



# 4000 OLYMPIA CIRCLE

CHARLOTTESVILLE, VIRGINIA 22911

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Heart of Charlottesville's premier medical and professional corridor
- Unrivalled convenience with immediate proximity to the area's best dining, retail anchors, banking, and fitness centers, all within a 2-minute drive
- Enhanced professional identity with a dedicated, ground-level storefront entry
- Large floor plate that supports open-concept workflows or private office configurations.
- 42 dedicated surface spaces providing a generous parking ratio
- Oversized windows offering a bright, inviting work environment
- Nestled in a quiet, upscale business environment
- Recently built out – move in ready condition

AVAILABLE:	6,338 SF ±
BUILDING SIZE:	12,200 SF ±
LOT SIZE:	1.08 AC ±
STORIES:	2
PARKING:	3.44/1,000 SF





# LOCAL BIRDSEYE



TOYOTA

BUFFALO WILD WINGS  
tropical CAFE  
SMOOTHIE



FB FREE BRIDGE  
AUTO SALES

RICHMOND RD

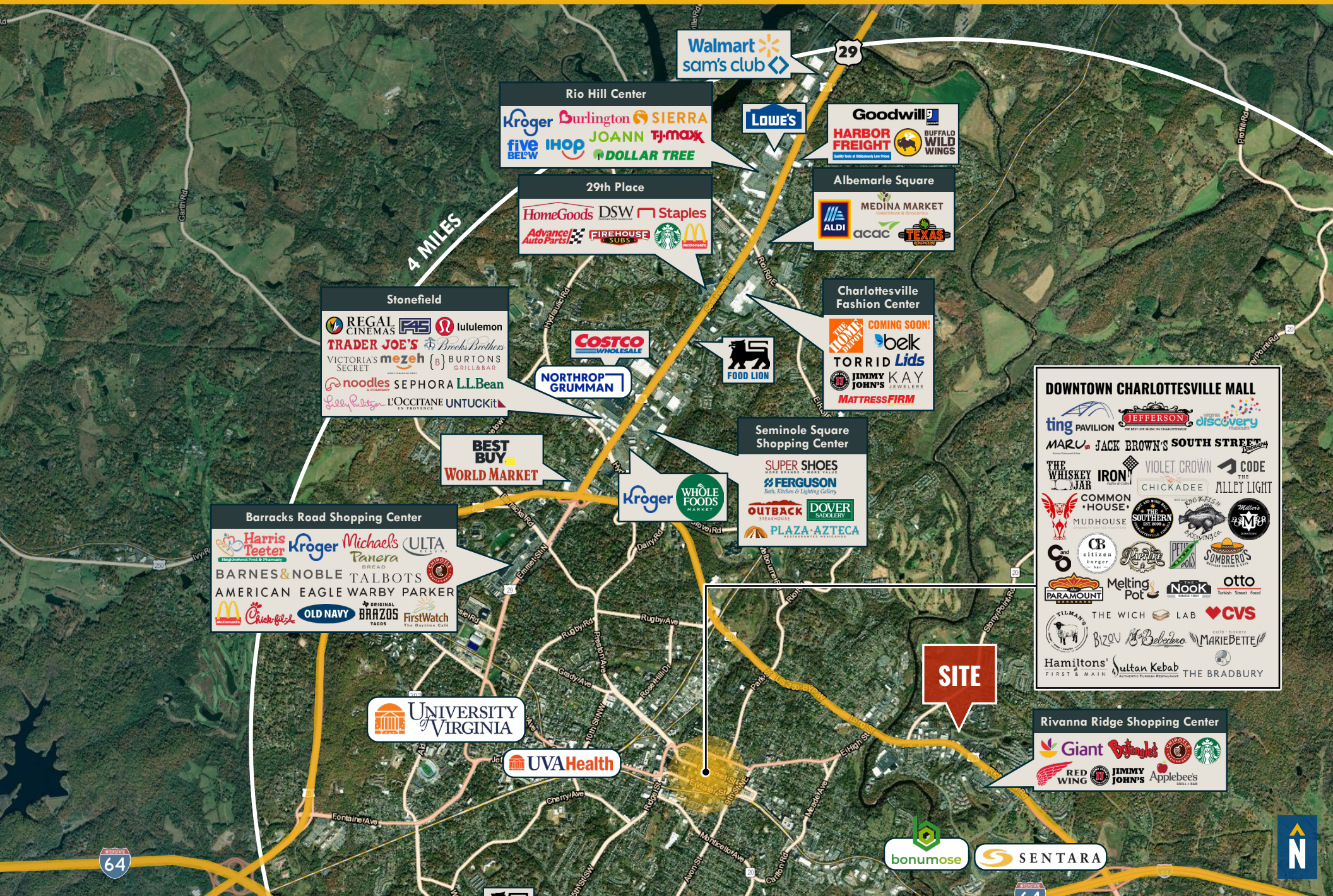
CARMAX

SITE

OLYMPIA DR



# CHARLOTTESVILLE TRADE AREA



Walmart  
sam's club

Rio Hill Center  
Kroger Burlington SIERRA  
five IHOP JOANN TJ-maxx  
BEL'W DOLLAR TREE

LOWE'S

Goodwill  
HARBOR FREIGHT BUFFALO WILD WINGS

29th Place  
HomeGoods DSW Staples  
Advance! Firehouse SUBS Starbucks McDonald's

Albemarle Square  
ALDI MEDINA MARKET  
acac TEXAS

Stonefield  
REGAL CINEMAS lululemon  
TRADER JOE'S Victoria's Secret mezeH BURTONS GRILL & BAR  
noodles SEPHORA L.L.Bean  
Lilly Pulitzer L'OCCITANE UNTUCKIT

