



1ST FLOOR OFFICE SPACE

2401 HYDRAULIC ROAD | CHARLOTTESVILLE, VIRGINIA 22901

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,820 SF \pm 1st floor office suite available
- Ample on-site parking (37 surface spaces)
- Located across from Stonefield Shopping Center in a highly visible/trafficked area
- Potential uses include: specialty/gourmet food, yoga/fitness studio, medical office, coffee shop/specialty beverage, high-end home finishes
- Walkable to local shopping and dining destinations, as well as residential neighborhoods
- Easy access to Route 29, 250 Bypass and I-64, as well as public transportation

AVAILABLE:

2,820 SF \pm (1ST FLOOR)

LOT SIZE:

0.549 ACRES \pm

YEAR BUILT:

1978

PARKING:

37 SURFACE SPACES

ZONING:

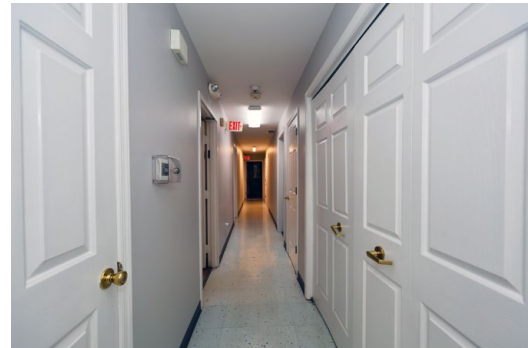
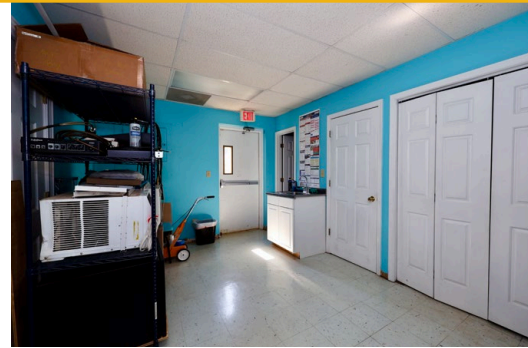
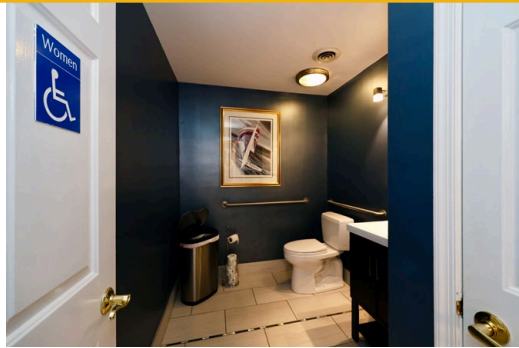
HC (HIGHWAY COMMERCIAL)

RENTAL RATE:

