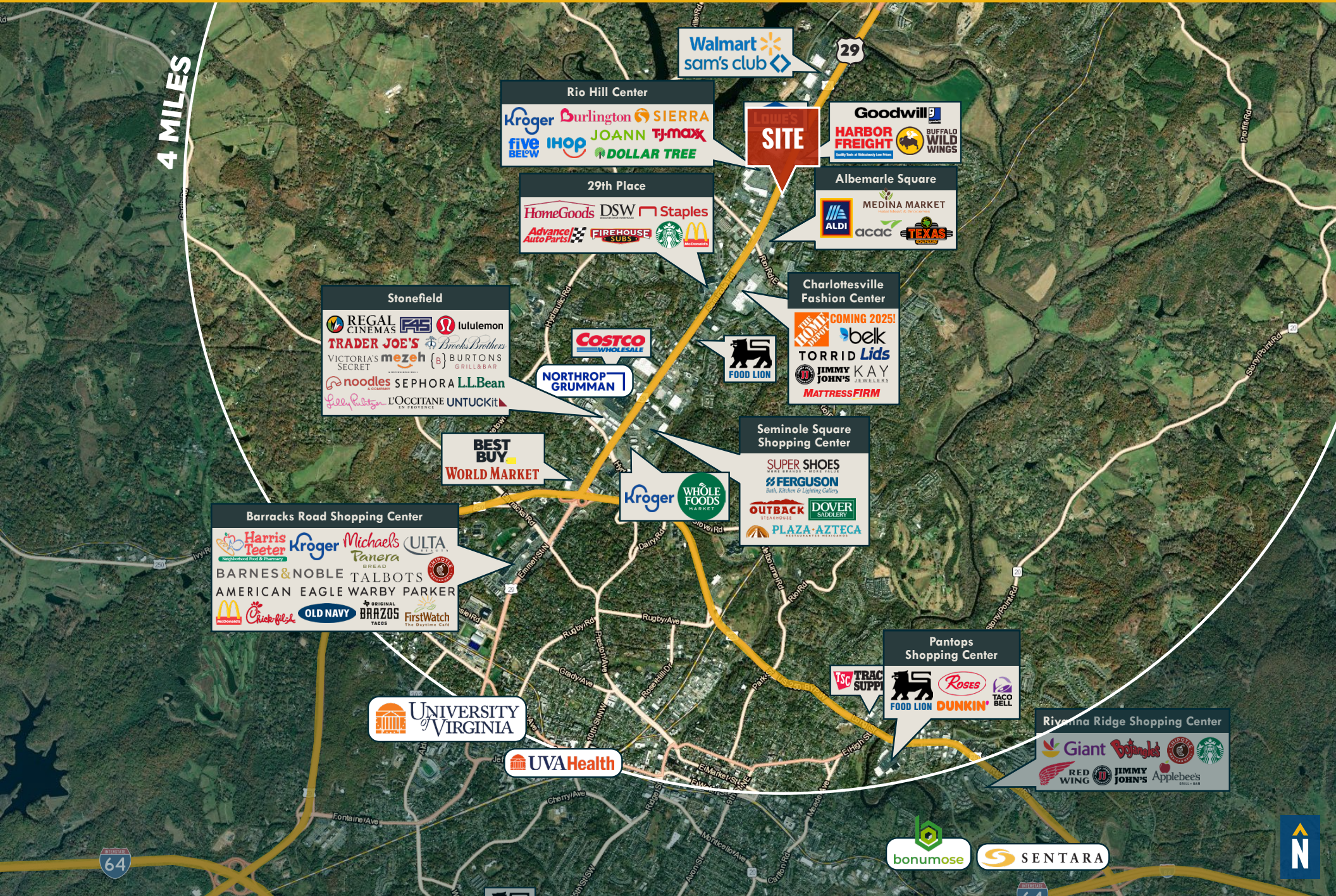
INTERIOR PHOTOS



LOCAL BIRDSEYE



MARKET AERIAL



4 MILES

Walmart
sam's club

Rio Hill Center
Kroger Burlington SIERRA
five IHOP JOANN TJ-maxx
BELVU DOLLAR TREE

THE
SITE

Goodwill
HARBOR FREIGHT BUFFALO WILD WINGS

29th Place
HomeGoods DSW Staples
Advance! FIREHOUSE SUBS McDonald's
Auto Parts

Albemarle Square
ALDI MEDINA MARKET
acac TEXAS

Stonefield
REGAL CINEMAS lululemon
TRADER JOE'S Brooks Brothers
VICTORIA'S SECRET meze BURTONS GRILL&BAR
noodles SEPHORA L.L.Bean
Lilly Pulitzer L'OCCITANE UNTUCKIT

