Charlottesville, VA Route 29 Prime Space with Loading Dock 4,300 SF

440 Gander Drive | Charlottesville, VA

(540) 849-9020
www.trianglerealtors.net

PROPERTY HIGHLIGHTS

- Central Virginia's top commercial corridor
- Rare Prime offering for 4,300 SF space on Route 29 with loading dock
- Building in excellent condition
- In Charlottesville, national and regional retailers consistently outpace their national averages in sales per square foot
- UVA is rated the #2 Top Public University and the #5 US undergraduate business school with 33,328 students, faculty and staff
- Total UVA expenditures impact on local economy is approximately $1 Billion
- May be subdivided
- See Agent for lease terms
- Owner/Agent

DEMOGRAPHICS

Within 15 minutes of 440 Gander Drive:

	2018	*2023 (Projected)*
Population	89,591	95,530
Avg HH Income	$85,083	$99,608
Total Housholds	35,219	37,702
Median Age	31.4	

MORE INFORMATION

Triangle Realtors

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Charlottesville, VA

Join Central Virginia's
busiest commercial corridor

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