



# PRIVATE OFFICE SUITES

513 STEWART STREET | CHARLOTTESVILLE, VIRGINIA 22902

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

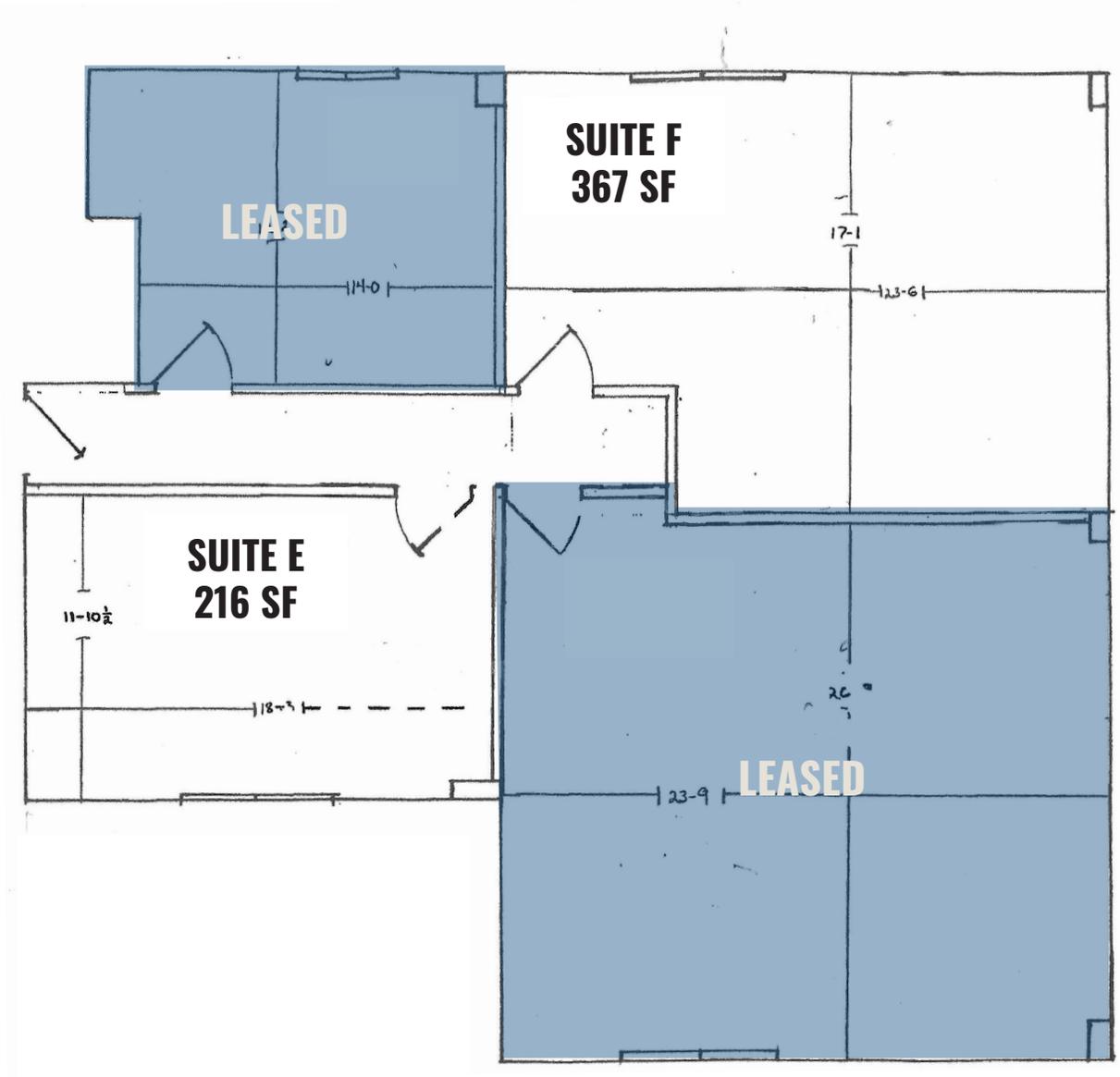
## HIGHLIGHTS:

- Heart of the East Market Corridor – located in one of Charlottesville’s most accessible professional pockets.
- Minutes to the Downtown Mall - providing easy access to multiple shops, Ting Pavilion and numerous restaurants.
- Commuter Friendly – excellent connectivity to Rt 250 and I-64.
- Boutique Professional Setting - Second floor privacy. Ideal for small firms, creatives or private practitioners

BUILDING SIZE:	6,500 SF ±
AVAILABLE:	SUITE E: 216 SF
	SUITE F: 367 SF
LOT SIZE:	0.66 ACRES ±
YEAR BUILT:	1988
STORIES:	2
PARKING:	6.31/1,000 SF
ZONING:	CX-5
RENTAL RATE:	NEGOTIABLE