COSTCO WHOLESALE
NORTHROP GRUMMAN

FOOD LION

Charlottesville Fashion Center
COMING 2025!
THE HOME DEPOT
belk
TORRID Lids
JIMMY JOHN'S KAY JEWELERS
MATTRESS FIRM

BEST BUY
WORLD MARKET

Kroger WHOLE FOODS MARKET

Seminole Square Shopping Center
SUPER SHOES
FERGUSON
OUTBACK DOVER SADDLERY
PLAZA-AZTECA RESTAURANTS & BOUTIQUE

Barracks Road Shopping Center
Harris Teeter Kroger Michaels ULTA
Tanera BREAD
BARNES & NOBLE TALBOTS
AMERICAN EAGLE WARBY PARKER
McDonald's Chick-fil-A OLD NAVY BRAZZOS FirstWatch
TACOS The Brixton Cafe

UNIVERSITY OF VIRGINIA

UVA Health

Pantops Shopping Center
TRAC SUPPLY
FOOD LION DUNKIN' TACO BELL

Rivanna Ridge Shopping Center
Giant Bed Bath & Beyond Starbucks
RED WING JIMMY JOHN'S Applebee's

bonumose

SENTARA



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,652

36,146

96,469

DAYTIME POPULATION



11,464

38,242

136,297

AVERAGE HOUSEHOLD INCOME



\$108,955

\$127,696

\$121,505

NUMBER OF HOUSEHOLDS



2,345

15,400

39,172

MEDIAN AGE

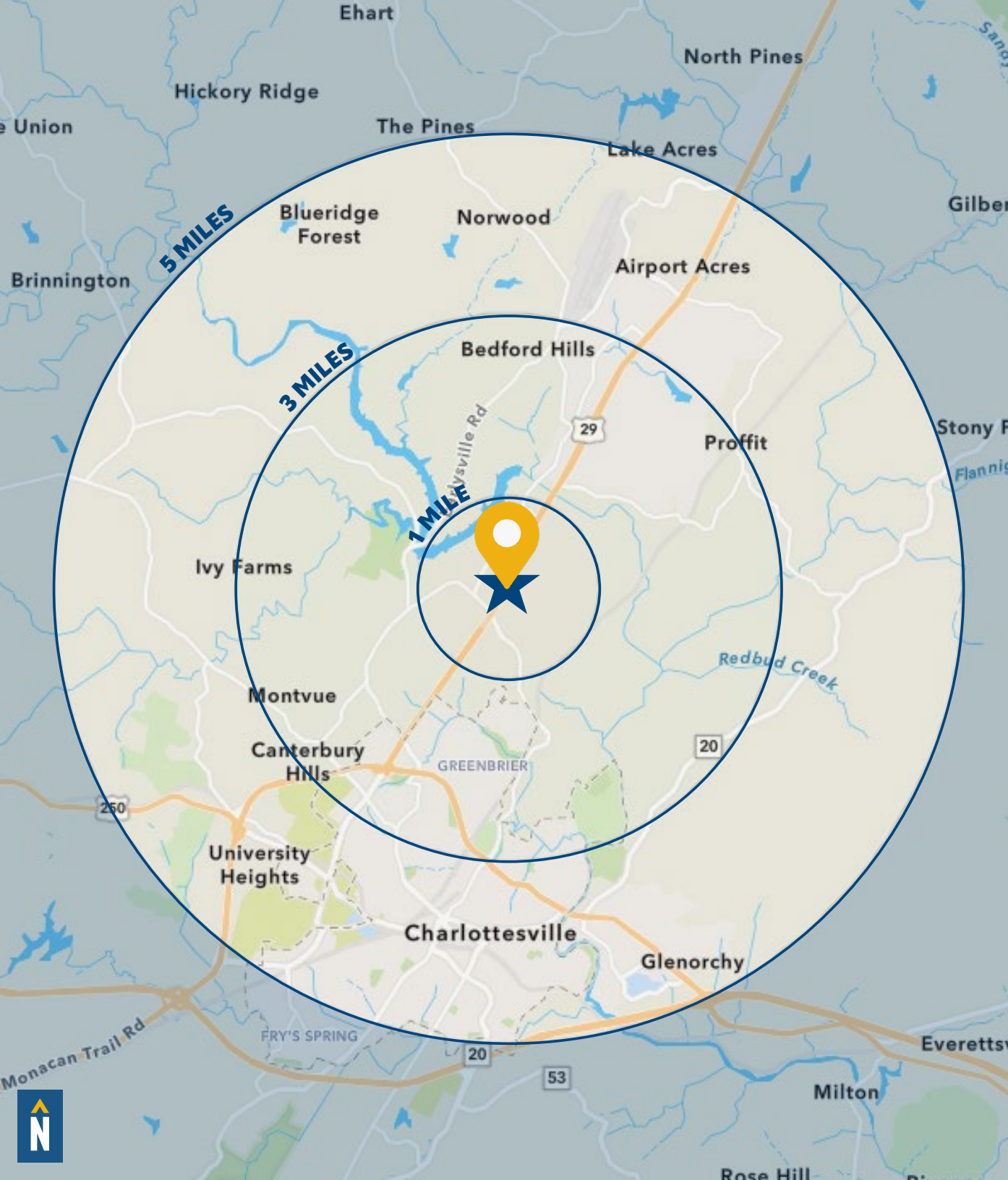


40.6

39.2

23.8

[FULL DEMOS REPORT](#)



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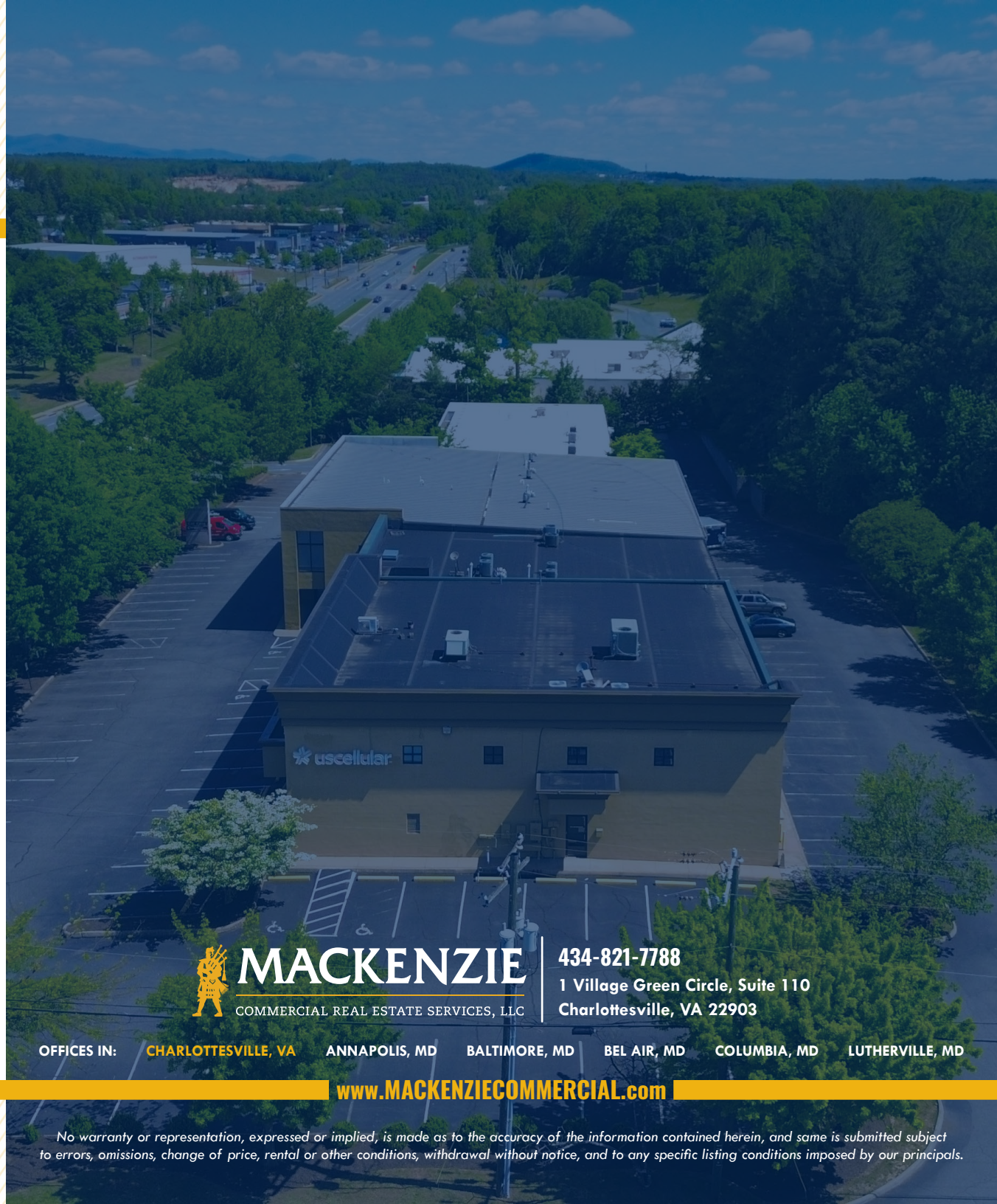


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