COSTCO WHOLESALE

FOOD LION

Charlottesville Fashion Center  
COMING SOON!  
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 RESTAURANTES MEXICANOS

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

UNIVERSITY OF VIRGINIA

UVA Health

SITE

DOWNTOWN CHARLOTTESVILLE MALL  
ting PAVILION JEFFERSON discovery  
MARU JACK BROWN'S SOUTH STREET  
THE WHISKEY IRON VIOLET CROWN CODE  
JAR CHICKADEE ALLEY LIGHT  
COMMON HOUSE MUDHOUSE THE SOUTHERN  
MELTING POT NOOK otto  
PARAMOUNT THE WICH LAB CVS  
BIZOU B. Belizina MARIEPETITE  
Hamiltons' Sultan Kebab THE BRADBURY

Rivanna Ridge Shopping Center  
Giant Botanika Starbucks  
RED WING JIMMY JOHN'S Applebees

bonumose

SENTARA



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



2,485

18,056

46,016

## DAYTIME POPULATION



10,085

68,738

140,129

## AVERAGE HOUSEHOLD INCOME



\$133,508

\$123,510

\$117,995

## NUMBER OF HOUSEHOLDS



2,886

19,499

41,299

## MEDIAN AGE

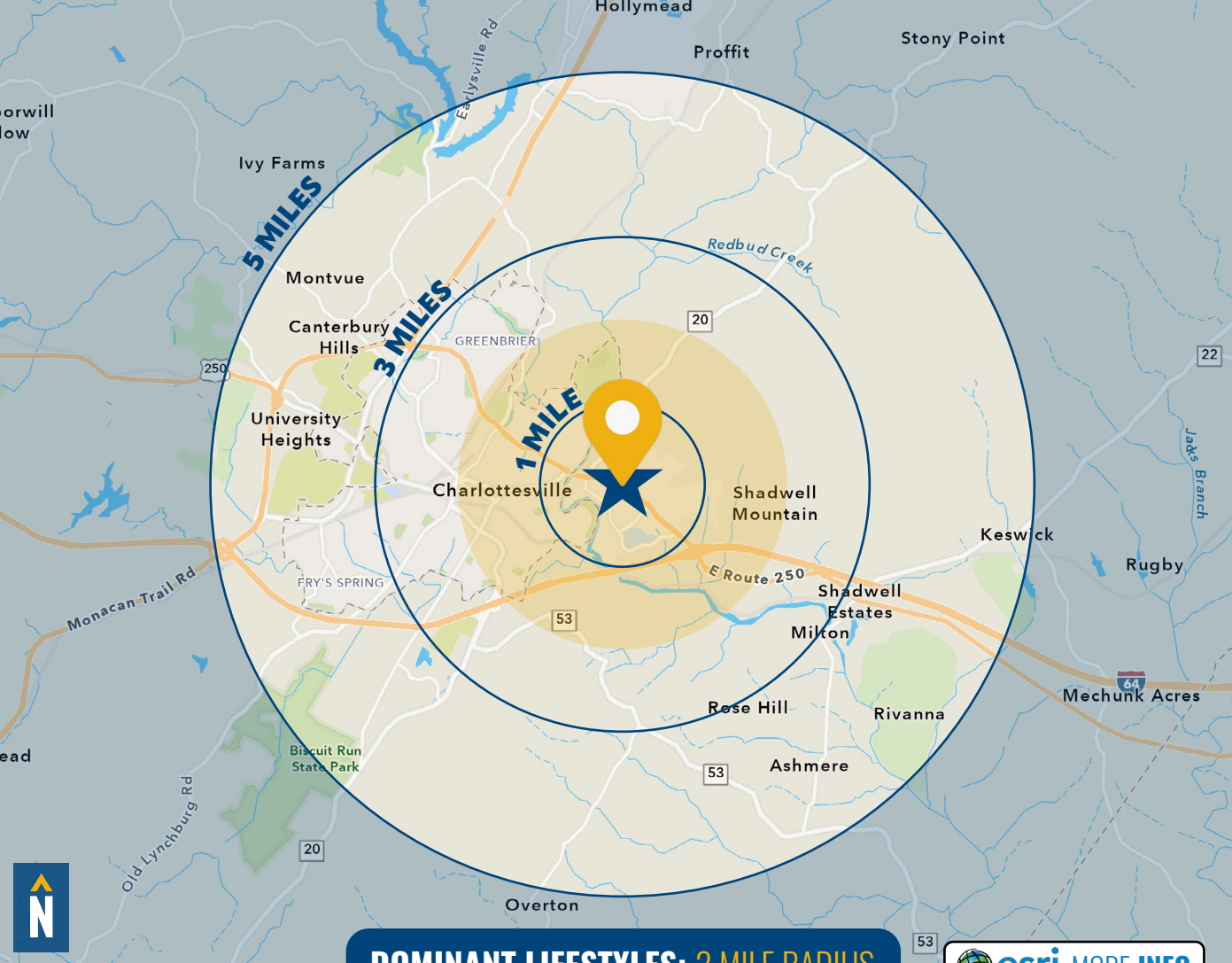


42.3

35.5

32.3

FULL DEMOS REPORT



**DOMINANT LIFESTYLES: 2 MILE RADIUS**

[esri MORE INFO](#)

**30% 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.

**26% EMERGING HUB**



MEDIAN

AGE: 36.0

HH INCOME: \$70,456

Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

**10% LAPTOPS AND LATTES**



MEDIAN

AGE: 36.2

HH INCOME: \$145,759

These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.

# FOR MORE INFO CONTACT:



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**Real Estate III**  
Commercial Properties



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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