



2ND FLOOR OFFICE SPACE

505 FAULCONER DRIVE | CHARLOTTESVILLE, VIRGINIA 22903

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- **Suite 2B:** 1,052 RSF Class A office space
 - » Space currently configured with a mix of reception, 4 offices and 1 conference room, with interior space for workstations, as well as 1 bathroom and 1 kitchenette
- Abundant on-site parking ensures convenient access for employees and visitors
- Light-filled space with a clean and simple interior aesthetic
- Madison Office Park is ideally located in a thriving commercial corridor near Route 250, Route 29 and the Downtown Mall
- Excellent visibility
- Proximate to the University of Virginia

AVAILABLE:

1,052 SF ± (SUITE 2B)



GOOGLE STREET VIEW

AERIAL



FLOOR PLAN



ENTRY →

SUITE 2B: 1,052 SF



PHOTOS: SUITE 2B



CHARLOTTESVILLE TRADE AREA



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,378

61,885

102,167

DAYTIME POPULATION



9,175

95,633

141,011

AVERAGE HOUSEHOLD INCOME



\$100,347

\$112,374

\$122,440

NUMBER OF HOUSEHOLDS



2,267

24,054

41,736

MEDIAN AGE

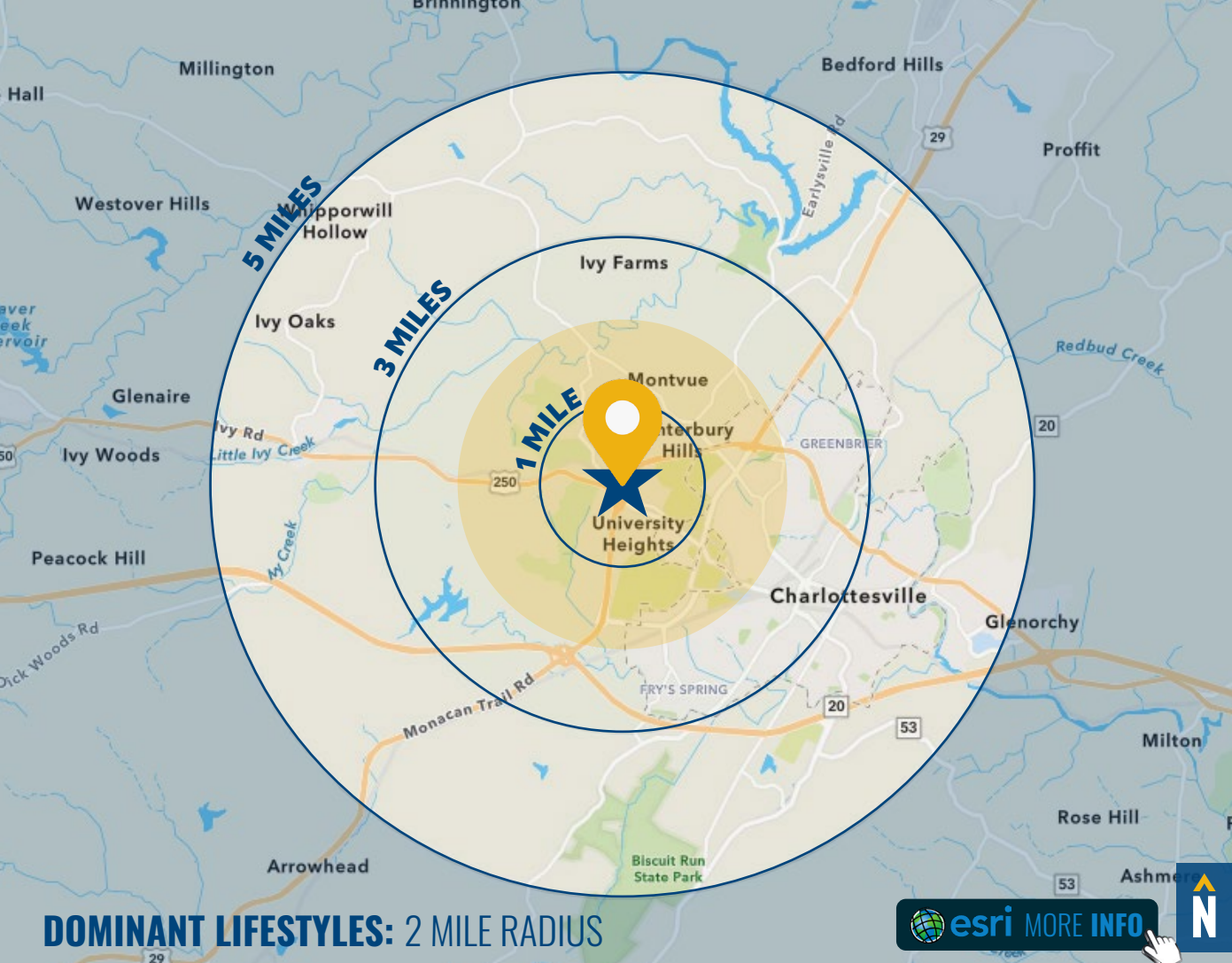


27.9

28.3

32.3

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

35%

DORMS TO
DIPLOMAS



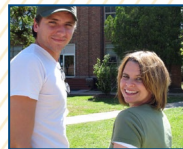
On their own for the first time, these residents are just learning about finance and cooking. Frozen dinners and fast food are common. Shopping trips are sporadic, and preferences for products are still being established.

Median Age: **21.6**

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

12%

COLLEGE
TOWNS



This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

Median Age: **24.5**

Median Household Income: **\$32,200**

7%

METRO RENTERS



The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

Median Age: **32.5**

Median Household Income: **\$67,000**

FOR MORE INFO **CONTACT:**



SAM ORR

EXECUTIVE VICE PRESIDENT

202.345.8394

SAM.ORR@mackenziecommercial.com



BRIAN THOMAS

REAL ESTATE ADVISOR

202.734.9726

BTHOMAS@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

434-821-7788

425 7th Street NE

Charlottesville, VA 22902

OFFICES IN: **CHARLOTTESVILLE, VA** ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.