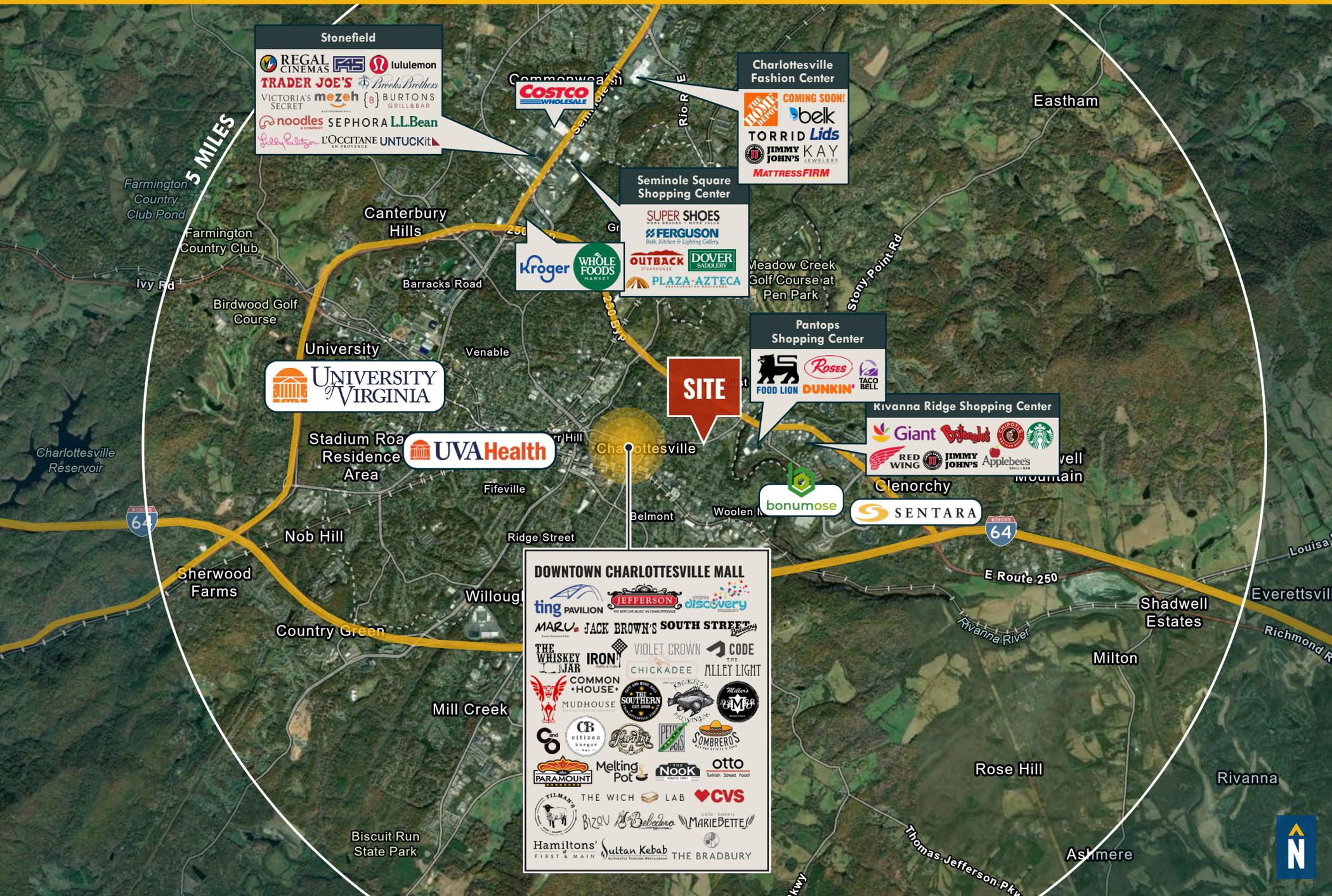


# FLOOR PLAN



DRAWING NOT TO SCALE

# CHARLOTTESVILLE TRADE AREA



**Stonefield**

- REGAL CINEMAS
- F45
- IUTULEMON
- TRADER JOE'S
- Brooks Brothers
- VICTORIA'S SECRET
- mezeh
- BURTONS GRILL&BAR
- noodles
- SEPHORA
- LLBean
- Lilly Pulitzer
- L'OCITANE
- UNTUCKIT

**Costco Wholesale**

**Charlottesville Fashion Center**

- COMING SOON!
- belk
- TORRID
- Lids
- JIMMY JOHN'S
- KAY JEWELERS
- MATTRESS FIRM

**Seminole Square Shopping Center**

- SUPER SHOES
- FERGUSON
- OUTBACK
- DOVER SADDLERY
- PLAZA AZTECA

**Kroger**

**Whole Foods Market**

**Pantops Shopping Center**

- FOOD LION
- ROSES
- DUNKIN'
- TACO BELL

**UNIVERSITY OF VIRGINIA**

**UVA Health**

**Kivanna Ridge Shopping Center**

- Giant
- RED WING
- JIMMY JOHN'S
- Applebee's
- Starbucks

**bonumose**

**SENTARA**

**DOWNTOWN CHARLOTTESVILLE MALL**

- ting PAVILION
- JEFFERSON
- discovery
- MARU
- JACK BROWN'S SOUTH STREET
- THE WHISKEY IRON
- VIOLET CROWN
- CODE
- CHICKADEE
- ALLEY LIGHT
- COMMON HOUSE
- MUDHOUSE
- THE SOUTHERN
- PARAMOUNT
- Melting Pot
- NOOK
- OTTO
- THE WICH
- LAB
- CVS
- BIZON
- Belvedere
- MARIEPETTE
- HAMILTONS
- Sultan Kebab
- THE BRADBURY



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

## RESIDENTIAL POPULATION



3,912

15,083

30,862

## DAYTIME POPULATION



21,687

66,241

101,889

## AVERAGE HOUSEHOLD INCOME



\$119,423

\$113,943

\$115,231

## NUMBER OF HOUSEHOLDS



5,565

16,661

27,602

## MEDIAN AGE



38.8

34.2

30.6

[FULL DEMOS REPORT](#)



### DOMINANT LIFESTYLES: 1 MILE RADIUS

[esri MORE INFO](#)

32% 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.

30% 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.

16% 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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