

# Charlottesville, VA

## Prime Stand Alone Retail (Former Waffle House)

### 5th Street Quick Access off Interstate 64

(540) 849-9020  
www.trianglerealtors.net



1162 5th Street SW  
Charlottesville, VA 22903

### PROPERTY HIGHLIGHTS

- Prime Retail Area off I-64
- Between I-64 and 5th Street Station (Wegmans, Dick's, Field & Stream, Alamo Theater)
- Adjacent Taco Bell
- UVA is rated the #2 Top Public University and the #5 Undergraduate Business School with 33,328 students, faculty and staff
- Trade area projected population: 786,827
- Spending power: \$8.8 billion annual retail expenditures

- 1,702 SF
- \$54.35/SF NNN
- Zoned HW - Highway

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	11,044	62,309	94,079
Avg HH Income	\$127,935	\$110,530	\$115,932
Total Households	4,602	24,380	38,386

### MORE INFORMATION

Triangle,  
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