NEGOTIABLE



INTERIOR PHOTOS



LOCAL BIRDSEYE

LOCAL BIRDSEYE

SEMINOLE TRAIL

CEDAR HILL RD

HYDRAULIC RD

INGLEWOOD DR

THE ELYSIAN AT STONEFIELD

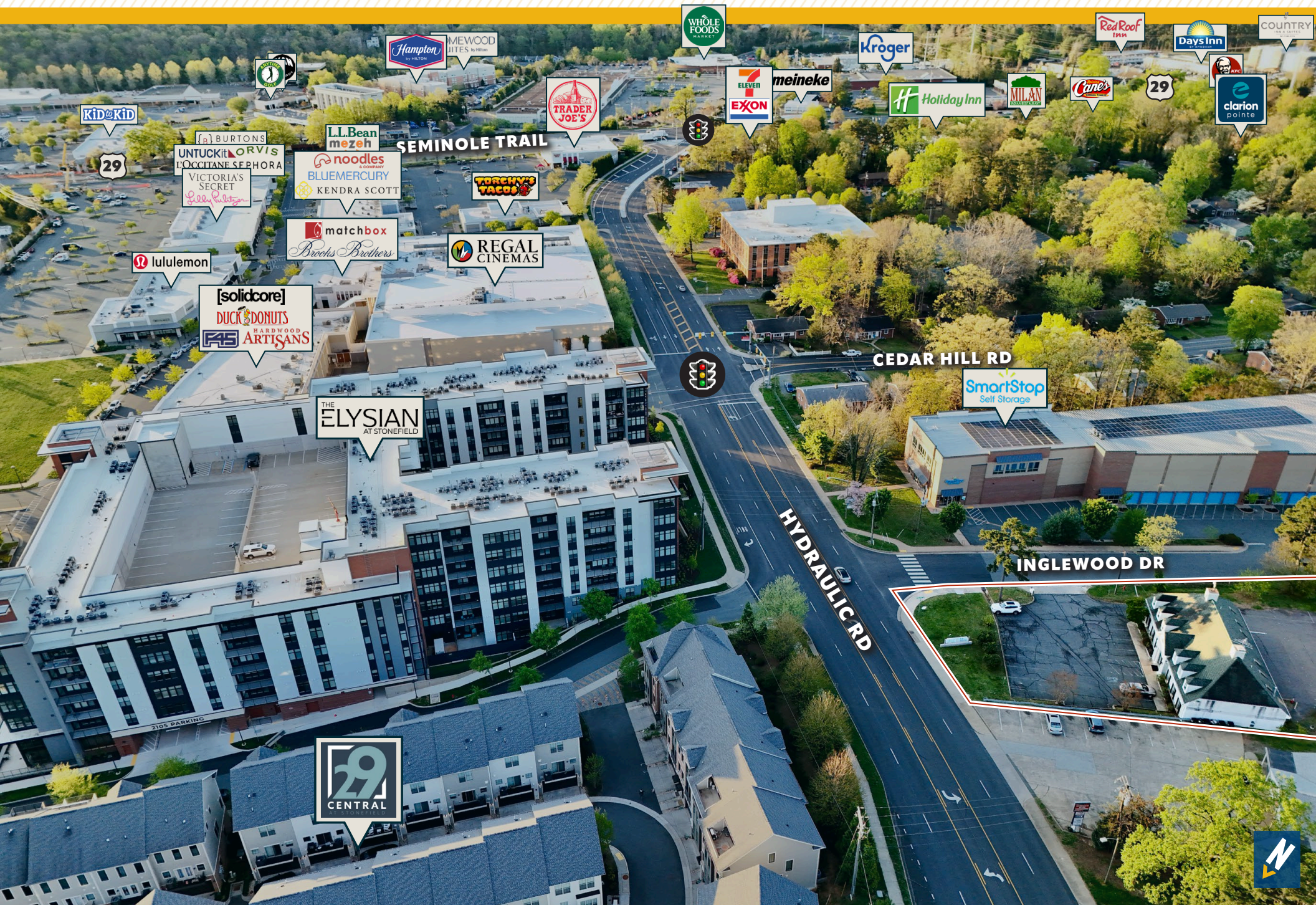
REGAL CINEMAS

SmartStop Self Storage

29 CENTRAL

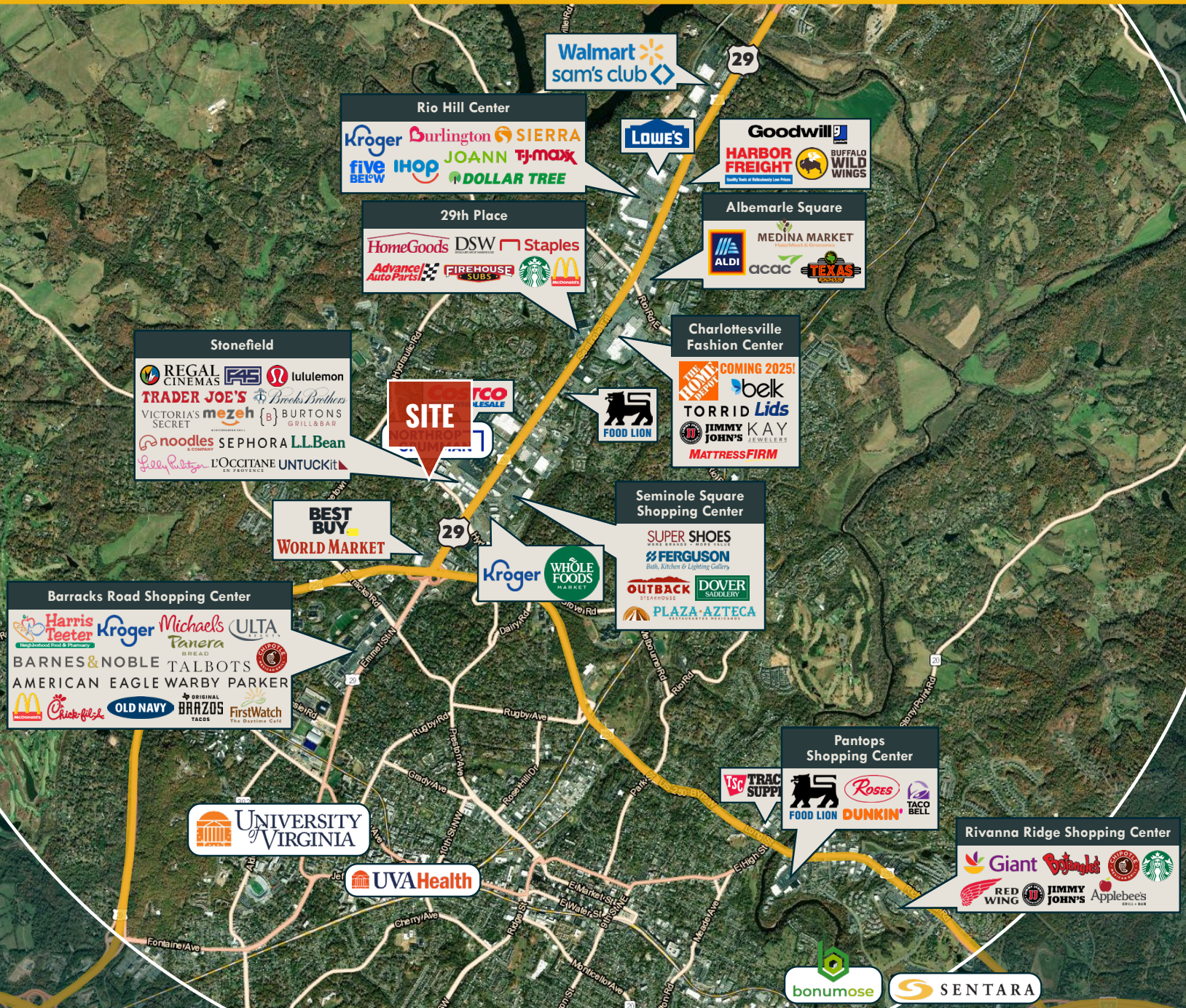
Businesses and Landmarks:

- Hampton by Hilton
- MEWOOD SUITES by Hilton
- Whole Foods Market
- Kroger
- Red Roof Inn
- Days Inn
- Country Inn & Suites
- meineke
- 7-Eleven
- EXON
- Holiday Inn
- MILAN
- Carne's
- 29
- clarion points
- TRADER JOE'S
- LL Bean
- meze
- noodles
- BLUEMERCURY
- KENDRA SCOTT
- TORCHY'S TACOS
- matchbox
- Brooks Brothers
- lululemon
- [solidcore]
- DUCK DONUTS
- HARDWOOD ARTISANS
- ORVIS
- UNTUCKIT
- L'Occitane
- SEPHORA
- VICTORIA'S SECRET
- Lilly Pulitzer
- 29



MARKET AERIAL

4 MILES



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



10,955

66,787

106,428

DAYTIME POPULATION



11,899

105,204

144,024

AVERAGE HOUSEHOLD INCOME



\$96,490

\$111,997

\$122,944

NUMBER OF HOUSEHOLDS



4,851

26,405

43,413

MEDIAN AGE



34.8

29.6

32.5

FULL DEMOS REPORT



esri MORE INFO

14%
YOUNG AND
RESTLESS



These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

Median Age: **29.8**

Median Household Income: **\$40,500**

13%
DORMS TO
DIPLOMAS



On their own for the first time, these residents are just learning about finance and cooking. Frozen dinners and fast food are common. Shopping trips are sporadic, and preferences for products are still being established.

Median Age: **21.6**

Median Household Income: **\$16,800**

13%
BRIGHT YOUNG
PROFESSIONALS



These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**

Median Household Income: **\$54,000**

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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