

# Charlottesville, VA Join New Starbucks! Now Open

5th Street Quick Access off Interstate 64

(540) 849-9020  
www.trianglerealtors.net



601 5th Street SW  
Charlottesville, VA 22903

## PROPERTY HIGHLIGHTS

- Prime Retail Area off I-64
- Between I-64 and New 5th Street Station (Wegmans, Dick's, Field & Stream, Alamo Theater)
- Adjacent Holiday Inn
- 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
- New construction... Opportunity for office, retail, restaurant, etc. Site plan calls for a total of 3 buildings
- Space sizes: 1,800 - 2,200 SF (can be combined)
- See Agent For Lease Terms

## MORE INFORMATION

Triangle Realtors  
Peter H. Wray, *Principal Broker*

2903 N. Augusta Street  
Staunton, VA 24401

PO Box 5017  
Charlottesville, VA 22905

C: (540) 849-9020  
O: (540) 885-5181 ext. 11  
phwray@trianglerealtors.net  
www.trianglerealtors.net

## DEMOGRAPHICS

Within 15 minutes of New Development

	2019	2024 (Projected)
Population	99,716	105,557
Avg HH Income	\$88,875	\$100,962
Total Households	39,897	42,389

Triangle,  
Realtors